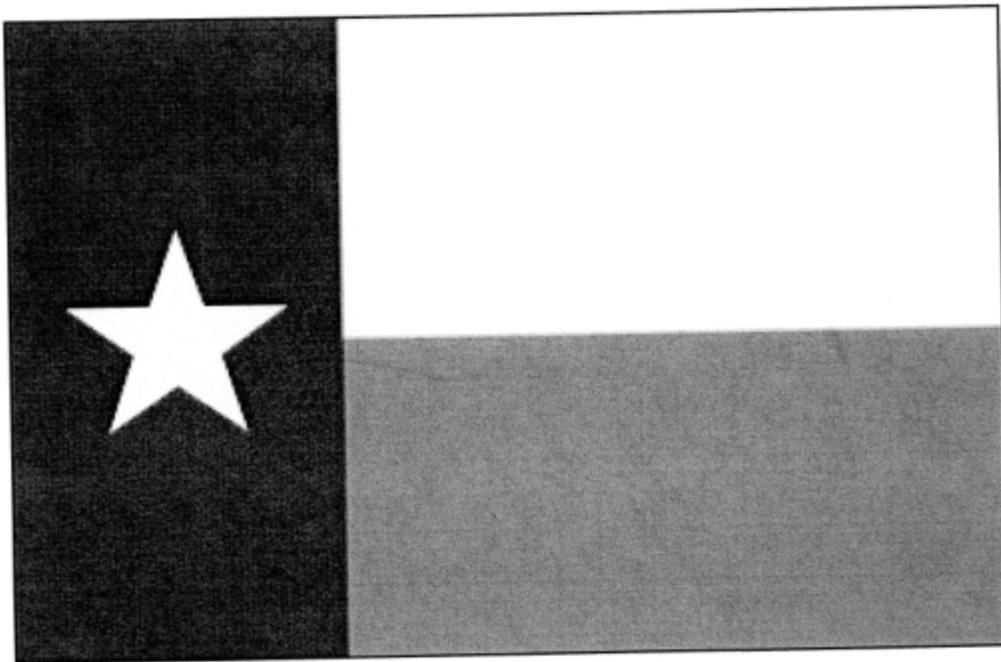


**Congressional District Report
For the 115th Congress**

**Texas District 3
Honorable Sam Johnson (R)**



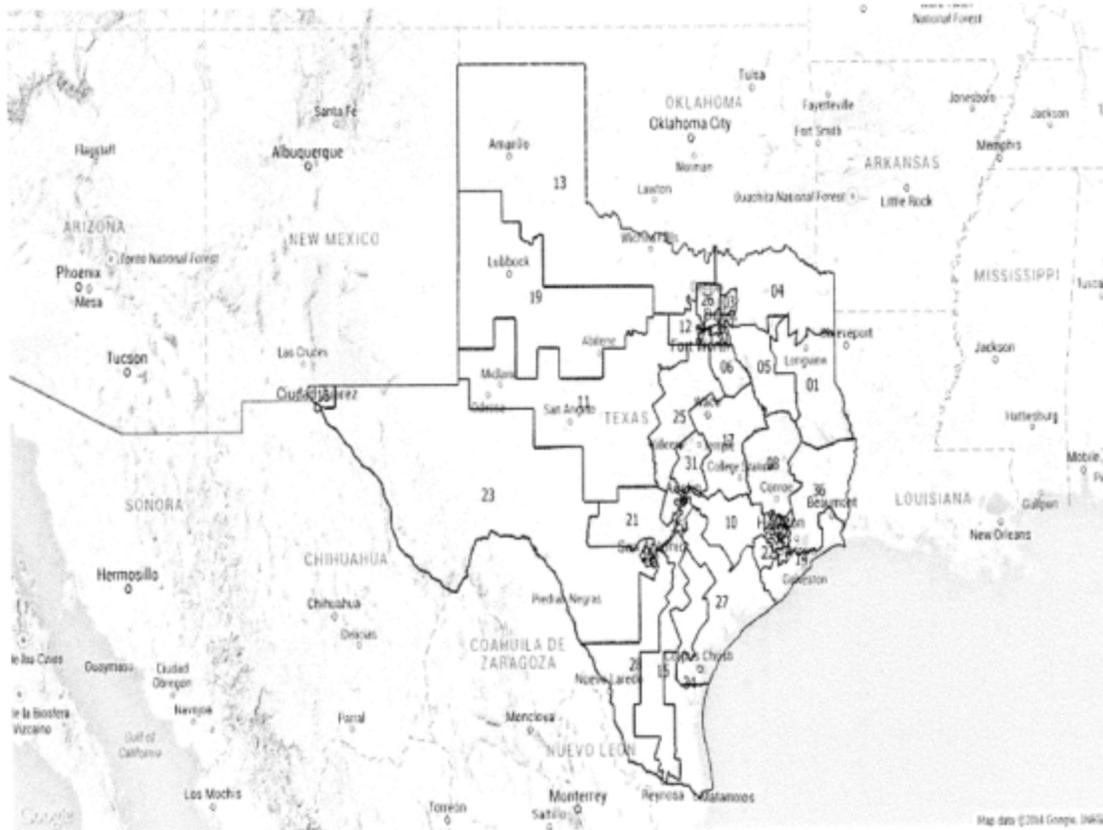
May 2017 Report

National Association of REALTORS®



Congressional District Report For the 115th Congress

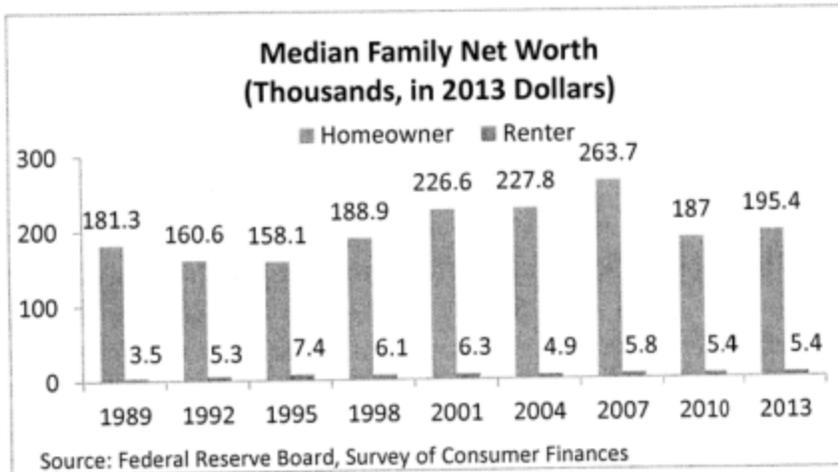
Congressional Districts of the State of Texas



Congressional District Report For the 115th Congress

This report presents the most recent and relevant data at the District and State levels in support of the goal of the National Association of REALTORS® to sustain and strengthen home ownership. For many people, home ownership is the achievement of the American dream. From a policy perspective, home ownership is one of the most effective ways to reduce wealth and income disparity; home values provide the largest source of net worth for many Americans. Home ownership also brings tremendous social and economic benefits by encouraging the formation of stable and responsible neighborhoods.