




MEMORANDUM

TO: Mayor and Council Members

FROM: Rosie Truelove, Housing Director 

THROUGH: Jesús Garza, Interim City Manager
Veronica Briseño, Assistant City Manager

DATE: December 20, 2023

SUBJECT: Austin Strategic Housing Blueprint Opportunities and 2022 Scorecard Data

Attached you will find the 2022 Austin Strategic Housing Blueprint Scorecard. This data analysis marks the halfway point of the ten-year period outlined in the [Strategic Housing Blueprint adopted in 2017](#). The [annual Scorecards](#) measure goals outlined in the *Strategic Housing Blueprint* to ensure the creation, preservation, and equitable spread of affordable housing units across Austin, while aiming to create affordability accessible to a wide range of incomes.

In reflecting on progress to date, I recall conversations had with Council during the passage of the Blueprint in 2017 – it's important to remember the bold vision that the Blueprint outlined five years ago. This ambitious 10-year plan aimed to align resources and facilitate community partnerships around a single, strategic vision to create 60,000 affordable housing units for those making less than 80% of the median family income and fill the need for affordable housing throughout the city.

These goals were strictly grounded in the established number of needed income restricted units as demonstrated through the Housing Market Studies completed in the mid 2010's. The Housing Department (formerly NHCD) calculated that [\\$6 to \\$11 billion in additional resources](#) would be needed to meet the total 60,000 unit goal when the plan was first established.

The Strategic Housing Blueprint proposed a wide array of new policy tools to allow for a multi-faceted and collaborative approach for producing and preserving affordable housing over the next ten years. At the same time, the Blueprint acknowledged the need for innovative strategies to address challenges associated with limited resources, expanding regional coordination and partnerships, and legislative constraints.

The Funding Mechanisms and tools for creating 60,000 affordable units (up to 80% MFI) in 10 years included: Federal funds, 2013 Affordable Housing Bond Program, Travis County Housing Authority / Strategic Housing Finance Corporation, Density Bonus Programs, Austin Housing Trust Fund, HACA/ Austin Affordable Housing Corporation, New Affordable Housing Bond Program, Strike Fund, and other tools. See detailed breakdown in the attached Funding Mechanisms Graph.

The 10-year City Goal could be simply stated as the units derived by elements within the City's control as outlined in the bar chart above – federally funded, existing density bonus programs, Housing Trust Fund, 2013 General Obligation Bonds, 2018 General Obligation Bonds, 2022 General Obligation Bonds -- totaled for the 10-year plan period as 5,899 and divided by 10 to get an annual goal of 590 units. With this lens, the City is well past achieving the goals identified as within the City's control. An initially contemplated stretch goal for the City to consider during the adoption process was 13,000 units. This was discarded in favor of the need-based goal, however, even with that stretch goal for City funded units, we are on track overall with establishment of income restricted units.

Since the Blueprint was adopted in 2017, the Austin housing market has radically changed:

- Median home sale price has risen by 73%, with homes selling for \$590,000 on average in 2022 – over \$250,000 more than in 2017 (average \$341,000).
- Average rents have increased by 42%, rising from \$1,200 in 2017 to \$1,700 in 2022.
- Development costs to build new housing have increased by 46%, according to the National Multifamily Housing Council.
- The COVID-19 pandemic limited the number of workers building new housing and slowed the transport of goods and supplies needed for construction.

One core belief of the Blueprint was related to the comprehensive land use reform through the Land Development Code Rewrite. The Land Development Code determines how land can be used throughout the city, including what can be built, where it can be built, and how much can (or cannot) be built. While the comprehensive rewrite effort has stalled, due to the 2022 court ruling and under City Council direction, the City is in the process of assessing options. City of Austin Planning Department staff are working on a variety of code amendments that would provide some expanded housing capacity.

