

Comparative Neighborhoods Data Program: Housing Stock Expansion, Population Growth and Density

Introduction, Methodology and Discussion

Introduction

The purpose of this effort is to produce a dataset offering comparative statistics for Neighborhood Planning Areas (NPAs). This dataset is intended to benefit decision makers, planners and stakeholders by providing information about each individual NPA within the context of all other NPAs. The resultant products include:

- housing stock expansion by type of unit added,
- population growth with rankings based on percentage increase and total absolute number of persons added,
- population densities (overall gross density and net residential density) as measured by persons per acre.

Importantly, this dataset can be enlarged to include informational items such as zoning inventories for each NPA, or detailed land use breakouts. The dataset is available in spreadsheet form, allowing active manipulation of the information.

Methodology

A population estimate for 2005 (as of October) for each NPA is produced by accounting for new housing units added, by type of unit, for each NPA. For example, the number of new single family homes, the number of new duplex, tri and four-plex units, and the number of additional multifamily units built within each NPA since 2000 is listed. Using average persons per unit figures for each type of housing unit, population gained from the new housing stock is calculated and added to the Census 2000 base.

Gross population density is calculated in the usual way by using the total acreage within a NPA as the denominator in the equation of persons per acre. However, Net Residential Density uses only a NPA's residential acreage as the equation's denominator. Residential acreage excludes areas

such as Right of Way, and all other non-residential land uses like office, commercial and industrial acreage. Many practitioners could argue that net residential density provides a truer picture of comparative density conditions within urbanized areas. And yet, the use of net residential density to measure the concentration of population in an area is not without its own flaws and weaknesses. Gross density and net residential density occupy opposite ends of the continuum of density measurement, the most useful and descriptive approach more than likely lies somewhere along this continuum between the two extremes.

Spatial analysis is done within the City's GIS environment and data manipulation is performed with SAS and Excel.

Discussion

The first characteristic that becomes apparent when examining NPAs and how they rank against one another in terms of housing activity, population growth and land use is the sheer amount of variance between the NPAs. In other words, some NPAs are growing rapidly and experiencing intense development pressure while others are not. And the same can be said when comparing NPAs based on population density. The difference between NPAs is striking when measuring and ranking NPAs based on overall gross density and when describing NPAs based on net residential density as well.

The significant contrast between gross population density and net residential population density is evident when comparing neighborhoods using the updated 2005 information listed in the data tables. For example, in the ranking of NPAs based on gross population density, Downtown ranks 50th with a figure of 5.3 persons per acre, however, in the ranking of NPAs based on net residential density, Downtown ranks 4th with a figure of 73.8 persons per residential acre.

Importantly, the City's NPAs are rapidly moving targets in terms of their expanding housing stocks, consequent population bases and comparative density measurements. West Campus and Downtown, for example, will add thousands of new housing units to their stock over the next few years and the corresponding density calculations will change dramatically as a result.

This dataset should be seen as a starting point from which further information and analysis can flow.

Qualifications

Please be aware that the graph showing neighborhood rankings based on net residential density leave out the neighborhoods of UT, RMMA and the Triangle/State due to the outlier nature of these figures, but the actual data points for these neighborhoods can be found in the data tables themselves.