¹

Financial Benefits of Home Ownership



Real estate, demographic, and economic data are presented to provide information about the status of home ownership, trends in the real estate market, and the economic conditions that underlie the demand for housing.

Additional information on housing statistics is available at

[REDACTED]

Information about the political advocacy of the National Association of REALTORS® is available at <http://www.nar.realtor/political-advocacy>

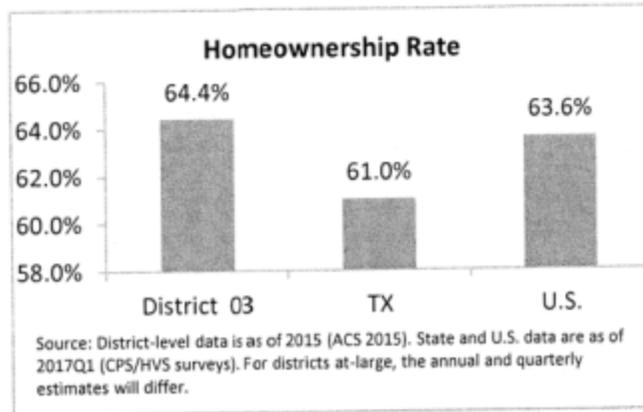
¹/ "Social Benefits of Homeownership and Stable Housing", National Association of REALTORS®, December 2016, <https://realtor.u.edu/wp-content/uploads/2014/06/Homeownership-Stable-Housing.pdf>



District Level Information
Honorable Sam Johnson (R)