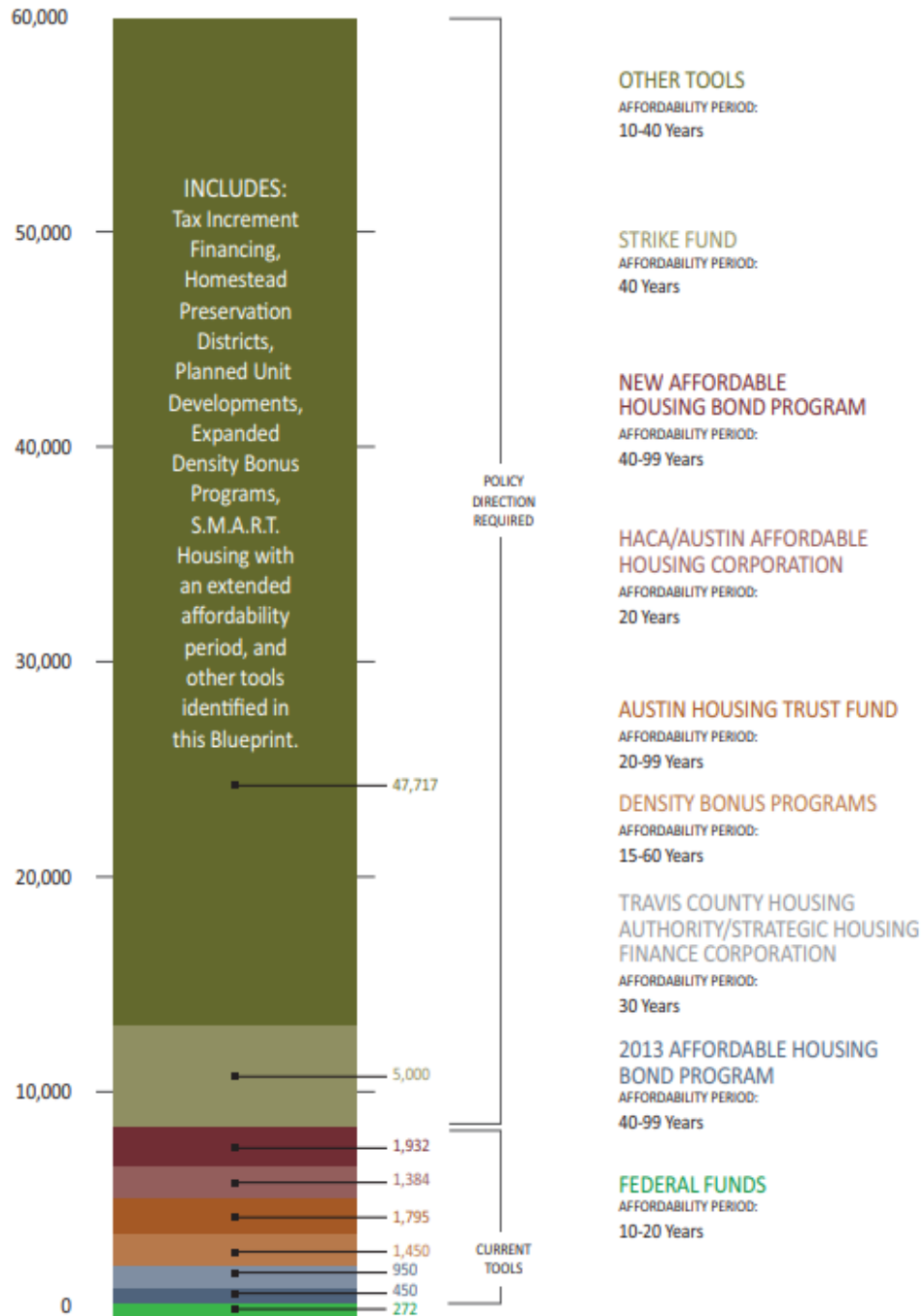
Based on the data, the Housing Department strongly suggests that the best practice would be to review and update the Strategic Housing Blueprint, including the overall goals and the structure of the Council adopted district based goals. This policy work could be the establishment of a goal for City-funded units to ensure there is a clear understanding of how City funds and efforts should be prioritized for maximum benefit to the community.