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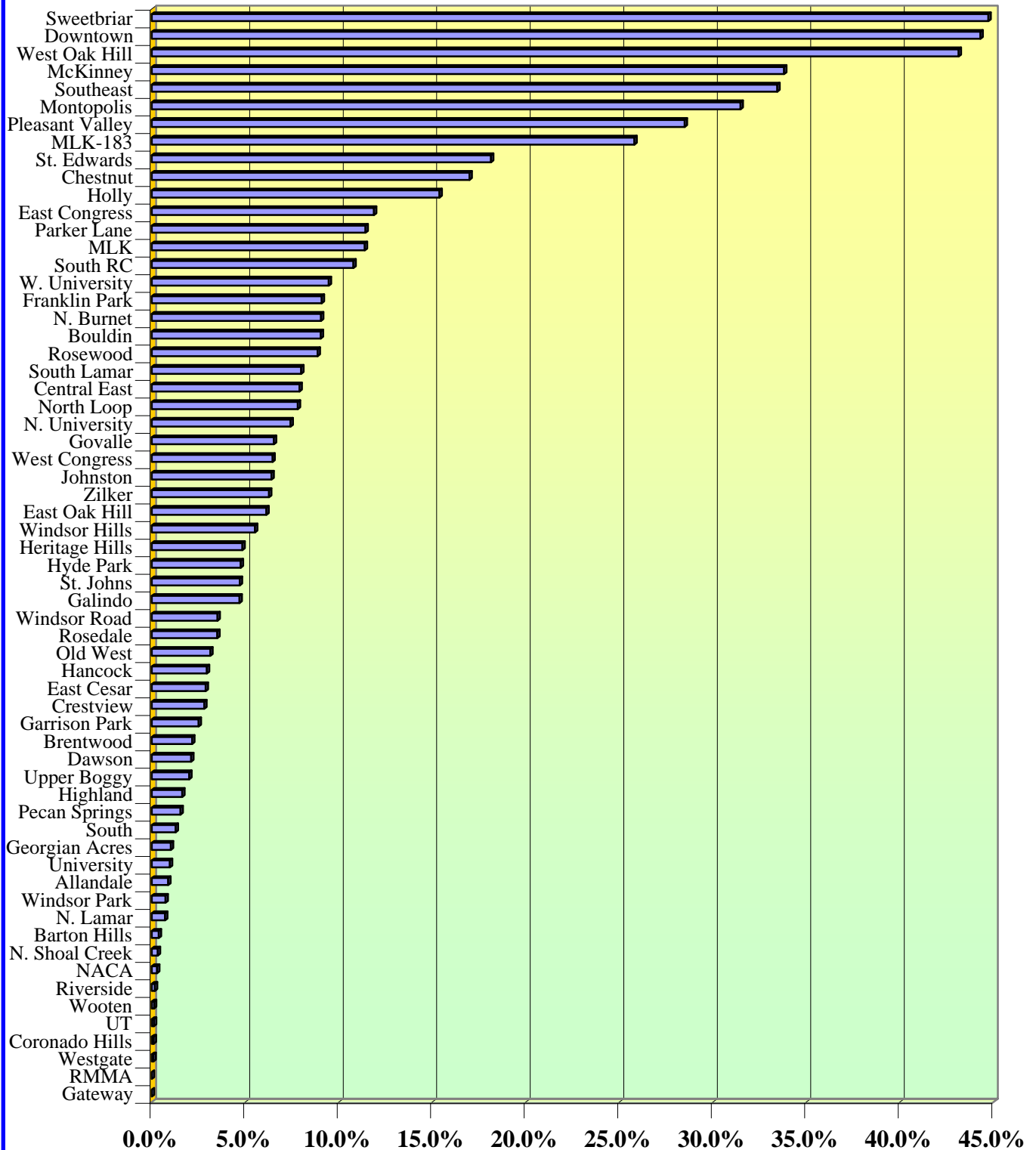
cityofaustin.org/census