Homeownership in 2015¹

Total Housing Units	305,681
Occupied Housing Units	292,431
Owner Occupied Units	188,385
With Mortgage	135,637
Without Mortgage	52,748
Renter Occupied Units	104,046
Vacant Units	13,250



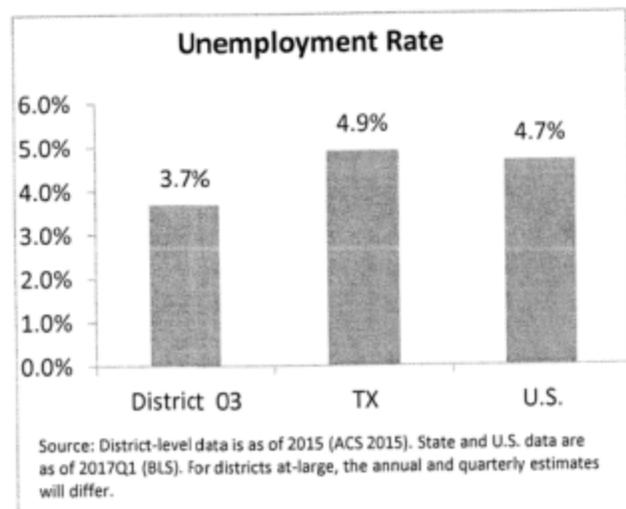
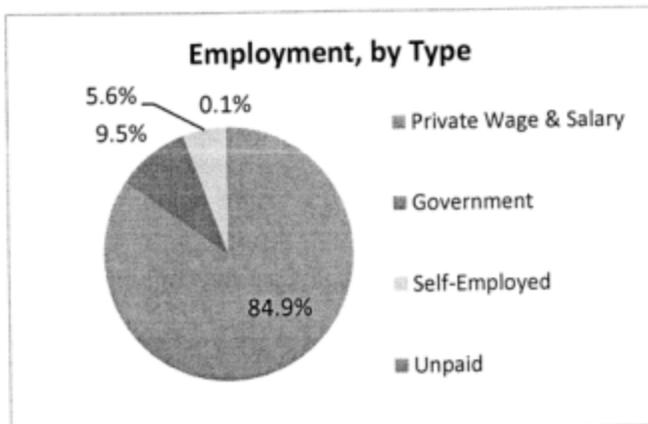
Median Income, Owner Cost, and Rent in 2015²

	Median Income	Owner Cost or Rent ³	Percent of Median Income
All Households	\$86,565		
Owner Occupied Units	\$111,599	\$1,687	18%
With Mortgage	\$121,440	\$2,018	20%
Without Mortgage	\$84,937	\$768	11%
Renter Occupied Units	\$53,571	\$1,200	27%

Median Value of Owner Occupied Unit \$271,100

Employment in 2015⁴

Civilian Labor Force, 16 yrs and over	441,842
Labor Force Participation Rate	70.5%
Number of Unemployed	16,256





Mortgage Originations in 2015⁵
Home Purchase First-Lien Loans for 1- to 4-Family Properties

	Number of Loans			Change (%) 2014-2015	Share (%) 2015
	2013	2014	2015		
Conventional	9,934	10,074	10,005	-0.7%	81%
FHA-insured	2,334	1,736	1,882	8.4%	15%
VA-guaranteed	637	413	417	0.9%	3%
FSA/RHS-guaranteed	3	1	1	-14.2%	0%
All	12,908	12,225	12,305	0.7%	100%