The Housing Department recently submitted a \$10 million application for the HUD Pathways to Removing Obstacles to Housing (PRO Housing) grant. The funding goal aims to support programming efforts in updating Austin's Strategic Housing Blueprint, in alignment with the Imagine Austin Comprehensive Plan along with policy development and related tools. Should

the City be successful in receipt of these grant funds, work on updating the Blueprint will commence in early 2024. Staff is also working on contingency plans to update the plan without the infusion of grant assistance.

The Housing Department is proud of the achievements that have been made in securing income-restricted housing units across Austin and looks forward to continuing to contribute to that aspect of the affordability puzzle.

FUNDING MECHANISMS AND TOOLS FOR 60,000 AFFORDABLE UNITS (UP TO 80% MFI) IN 10 YEARS



*Estimate methodology is featured in Appendix A.

NOTE: These strategies and activities are in addition to the existing efforts already underway amongst the City and its partners.

Executive Summary

The 2022 Blueprint Scorecard and updated Progress to Date Scorecard sees Austin reach the halfway point of the ten-year period outlined in goals from the [Strategic Housing Blueprint adopted in 2017](#). As we mark the progress made on Blueprint goals after five years, we see mixed results. While Austin is on track to meet or exceed goals aimed at preserving affordable housing and building new housing in growth areas identified in the Imagine Austin Plan, it is well behind the pace necessary to meet other goals related to the production of new housing affordable to households earning 80% or below of the Median Family Income (MFI)¹ and for new Permanent Supportive Housing (PSH) units for people experiencing homelessness.

Halfway Through: The Austin Strategic Housing Blueprint Plan

In 2017, the City of Austin adopted the Strategic Housing Blueprint, an ambitious housing plan aimed to comprehensively address affordable housing needs for the fast-growing Austin community by aligning resources, ensuring a unified strategic direction, and facilitating community partnerships to achieve a shared vision of housing affordability.²

The Blueprint identified five community values to guide the process, including:

- Prevent households from being priced out of Austin;
- Foster equitable, integrated, and diverse communities;
- Invest in housing for those most in need;
- Create new and affordable housing choices for all Austinites in all parts of Austin; and,
- Help Austinites reduce their household costs

Following the findings from a broad community input process and detailed analysis of national best practices, the Blueprint outlined aggressive goals for new housing production and preservation, including outlining other affordability initiatives.

The Blueprint set a goal of 135,000 new housing units over 10 years, including:

- 60,000 units for low-income households earning 80% Median Family Income (MFI)
- 75,000 units for middle to high-income households earning 81% MFI and above

The Blueprint Implementation Briefing Book also outlined goals for new affordable housing production within each City Council District. These District-specific goals were created based on the capacity for new housing within each District, alignment with focus areas outlined for future growth in the Imagine Austin Comprehensive Plan, and ensuring geographic dispersion of affordable housing throughout the city.

The Strategic Housing Blueprint proposed a wide array of new policy tools to allow for a multi-faceted and collaborative approach for producing and preserving affordable housing over the next ten years. At the same time the Blueprint acknowledged the need for innovative strategies to address challenges associated with limited resources, expanding regional coordination and partnerships, and legislative constraints. One core belief was related to the comprehensive land use reform through the Land Development Code Rewrite. The Land Development Code determines how land can be used throughout the city, including what can be built, where it can be built, and how much can (or cannot) be built. While the comprehensive rewrite effort has stalled, due to the 2022 court ruling and under City Council direction, the City is in the process of assessing options. City of Austin Planning Department staff are working on a variety of code amendments that would provide some expanded housing capacity.

As we reach the halfway point in the ten-year period outlined in the Strategic Housing Blueprint, it's important to remember the bold vision that the Blueprint outlined five years ago. Utilizing this comprehensive and aligned plan, the City of Austin has been able to approach addressing its affordable housing crisis with clear, community-oriented strategies.