Comparative Neighborhoods Data

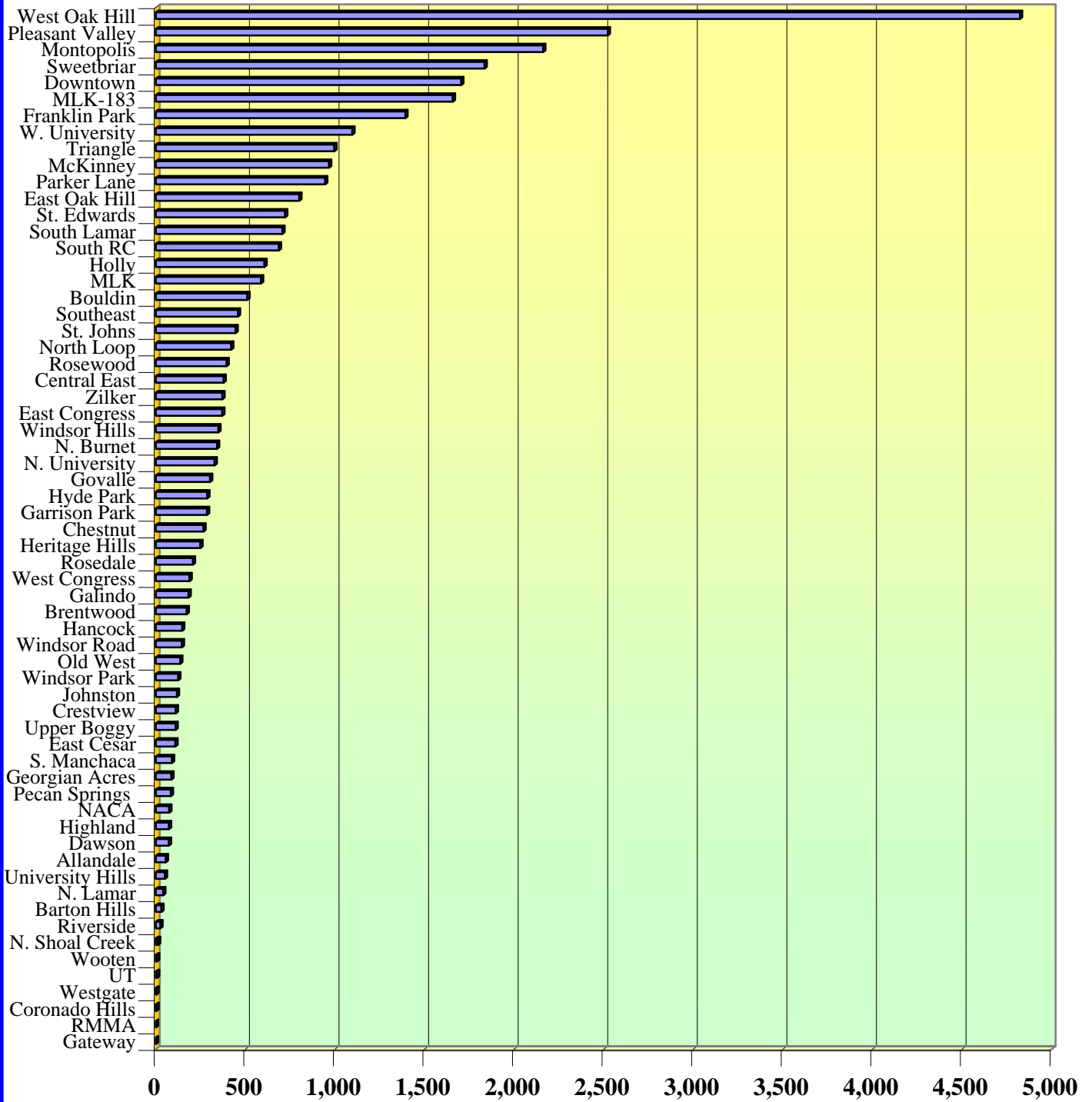
Population Growth

Planning Area	Census	Total	Absolute	Percent		
	2000 Population	2005 Population	Population Growth 2000 to 2005	Rank	Population Growth 2000 to 2005	Rank
Allandale	6,411	6,467	56	52	0.9%	51
Barton Hills	8,479	8,511	32	55	0.4%	54
Bouldin	5,659	6,170	511	18	9.0%	20
Brentwood	8,041	8,214	173	37	2.2%	43
Central East Austin	4,802	5,181	379	23	7.9%	23
Chestnut	1,566	1,832	266	32	17.0%	11
Coronado Hills	3,735	3,739	4	60	0.1%	60
Crestview	3,968	4,079	111	43	2.8%	41
Dawson	3,466	3,539	73	51	2.1%	44
Downtown	3,853	5,558	1,705	5	44.3%	3
East Cesar Chavez	3,790	3,899	109	45	2.9%	40
East Congress	3,124	3,495	371	25	11.9%	13
East Oak Hill	13,089	13,890	801	12	6.1%	30
Franklin Park	15,346	16,739	1,393	7	9.1%	18
Galindo	3,901	4,084	183	36	4.7%	35
Garrison Park	11,424	11,710	286	31	2.5%	42
Gateway	1,023	1,023	0	62	0.0%	62
Georgian Acres	8,593	8,680	87	47	1.0%	49
Govalle	4,643	4,946	303	29	6.5%	26
Hancock	5,020	5,168	148	38	2.9%	39
Heritage Hills	5,128	5,377	249	33	4.8%	32
Highland	4,526	4,600	74	50	1.6%	46
Holly	3,944	4,551	607	16	15.4%	12
Hyde Park	6,043	6,330	287	30	4.7%	33
Johnston Terrace	1,838	1,956	118	42	6.4%	28
McKinney	2,860	3,827	967	10	33.8%	5
MLK	5,160	5,747	587	17	11.4%	15
MLK-183	6,425	8,083	1,658	6	25.8%	9
Montopolis	6,868	9,030	2,162	3	31.5%	7