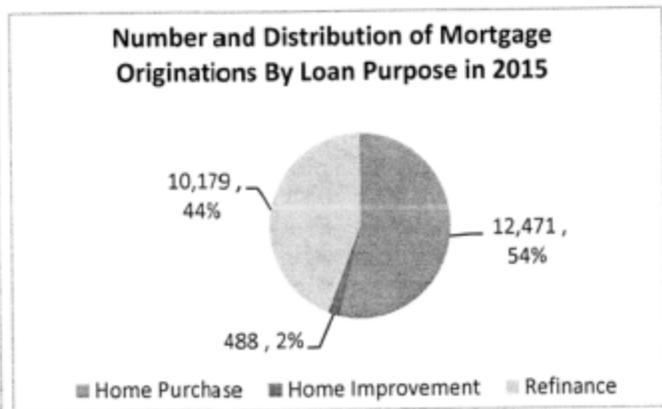
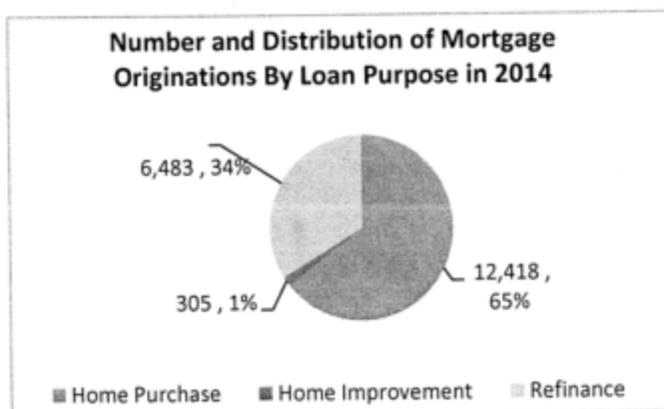
Median Income of Applicants for Home Purchase First-Lien Loans for 1- to 4-Family Properties

	Median Income			Change (%)	
	2013	2014	2015	2013-2014	2014-2015
Conventional	\$112,201	\$113,023	\$115,683	0.7%	2.4%
FHA-insured	\$69,583	\$70,612	\$72,340	1.5%	2.4%
VA-guaranteed	\$90,087	\$93,937	\$97,841	4.3%	4.2%
FSA/RHS-guaranteed	\$61,648	\$75,899	\$65,001	23.1%	-14.4%

Median Loan Amount for Home Purchase First-Lien Loans for 1- to 4-Family Properties

	Median Loan Amount			Loan-to-Income Ratio		
	2013	2014	2015	2013	2014	2015
Conventional	\$219,019	\$231,573	\$250,868	2.0	2.0	2.2
FHA-insured	\$175,505	\$178,443	\$199,654	2.5	2.5	2.8
VA-guaranteed	\$235,534	\$247,275	\$272,266	2.6	2.6	2.8
FSA/RHS-guaranteed	\$209,373	\$219,245	\$225,000	3.4	2.9	3.5

Loan Purpose of First-Lien Loans for 1- to 4-Family Properties





Home Purchase First-Lien Loans for 1- to 4-Family Properties by Race and Ethnicity⁶

By Race	2013	2014	2015	Percent Distribution	
				2013	2015
American Indian/Alaskan Native	56	53	57	0.4%	0.5%
Asian	2,372	2,638	2,933	18.5%	23.8%
Black or African American	545	593	660	4.3%	5.4%
Native Hawaiian/Pacific Islander	31	39	36	0.2%	0.3%
White	8,629	7,812	7,451	67.5%	60.4%
Information Not Provided	1,156	1,153	1,196	9.0%	9.7%
Total	12,789	12,289	12,333	100.0%	100.0%

By Ethnicity	2013	2014	2015	Percent Distribution	
				2013	2015
Hispanic	1,018	1,017	1,068	8.0%	8.7%
Non-Hispanic	10,629	10,158	10,116	83.1%	82.0%
Information Not Provided	1,140	1,113	1,147	8.9%	9.3%
Total	12,788	12,289	12,331	100.0%	100.0%

Sources/Notes:

/1 Sources: Census Bureau, American Community Survey, 2015, 1-year Estimates, Table DP04; Census Bureau Housing Vacancy Surveys (CPS/HVS).

/2 Source: Census Bureau, American Community Survey, 2015, 1-year Estimates.

Median income data are from Table B25119, Table S2506, and Table S2507.

Owner cost and rent data are from Table DP04 and Table B25088.

Median value of owner-occupied units data are from Table DP04.

/3 U.S. Census Bureau calculates selected monthly owner cost as the sum of payment for mortgages, real estate taxes, various insurance, utilities, fuels, mobile home costs, and condominium fees. Gross rent includes contract rent, utilities, and fuels.

/4 Sources: Census Bureau, American Community Survey, 2015, 1-year Estimates, Table DP03; Bureau of Labor Statistics.

/5 Source: Federal Financial Institutions and Examination Council (FFIEC) Home Mortgage Disclosure Act (HMDA) Loan Application Register (LAR) data.