1. The Median Family Income for a 4-person household was \$110,300 for the Austin-Round Rock MSA in 2022
2. To read the full Strategic Housing Blueprint, the Blueprint Implementation Briefing Book, and other related resources, visit: <https://www.austintexas.gov/blueprint>

Blueprint Scorecard Sources & Methodology

The Blueprint Scorecard is based on a variety of sources, which are outlined in the list below. The numbers below correspond with the numbers marked on the figure above for reference.

Sources

- **SOURCE 1 (GOAL 1):** Combination of sources below to meet goals defined in City Council's district and corridor goals.
- **SOURCE 2 (GOAL 2-4):** Multiple sources are combined to create a comprehensive list to measure progress on the goals outlined in the Austin Strategic Housing Blueprint (ASHB) - see page 16 for housing production goals by MFI level. Analysis of homeownership units based on Methodology 1.
 - Affordable Housing Inventory and Home Repair Program data, City of Austin Housing Department, Accessed 2023
 - Texas Department of Housing & Community Affairs, Accessed 2023
 - National Housing Preservation Database, Accessed 2023
 - Housing Authority of the City of Austin, Accessed 2023
 - Travis County Housing Finance Corporation, Accessed 2023
 - Austin Board of Realtors (ABOR), Accessed 2023
 - CoStar, Accessed 2023
- **SOURCE 3 (GOAL 5):** Geospatial data of the Imagine Austin Corridors and Centers from the Austin Housing Department and shapefiles based on data from Enterprise Community Partners Opportunity360 Index, Accessed 2018. Analysis based on Methodology 3.
- **SOURCE 4 (GOAL 6):** Affordable Housing Inventory and Home Repair Program data, City of Austin Housing Department; Texas Department of Housing & Community Affairs, Accessed 2023.
- **SOURCE 5 (GOAL 7):** City of Austin Housing Department, Accessed 2023.



HousingWorks
AUSTIN

AUSTIN STRATEGIC HOUSING BLUEPRINT SCORECARD

PROGRESS
TO DATE
2018-2022

Source Diagram

Checking in on the Strategic Housing Blueprint after Five Years

In 2017, Austin City Council adopted the Austin Strategic Housing Blueprint detailing goals to reach 135,000 housing units over the next ten years (2018-2028). The Blueprint includes District-specific goals to ensure that there is affordable housing throughout the city, as well as overall goals for the construction of housing units affordable to households at all income levels. This Progress to Date scorecard provides a snapshot of Austin's overall progress during the past 5 years toward achieving its 10-year affordability goals outlined in the Blueprint.