N. Burnet	3,780	4,122	342	27	9.0%	19
N. Lamar	5,890	5,931	41	54	0.7%	53
N. Shoal Creek	3,936	3,949	13	57	0.3%	55
N. University	4,426	4,754	328	28	7.4%	25
NACA	27,450	27,525	75	49	0.3%	56
North Loop	5,393	5,814	421	21	7.8%	24
Old West Austin	4,372	4,508	136	40	3.1%	38
Parker Lane	8,279	9,224	945	11	11.4%	14
Pecan Springs	5,480	5,564	84	48	1.5%	47
Pleasant Valley	8,858	11,381	2,523	2	28.5%	8
Riverside	16,259	16,285	26	56	0.2%	57
RMMA	149	149	0	62	0.0%	62
Rosedale	5,925	6,132	207	34	3.5%	37
Rosewood	4,458	4,853	395	22	8.9%	21
South Lamar	8,843	9,549	706	14	8.0%	22
South Manchaca	7,089	7,179	90	46	1.3%	48
South River City	6,380	7,067	687	15	10.8%	16
Southeast	1,371	1,830	459	19	33.4%	6
St. Edwards	3,979	4,701	722	13	18.1%	10
St. Johns	9,472	9,917	445	20	4.7%	34
Sweetbriar	4,103	5,938	1,835	4	44.7%	2
Triangle / State	730	1,727	997	9	136.5%	1
University Hills	5,292	5,343	51	53	1.0%	50
Upper Boggy Creek	5,539	5,649	110	44	2.0%	45
UT	6,696	6,703	7	58	0.1%	59
W. University	11,594	12,691	1,097	8	9.5%	17
West Congress	2,919	3,107	188	35	6.5%	27
West Oak Hill	11,181	16,004	4,823	1	43.1%	4
Westgate	4,128	4,132	4	60	0.1%	61
Windsor Hills	6,333	6,682	349	26	5.5%	31
Windsor Park	17,212	17,337	125	41	0.7%	52
Windsor Road	4,129	4,274	145	39	3.5%	36
Wooten	5,950	5,957	7	58	0.1%	58
Zilker	5,936	6,308	372	24	6.3%	29
Totals	396,256	428,706	32,450		8.2%	