NAR converts the HMDA data at the census tract level into congressional district level data using allocation factors generated from the Missouri Census Data Center Mable/Geocorr 12 Geographic Correspondence Engine which allocates the 2010 Census housing units data at the census tract level to the boundaries of the 113th Congressional Districts (CD). Boundaries for the 114th and 115th Congressional Districts are the same as the 113th Congressional Districts.

NAR's use of the 2010 Census housing units in generating the allocation factors is consistent with FFIEC's use of the 2010 American Community Survey 5-year estimates when reporting demographic and social data from 2012-2016. For the next 5-year period, 2017-2021, FFIEC will use the 2015 ACS 5-year Estimates. See https://www.ffiec.gov/press/pr101911_ACS.htm.

Only financial institutions that meet asset threshold levels are required to submit reports to FFIEC. See <https://www.ffiec.gov/hmda/history2.htm>.

/6 Race and ethnicity of Applicant 1.



State Level Information
Honorable John Cornyn (R)
Honorable Ted Cruz (R)

Homeownership in 2015¹

Total Housing Units	10,588,236
Occupied Housing Units	9,421,412
Owner Occupied Units	5,752,826
With Mortgage	3,334,400
Without Mortgage	2,418,426
Renter Occupied Units	3,668,586
Vacant Units	1,166,824
 Median Household Income	 \$55,653
For Owner Occupied	\$71,728
For Renter Occupied	\$37,159
 Median Value of Home	 \$152,000

Selected Monthly Owner Costs³

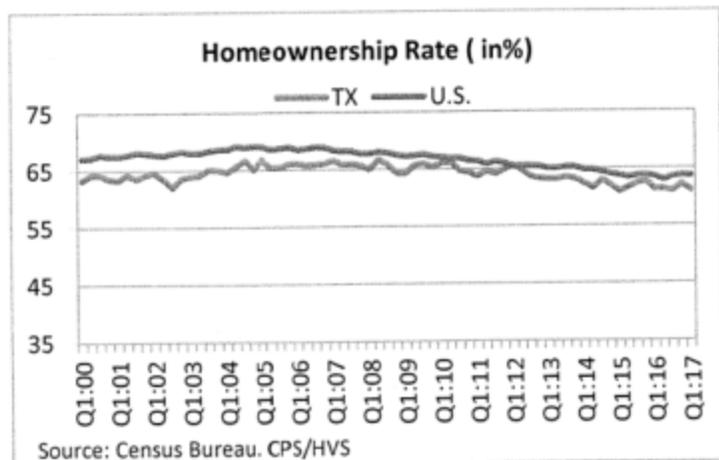
Owned With Mortgage	\$1,453
Owned Without Mortgage	\$2,418,426
Renter Occupied (Rent)	\$932

Homeownership Rate By Race⁴

All races	61.0%
Hispanic (ethnicity)	55.7%
White Alone	65.4%
Black Alone	40.1%
Alaskan Native/Amer. Indian	55.9%
Asian Alone	59.7%
Native Hawaiian/Pacific Is.	37.4%
Some Other Race Alone	52.4%
Two or More Races	51.1%

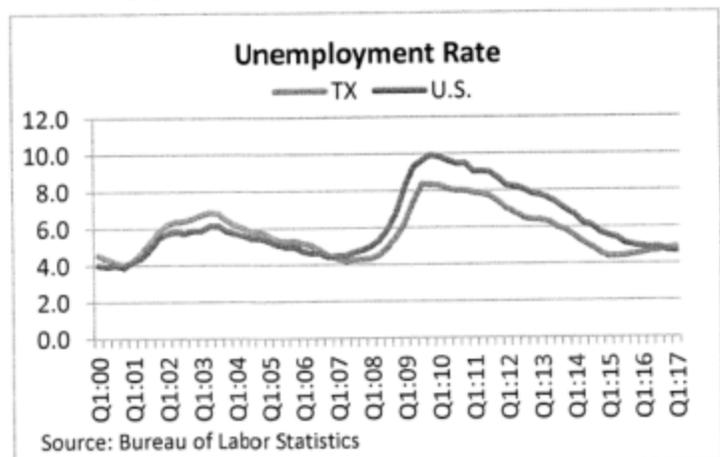
Homeownership Rate as of 2017 Q1²

TX	61.0
U.S.	63.6



Unemployment Rate as of 2017 Q1

TX	4.9
U.S.	4.7



/1 Sources of data : ACS 2015 (1-yr) Tables DP04,B25119, B25103, B25090, B25003, S2506, S2507.

