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**RECA White Paper on Affordability Calls for 100,000 More Units by 2025**  
*City policies need to encourage more supply, diverse housing types to bring prices down*

(AUSTIN – Jan. 14, 2015) – The Real Estate Council of Austin (RECA) released a white paper Wednesday that quantifies Austin’s housing shortage and sets targets for how the community can meet the housing demands of our growing population. The paper, *Affordable Austin: Building the Housing We Need at Prices We Can Afford*, takes an in-depth look at our current situation, and what we can do to make Austin more affordable.

“There’s no longer a question of whether Austin will continue to grow or not,” said RECA President Ward Tisdale. “We’ve been doubling in population about every 25 years since the founding of our great city. The only question is how are we going to responsibly handle that growth and meet the tremendous housing needs that come along with increased population.”

Over the last two decades, Austin’s housing market has gone from the least expensive to the most expensive among Texas’s four major metropolitan areas. Average home prices and rents have increased dramatically, while average income has grown just slightly.

RECA believes basic economics provides one of the most significant clues to solving the city’s affordable housing problem – the city isn’t adding enough housing supply to meet demand. From 2000 to 2012, the Austin region grew by more than 570,000 new residents, but the number of housing units within the city limits increased by only about 84,000.

To meet the growing demands of our rapidly expanding population, Austin’s policies need to encourage housing of all types for a variety of income levels in neighborhoods throughout the city.

“There is a way out of this affordability crisis,” Tisdale said. “Take a walk around almost any central city neighborhood today, and you will see that garage apartments, small apartment buildings and duplexes that have long been a part of our city’s fabric. We need more of that and we urge the new city council to consider these changes in 2015 to make Austin more affordable.”

Read the full white paper [here](#), or visit ‘City Issues’ in the advocacy section of RECA’s website. RECA will also provide additional information on Twitter via #ATX4All.

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*The Real Estate Council of Austin (RECA) addresses issues affecting the commercial real estate community in Central Texas. With more than 1,650 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.*