Population Growth: 2000 to 2005, by Percent



Population Growth: 2000 to 2005, Absolute



Comparative Neighborhoods Data

Housing

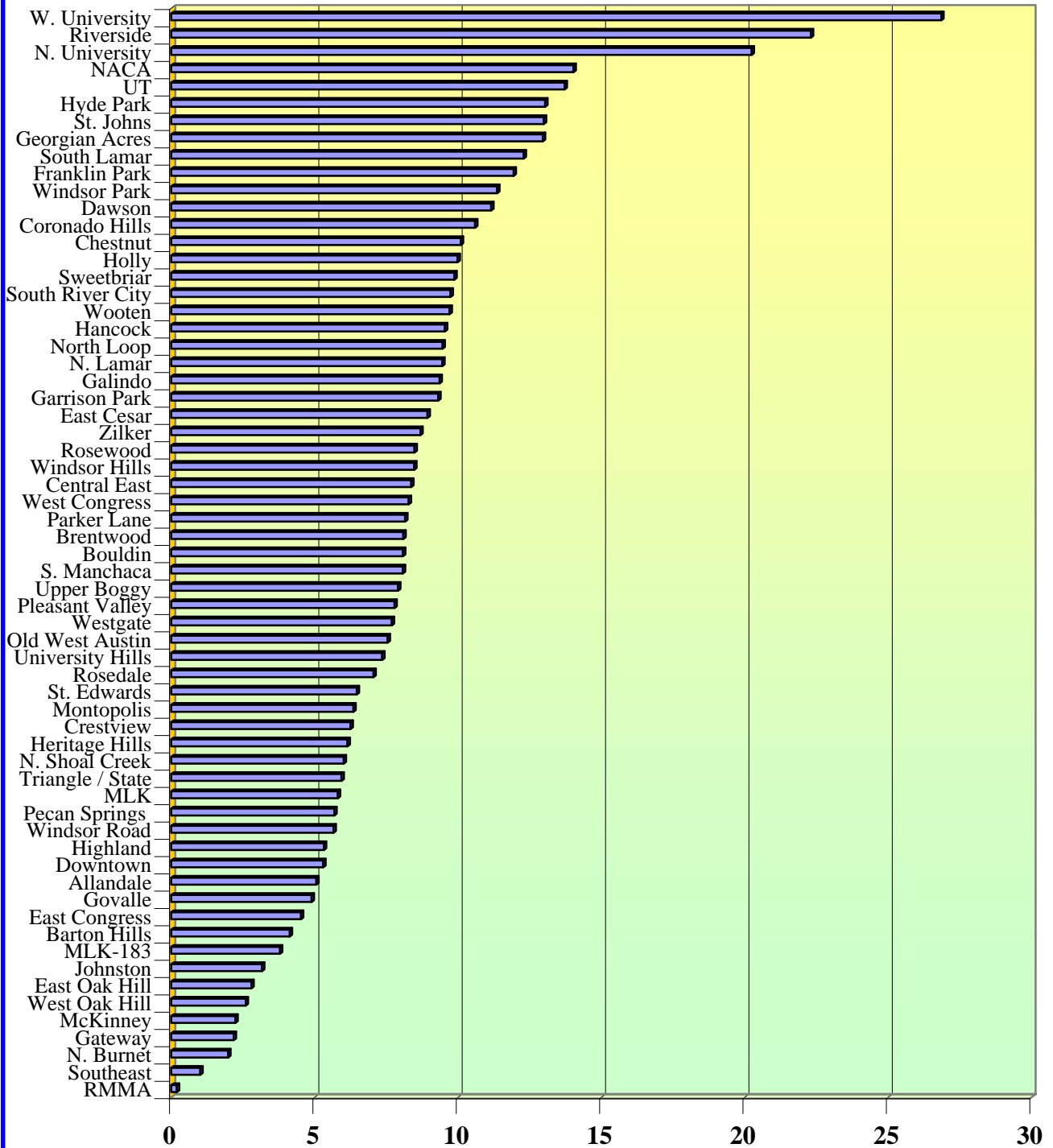
Planning Area	Total Housing Units 2000	Total Occupied Housing Units 2000	Occupied Single Family Units	Occupied Duplex-Tri & Fourplex Units	Occupied Multi-family Units	Single Family Units Added Since 2000	Duplex-Tri & Fourplex Units Added Since 2000	Multi-family Units Added Since 2000
Allandale	3,228	3,157	2,439	60	658	12	5	0
Barton Hills	4,954	4,714	1,307	610	2,797	9	0	0
Bouldin	2,708	2,597	1,336	261	1,000	126	25	0
Brentwood	4,275	4,173	2,164	311	1,698	23	33	0
Central East Austin	1,744	1,585	1,254	77	254	93	19	0
Chestnut	575	529	498	31	0	68	10	0
Coronado Hills	1,430	1,378	464	166	748	1	0	0
Crestview	1,898	1,851	1,548	109	194	13	8	24
Dawson	1,442	1,398	665	114	619	16	6	0
Downtown	2,036	1,810	186	163	1,461	4	3	935
East Cesar Chavez	1,359	1,301	748	172	381	24	9	0
East Congress	1,225	1,161	893	141	127	89	0	33
East Oak Hill	6,397	5,866	3,007	233	2,625	176	66	0
Franklin Park	3,925	3,870	3,156	687	27	63	35	597
Galindo	1,768	1,718	726	250	742	49	4	0
Garrison Park	4,504	4,386	2,678	615	1,093	72	12	0
Gateway	807	705	27	0	678	0	0	0
Georgian Acres	3,770	3,621	769	304	2,547	7	12	16
Govalle	1,411	1,344	1,159	102	84	30	0	110
Hancock	2,686	2,545	1,091	336	1,117	17	16	24
Heritage Hills	2,192	2,119	847	176	1,096	71	0	0
Highland	2,092	2,024	1,059	275	690	13	10	0
Holly	1,285	1,219	1,070	69	81	37	0	265
Hyde Park	3,645	3,528	1,506	419	1,604	54	35	0
Johnston Terrace	553	530	461	59	10	32	2	0
McKinney	802	780	620	113	47	196	0	156
MLK	1,794	1,692	1,115	177	400	119	32	45