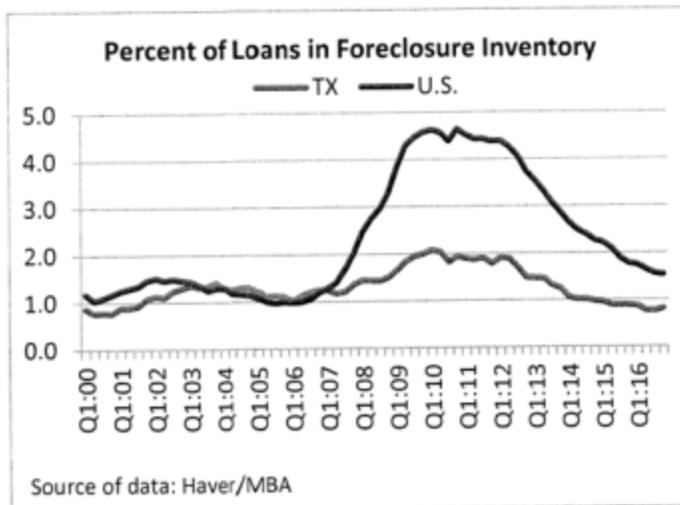
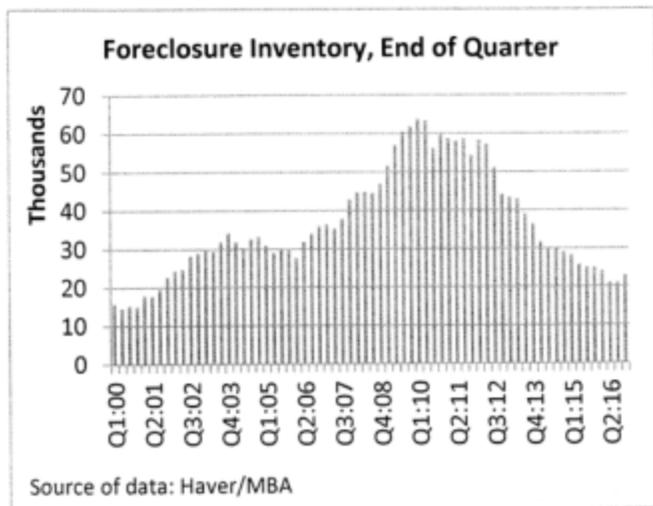
/2 The U.S. and state quarterly figures are from the Census Bureau's Housing Vacancies and Homeownership survey (CPS/HVS).

/3 Selected monthly owner cost is the sum of payment for mortgages, real estate taxes, various insurance, utilities, fuels, mobile home costs, and condominium fees. Gross rent includes contract rent, utilities, and fuels.