10-YEAR GOALS - PROGRESS TO DATE

Source
1

GOAL 1: DISTRIBUTION - NEW AFFORDABLE HOUSING UNITS

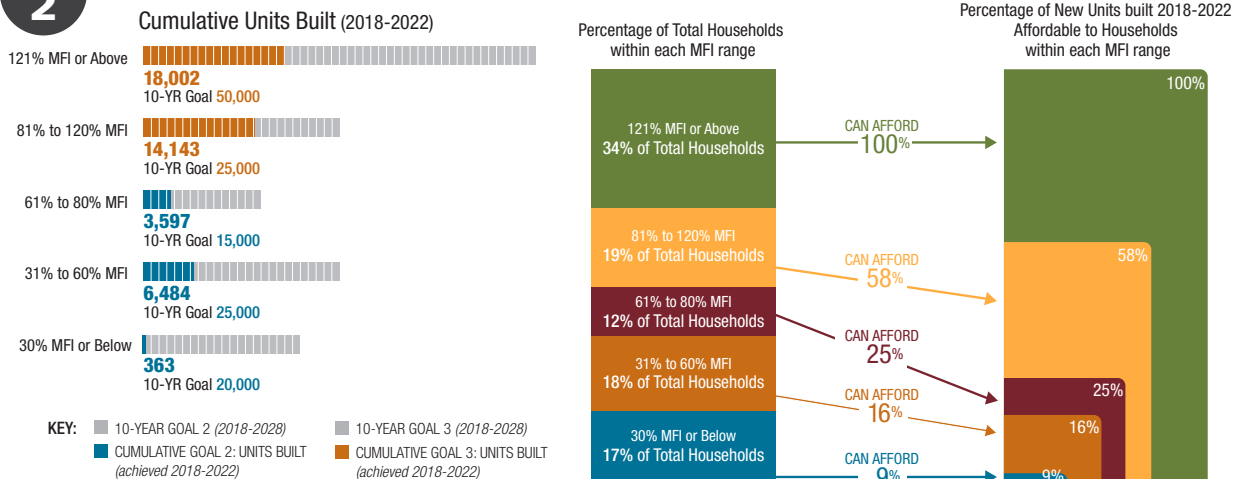
10-YR
GOAL

DISTRICT 1	DISTRICT 2	DISTRICT 3	DISTRICT 4	DISTRICT 5	DISTRICT 6	DISTRICT 7	DISTRICT 8	DISTRICT 9	DISTRICT 10
31%	32%	24%	50%	21%	5%	21%	2%	22%	<1%
2,175 out of 7,086 units built	1,417 out of 4,492 units built	1,498 out of 6,295 units built	1,551 out of 3,105 units built	935 out of 4,473 units built	446 out of 8,590 units built	1,427 out of 6,651 units built	173 out of 7,217 units built	791 out of 3,635 units built	31 out of 8,456 units built
1,093 income-restricted units under construction	2,608 income-restricted units under construction	1,221 income-restricted units under construction	1,063 income-restricted units under construction	660 income-restricted units under construction	326 income-restricted units under construction	992 income-restricted units under construction	168 income-restricted units under construction	495 income-restricted units under construction	46 income-restricted units under construction

Source
2

GOAL 2-3: NEW HOUSING UNITS 2018-2022

10-YR
GOAL



GOAL 4:

DATA
UNAVAILABLE
UNTIL 2023
SCORECARD



Imagine Austin Centers & Corridors: Areas identified in the Imagine Austin Growth Concept Map where future growth can be directed to promote a city of complete communities for all, where your daily needs are met within a short trip.



High Opportunity Areas: Areas that provide residents with greater economic security, housing stability, mobility options, educational opportunities, and improved health and well-being.

Source
4

GOAL 6: PRESERVATION

10-YR
GOAL

PRESERVE 10,000 AFFORDABLE HOUSING UNITS OVER 10 YEARS



Published 08/2023

Source
5

GOAL 7: PREVENT HOMELESSNESS

3-YR
GOAL

PREVENT 1,000 PERMANENT SUPPORTIVE HOUSING (PSH) UNITS OVER 3 YEARS



www.austintexas.gov/blueprint

Methodology

The Austin Strategic Housing Blueprint Scorecard is based on a number of resources which assess the Blueprint's affordability and geographic goals. Furthermore, this data is analyzed in the context of the boundaries of the City of Austin Council Districts. This has led to three intersecting methodologies in this Blueprint Scorecard analysis:

1. Affordable Mortgage Calculation for home ownership units: The affordability of the sales price of the home was found by calculating the allowable mortgage for the selected MFI. This was calculated using the total allowable housing cost for a family of four, minus taxes and insurance for a 30 year, fixed-rate mortgage, at an interest rate of 4.8%. It is assumed that the total payment made to escrow includes an additional 29 percent to account for taxes and insurance.
2. District-level housing units: Newly built residential properties were associated with distinct addresses and linked to Austin City Council District boundaries by their overlap. The number of new housing units were then aggregated by the City Council District in which they are located, yielding a distinct count of new affordable and market rate housing units added in the past year within each District.
3. New housing units are associated with distinct addresses and projected onto a map containing the location of Centers and Corridors identified for future growth in the Imagine Austin Comprehensive Plan and areas of High Opportunity, as outlined through analysis from the City of Austin Housing and Planning Department using data and definitions from the Enterprise Community Partners Opportunity360 Index. A ½ mile buffer surrounding the locations of the Imagine Austin Centers and Corridors was created using the Buffer Analysis tool in ArcGIS to locate the share of new housing units within ½ mile of the Imagine Austin Centers and Corridors as outlined in Goal 5.