MLK-183	2,045	1,931	1,587	202	142	204	22	490
Montopolis	1,895	1,814	1,526	42	246	245	273	300
N. Burnet	2,254	2,088	34	39	2,015	2	0	186
N. Lamar	2,158	2,095	789	441	865	11	1	0
N. Shoal Creek	2,136	2,093	802	197	1,094	2	2	0
N. University	2,561	2,469	448	368	1,653	7	12	150
NACA	10,662	10,401	3,671	1,713	5,017	8	0	26
North Loop	2,615	2,527	1,305	329	893	65	62	11
Old West Austin	2,795	2,607	1,083	450	1,075	30	8	5
Parker Lane	4,285	4,116	764	720	2,632	33	126	265
Pecan Springs	1,830	1,789	1,077	202	510	13	6	12
Pleasant Valley	4,002	3,933	380	372	3,181	3	68	1290
Riverside	7,431	7,081	505	525	6,050	5	3	0
RMMA	59	57	15	12	30	0	0	0
Rosedale	3,178	3,073	2,277	234	562	44	19	0
Rosewood	1,549	1,456	844	207	405	83	22	24
South Lamar	4,436	4,288	1,009	987	2,291	134	41	68
South Manchaca	2,889	2,826	2,091	302	433	13	16	0
South River City	3,509	3,320	1,415	477	1,429	59	9	253
Southeast	485	448	428	12	8	131	0	0
St. Edwards	1,501	1,453	399	364	689	2	0	397
St. Johns	3,369	3,276	501	476	2,299	84	54	0
Sweetbriar	1,444	1,400	882	165	353	11	0	998
Triangle / State	273	267	0	0	267	5	169	281
University Hills	1,918	1,872	1,296	127	450	13	2	0
Upper Boggy Creek	2,717	2,632	1,884	245	503	21	8	8
UT	59	59	0	0	59	2	0	0
W. University	5,568	5,402	518	472	4,412	7	39	535
West Congress	1,158	1,121	467	59	594	53	1	0
West Oak Hill	4,155	4,060	3,653	216	191	912	45	836
Westgate	1,783	1,743	935	336	472	1	0	0
Windsor Hills	2,212	2,104	1,400	341	363	99	1	0
Windsor Park	6,318	6,059	3,059	482	2,518	23	16	0
Windsor Road	1,997	1,917	1,419	180	317	35	8	0
Wooten	2,243	2,195	1,152	492	552	2	0	0
Zilker	3,229	3,072	1,786	353	933	29	92	7
Totals	167,223	160,645	74,193	18,169	68,283	3,805	1,467	8,347