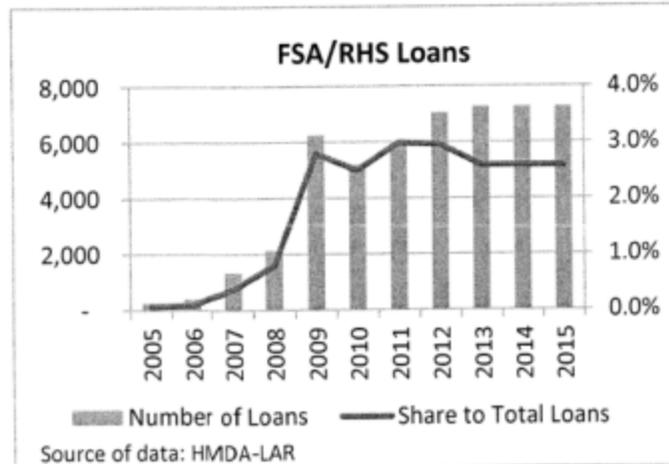
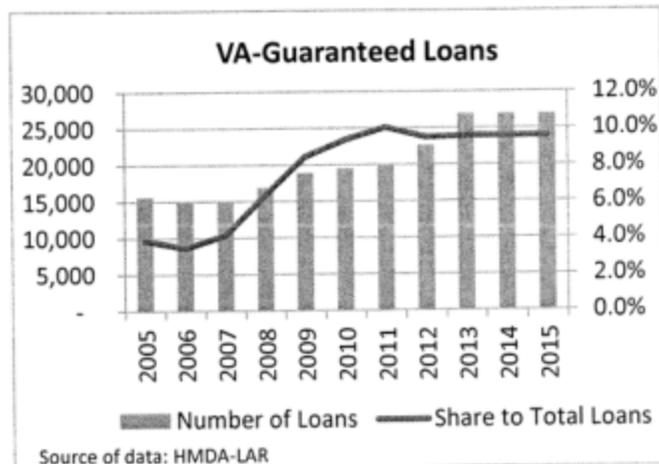
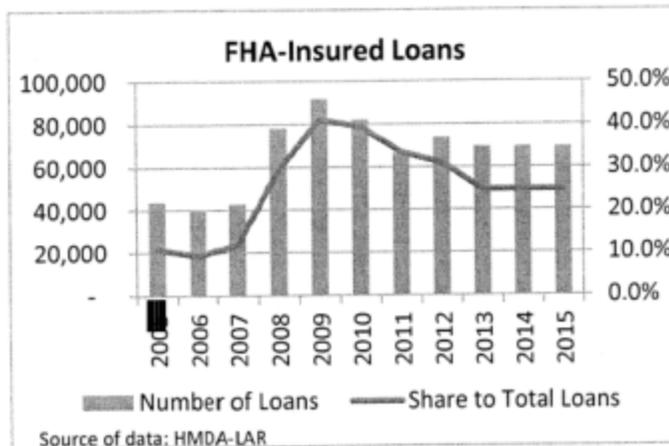
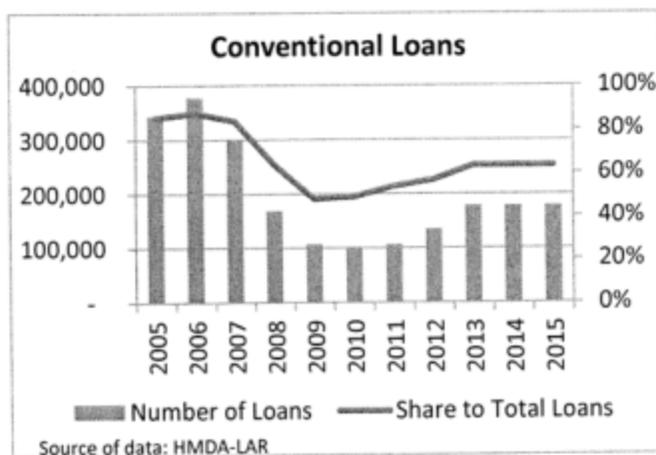
/4 Not Available (■) because there is no reported race group in that state based on the ACS data.

Mortgages in Foreclosure as of 2016 Q4

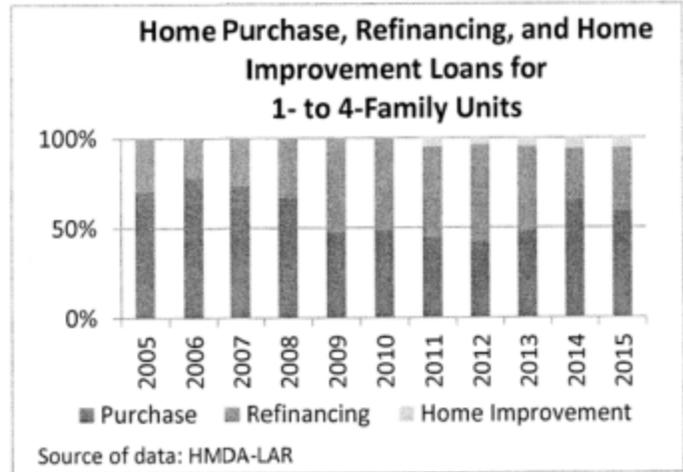
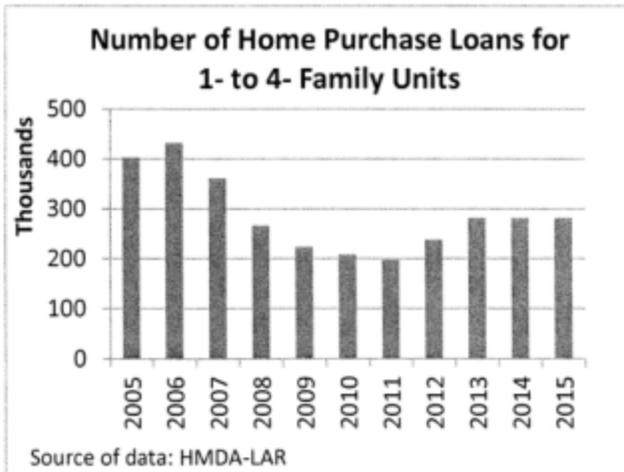
TX 0.81
U.S. 1.53



Home Purchase First-lien Loans for 1- to 4-Family Units by Type of Loan as of 2015⁵



⁵ Source: NAR tabulation of HMDA Loan Application Register (LAR) data. Some data may not be available for the state.



