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More Households More Houses



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The latest numbers from the Texas Data Center suggest a Texas population of 20.3 million by 2000 and nearly 34 million by 2030; a median age of 38 in 2030; and a projected population of 36 percent Anglo, 10 percent African American, 46 percent Hispanic and 8 percent from other race-ethnicity groups in 2030. Although these estimates are not intended for detailed planning, they predict directions of change that merit attention because of what they suggest about future housing markets in the state as a whole and for specific areas within Texas.

Projected State-wide Patterns

Although several alternative projection series are available through the state data center, the projections suggests that the number of households will increase from the estimated 7.3 million in 1999 to 13.4 million in 2030, an increase of nearly 6.1 million or 83 percent. This means that household growth would continue to exceed population growth, a projected increase of 69.6 percent during

the same period. With swift growth in population and even more so in household formation, such data suggest a relatively rapid expansion in future housing markets.

These data also suggest that the number of owner households will grow more quickly than renter households. From 1999 to 2030, the number of owner households would increase from about 4.5 million to nearly 8.5 million (87.5 percent), while the number of renter households increases from nearly 2.8 million to 4.9 million (75.8 percent). As a result, the total percentage of owner households would rise from 61.9 percent to 63.4 percent during the same time.

The age of individuals heading households also would change. In 1999, 29.8 percent of total households, (38.4 percent of owner households and 15.9 percent of renter households) had a householder (head) 55 years old or older. By 2030, that number would swell to 42.5 percent of all households (including 51.6 percent of owner and 26.7 percent of renter households). Clearly, houses appealing to older households should show rapid market growth.

Dramatic changes also are expected in race-ethnicity characteristics. The proportion of all households occupied by Anglos is projected to decrease from 62.4 percent in 1999, to 42.1 percent in 2030. For owner households, this percentage would decline from 68.2 percent to 47.2 percent. For renter households, the proportion would drop from 52.8 percent to 33.1 percent.

Conversely, by 2030, 9.7 percent of all householders would have an African-American household head,

39.9 percent a head of Hispanic origin and 8.3 percent a head from some other racial-ethnic group. These percentages would be 7.9, 37.1 and 7.8 percent, respectively, for owner households and 12.7, 44.9 and 9.3 percent for renter households. Clearly, a need exists for products that appeal to diverse clientele.

Texas Metropolitan Area

These data also provide patterns of interest for Texas' different metropolitan regions. The largest increase in the number of households from 1999 to 2030, is projected for Dallas at nearly 1.7 million, followed by Houston at 1.3 million, Fort Worth-Arlington at more than 826,000, Austin-San Marcos at nearly 444,000 and San Antonio at nearly 348,000.

In percentage terms, the most extensive growth is expected in McAllen-Edinburg-Mission where the number of housing units should increase by as much as 189 percent during the next 30 years. Laredo should experience a household increase of 169 percent; Dallas, more than 131 percent; El Paso, 127 percent; Fort Worth-Arlington, more than 119 percent; Austin-San Marcos, nearly 111 percent;

and Brownsville-Harlingen-San Benito is anticipated to have an increase of nearly 110 percent.

These projections suggest a continuation of the rapid growth patterns along the Texas-Mexico border, in the state's largest metropolitan areas and through the central corridor of Texas from Dallas-Fort Worth, south through Austin-San Marcos to San Antonio.

The data also indicate that the statewide aging and ethnic diversification patterns of households will be pervasive across the metropolitan regions of Texas. Thus, by 2030, 16 of the state's 27

metropolitan regions would have as few as 50 percent of their households headed by an Anglo. This would be true for 11 of the 27 areas relative to owner households and for 24 of 27 metropolitan areas relative to renter households. The data further indicate 18 of the 27 metropolitan areas would have 25 percent or more of their households with a head who was at least 65 years old by 2030.

Overall, these projections suggest that Texas' population growth will bring with it a rapid increase in the number of households and associated housing demand. This growth also will

bring increased demand for housing for a more diverse population and for households with an increasing proportion of older household members. Although projections must be viewed cautiously, these data suggest a future of continued expansion in the demand for housing in Texas. ☐

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