Comparative Neighborhoods Data

Density

Planning Area	Total 2005 Population	Gross Population Density per Acre	Rank	Net Residential Population		Total Acres	Residential Acres	Non- Residential Acres	Percent Residential
				Density per Acre	Rank				
Allandale	6,467	5.1	51	10.4	61	1,278.2	622.6	655.8	48.7%
Barton Hills	8,511	4.1	54	12.8	58	2,057.6	665.5	1,391.7	32.3%
Bouldin	6,170	8.1	32	20.9	34	763.5	295.3	468.2	38.7%
Brentwood	8,214	8.1	31	16.4	48	1,014.9	500.0	514.7	49.3%
Central East Austin	5,181	8.4	28	25.7	16	619.0	201.3	417.4	32.5%
Chestnut	1,832	10.1	14	22.6	28	181.4	80.9	100.8	44.6%
Coronado Hills	3,739	10.6	13	30.1	13	352.8	124.4	228.5	35.2%
Crestview	4,079	6.3	42	12.0	60	652.3	340.8	312.0	52.2%
Dawson	3,539	11.2	12	23.8	24	317.1	148.8	168.3	46.9%
Downtown	5,558	5.3	50	73.8	4	1,056.1	75.3	980.7	7.1%
East Cesar Chavez	3,899	8.9	24	24.1	21	436.2	161.9	274.2	37.1%
East Congress	3,495	4.5	53	18.3	42	772.2	190.9	581.3	24.7%
East Oak Hill	13,890	2.8	57	12.0	59	4,968.1	1,154.1	3,814.0	23.2%
Franklin Park	16,739	11.9	10	27.5	14	1,401.6	609.5	791.5	43.5%
Galindo	4,084	9.4	22	19.9	36	436.3	205.0	231.1	47.0%
Garrison Park	11,710	9.3	23	16.5	47	1,257.6	709.8	547.5	56.4%
Gateway	1,023	2.2	60	31.4	11	469.5	32.6	436.9	6.9%
Georgian Acres	8,680	13.0	8	26.4	15	669.8	328.9	341.0	49.1%
Govalle	4,946	4.9	52	18.7	39	1,010.0	264.1	746.0	26.1%
Hancock	5,168	9.5	19	22.4	30	541.4	230.3	311.2	42.5%
Heritage Hills	5,377	6.1	43	24.0	22	874.3	224.2	650.1	25.6%
Highland	4,600	5.3	49	15.6	51	863.6	295.6	568.0	34.2%
Holly	4,551	10.0	15	30.6	12	455.7	148.6	307.3	32.6%
Hyde Park	6,330	13.0	6	21.4	32	485.5	295.6	189.8	60.9%
Johnston Terrace	1,956	3.2	56	15.3	52	617.6	127.8	489.7	20.7%
McKinney	3,827	2.2	59	18.7	40	1,708.4	205.0	1,503.3	12.0%
MLK	5,747	5.8	46	16.6	46	989.0	346.8	642.3	35.1%
MLK-183	8,083	3.8	55	17.5	43	2,130.3	461.3	1,669.2	21.7%
Montopolis	9,030	6.4	41	24.3	20	1,421.5	371.2	1,049.8	26.1%
N. Burnet	4,122	2.0	61	33.6	10	2,072.3	122.7	1,949.7	5.9%
N. Lamar	5,931	9.5	21	23.7	25	627.4	250.8	376.8	40.0%
N. Shoal Creek	3,949	6.0	44	18.6	41	656.2	212.7	443.7	32.4%
N. University	4,754	20.2	3	35.8	9	234.9	132.9	102.1	56.6%
NACA	27,525	14.0	4	25.7	17	1,961.9	1,070.3	891.3	54.6%
North Loop	5,814	9.5	20	22.5	29	614.5	258.6	355.7	42.1%
Old West Austin	4,508	7.5	37	20.3	35	597.4	222.3	375.1	37.2%
Parker Lane	9,224	8.2	30	24.6	19	1,130.7	375.0	756.1	33.2%
Pecan Springs	5,564	5.7	47	16.7	44	978.0	333.8	644.2	34.1%
Pleasant Valley	11,381	7.8	35	25.0	18	1,461.7	455.7	1,005.9	31.2%
Riverside	16,285	22.3	2	41.0	7	730.0	397.0	332.9	54.4%
RMMA	149	0.2	63	827.8	1	749.0	0.2	748.8	0.0%
Rosedale	6,132	7.1	39	13.8	56	869.2	445.1	423.8	51.2%
Rosewood	4,853	8.5	26	23.3	26	571.9	208.3	363.3	36.4%
South Lamar	9,549	12.3	9	23.0	27	776.9	414.6	362.3	53.4%
South Manchaca	7,179	8.1	33	13.6	57	889.0	529.8	359.3	59.6%
South River City	7,067	9.7	17	19.0	38	725.4	371.3	354.2	51.2%
Southeast	1,830	1.0	62	15.6	50	1,800.2	117.2	1,683.0	6.5%
St. Edwards	4,701	6.5	40	37.8	8	726.5	124.5	602.0	17.1%
St. Johns	9,917	13.0	7	44.7	6	763.1	222.0	541.4	29.1%
Sweetbriar	5,938	9.9	16	23.9	23	601.4	248.6	352.7	41.3%
Triangle / State	1,727	5.9	45	94.1	3	290.8	18.3	272.4	6.3%
University Hills	5,343	7.4	38	14.0	55	726.3	382.1	344.2	52.6%
Upper Boggy Creek	5,649	7.9	34	14.7	53	714.2	384.5	329.9	53.8%
UT	6,703	13.7	5	206.2	2	488.5	32.5	456.0	6.7%
W. University	12,691	26.9	1	59.6	5	472.6	212.9	259.8	45.0%
West Congress	3,107	8.3	29	19.8	37	375.2	156.8	218.4	41.8%
West Oak Hill	16,004	2.6	58	6.2	63	6,155.0	2,577.1	3,577.9	41.9%
Westgate	4,132	7.7	36	14.0	54	537.0	294.1	243.0	54.8%
Windsor Hills	6,682	8.5	27	15.6	49	788.6	427.3	361.3	54.2%
Windsor Park	17,337	11.4	11	21.2	33	1,525.2	816.0	709.5	53.5%
Windsor Road	4,274	5.7	48	10.3	62	755.2	413.4	341.9	54.7%
Wooten	5,957	9.7	18	21.7	31	613.7	274.3	339.5	44.7%
Zilker	6,308	8.7	25	16.7	45	725.8	378.8	347.0	52.2%

Gross Population Density: 2005



Net Residential Population Density: 2005