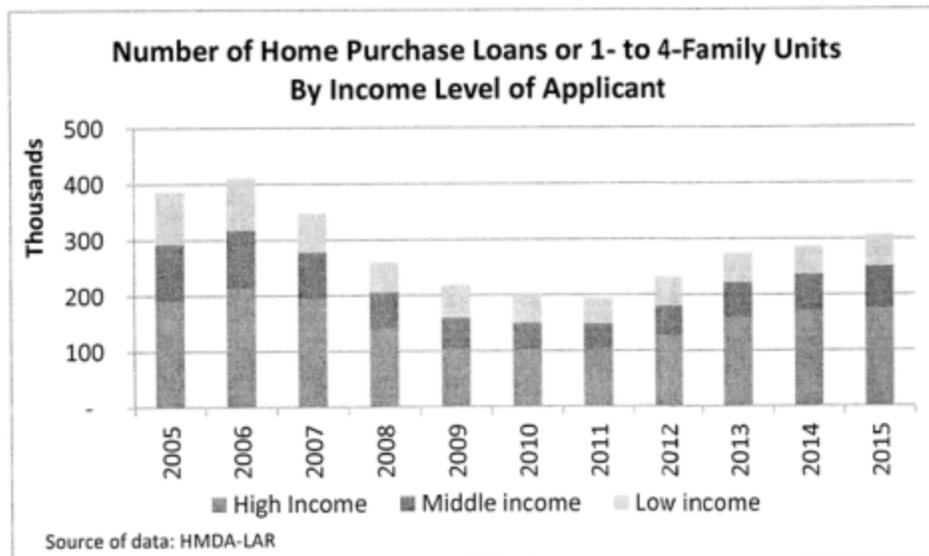
Home Purchase Loans Originated by Income of Household in 2015⁶

Average Applicant Income and Loan Amount, 2015

	Avg. Income	Avg. Loan Amount
Lower Income Households	\$41,000	\$129,447
Middle Income Households	\$66,000	\$173,340
Higher Income Households	\$163,000	\$276,098

Number of Loans and Percent Distribution by Income Group

	2005	Share (%)	2015	Share (%)
Lower Income Households	93,505	24%	49,585	17%
Middle Income Households	101,092	26%	65,333	23%
Higher Income Households	191,986	50%	171,445	60%



⁶ Source: NAR tabulation of HMDA Loan Application Register (LAR) data. Low income applicants were defined as those with incomes less than 80 percent of the median family income of the metropolitan statistical area (MSA) where the census tract is located. High income applicants are those with incomes above 120% of the median family income. Middle income applicants are those with incomes from 80% to 120% of the median family income.



Home Purchase Mortgage Loans Originated in 2015, by Race of Main Applicant⁷



Number of Loans and Percent Distribution by Race and Ethnicity of Applicant, 2005 vs. 2015

	2005	Share (%)	2015	Share (%)
Amer. Indian/Alaska Native	3,479	0.9%	1714	0.6%
Asian	19,250	4.8%	23967	7.8%
Black or African American	35,758	8.9%	19523	6.3%
Native Hawaiian/Pacific Is.	1,985	0.5%	988	0.3%
White	302,983	75.6%	234687	76.1%
Information not provided	37,123	9.3%	27622	9.0%
Total, by race	400,578	100%	308,501	100%
Hispanic/Latino	85,009	21.3%	60317	19.6%
Not Hispanic/Latino	277,701	69.5%	221709	71.9%
Information not provided	37,126	9.3%	26433	8.6%
Total, by ethnicity	399,836	100%	308,459	100.0%

⁷ Race is alone or in combination with other races. Totals for race and ethnicity may not equal.
Count excludes "Not applicable" responses.