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Contact: Ryan Poulos | ryan.poulos@reca.org | 512-320-4151

RECA Calls for Minimum of 15,000 More Housing Units Each Year
City policies need to encourage more supply, diverse housing types to bring prices down

(AUSTIN – April 27, 2016) — Citing population growth that is outpacing its initial projections, the Real Estate Council of Austin (RECA) has revised its call to action to produce more housing to tackle Austin’s affordability crisis. The organization now believes the city needs to produce a minimum of 15,000 new housing units every year for the next decade to keep up with demand and create stability in the housing market.

Last year, RECA published a series of [white papers](#) and [blogs](#) on the Austin affordability crisis that identified a need for a minimum of 10,000 new units each year for 10 years to provide needed housing supply. Those figures were based on an anticipated 2.4 percent annual population increase within the City of Austin; however, since 2010, the annual increase has been closer to three percent.

“It’s clear to us and our members that the current level of housing production, while significant, isn’t going to be enough,” said RECA President Ward Tisdale. “Because demand is outpacing supply, we’re still seeing escalating rents and sales prices for homes in neighborhoods throughout the city. We’re clearly in danger of losing much of what makes Austin so special by pricing our friends and neighbors out of town.”

RECA’s call to action includes not only an overall number of units to be produced within the city limits, but a diversity of product types and price points located throughout the city. “We’re seeing a lot of housing being produced on the edges of the city, as well as in the suburbs,” Tisdale said. “Those homes may be more affordable to rent or purchase, but the cost of commuting to jobs in the city can quickly erase those gains, as well as adding to our mobility struggles.”

In 2015, the City of Austin permitted approximately 12,000 residential units, including both single- and multi-family as well as a relative handful of duplexes. RECA and others have called for more variety in housing product types — the so-called “missing middle” between single-family homes and large apartment complexes — but such product are still difficult to build because of the planning and zoning requirements put in place in many Austin neighborhoods.

The organization is tracking Austin’s progress toward its housing goal with several measures, including the distribution of new housing throughout the city and the relative affordability of for-sale and for-rent homes within each of the city’s ten council districts. The current version of this dashboard can be viewed on the RECA website [here](#), and will be updated regularly throughout the year.

About RECA:

The Real Estate Council of Austin (RECA) addresses issues affecting the commercial real estate community in Central Texas. With more than 1,800 members, the non-profit, advocacy organization represents a broad spectrum of the Central Texas economy, ranging from landowners and developers to the various service professions that facilitate the industry. Commercial real estate development brings new jobs to Central Texas while protecting existing jobs and increasing tax revenue, which is used to fund our public schools, city services, infrastructure and parks.