Notes

AFFORDABLE VS INCOME-RESTRICTED UNITS

- While the Strategic Housing Blueprint outlines goals for production of 60,000 units "Affordable to 30% MFI and Below,...31-60%,...and 61-80% MFI" it does not specify whether such units are income-restricted, subsidized, or affordable to those MFIs through their market rental or sale rates. Therefore, Goals 1 & 2 include both income-restricted affordable units and market affordable units. However, Goal 5, which is outlined in the Blueprint language as "at least 25% of new income-restricted affordable housing should be in high opportunity areas", only assesses income-restricted affordable housing units, with the percentage of income-restricted units in high opportunity areas calculated as:

of New Income-Restricted Affordable Housing Units in High Opportunity Areas

All New Income-Restricted Units

MARKET RATE AFFORDABILITY CUMULATIVE CALCULATION

- To account for changes in the housing market over time, homeownership and rental market rate housing units sourced from the Austin Board of Realtors and CoStar have their affordability level recalculated every year after they are produced. For example, market rate homeownership units produced in 2019 will have their affordability recalculated in 2020 to reflect the MFI group in which they are affordable to in 2020.
 - For market rate ownership units (sourced from ABOR), the sale price in its given month and year of sale are adjusted for inflation to the reporting year's equivalent dollar value in the same month using the Bureau of Labor Statistics' CPI Inflation Calculator.
 - For market rate rental units (sourced from CoStar), the average effective rent for the rental property in the year in which it was built is updated using average effective rent data from the most recent CoStar data download. The affordability levels are recalculated using the same methodology as the initial calculation. Since the data is contemporary to the reporting year, no adjustment for inflation is necessary.
 - For both market rate ownership and rental units, recalculating the affordability level uses the reporting year's Median Family Income as the benchmark for MFI categories.

MFI LEVEL

- Nearly all units are calculated on a 4-person MFI level. However, units in newly constructed unsubsidized rental properties (data sourced from CoStar) were separated into affordability categories determined by their number of bedrooms and area median family income according to household size, i.e. one bedroom=1-person MFI, two bedroom=2 person MFI and so on. These properties have their affordability measured by the rents for each bedroom-count per unit and how affordable they are to the corresponding household size in the area's MFI breakdown by HUD.

AFFORDABILITY PERIOD START DATE

- Affordability period start date varies by program, such as by when tenant income is certified or when the Certificate of Occupancy is issued. However, for all properties captured in the City of Austin's Affordable Housing Inventory (AHI), the "Status" field was used to determine the affordability period start date for each project. For this Blueprint Scorecard analysis the value "Project Completed" in the "Status" was used to identify properties which should be included in unit counts for analysis of the current year.
- TDHCA 4% and 9% LIHTC (low-income housing tax credit) units, which typically take 2-3 years to complete, were sourced from housing tax credit award lists 2-3 years prior and counted on project completion, i.e. when the affordability period started.
- The affordability start date for a development that received 4% or 9% low-income tax credits from TDHCA was determined by a public information request to TDHCA outlining when the development was placed in service.
- For developments sourced from the National Housing Preservation Database (properties that received subsidies from other federal programs besides LIHTC), the subsidy start date was used to identify the affordability period start date.

INCOME-RESTRICTED UNITS UNDER CONSTRUCTION

- Developments that have received subsidies and will contain income-restricted units are included and counted by Council District if the development has received its building permit. Building permit information was gathered using the "Status" column in the AHI for city-funded properties and using the "Issued Date" column where "Permit Type" = "Building Permit" in the Issued Construction Permits dataset. The list of income-restricted units under construction and their corresponding unit count and location is compiled using the same sources as Source 2 in the Source list. Any subsidized development which did not have its affordability period start in the reporting year and that has received its building permit.

PERMANENT SUPPORTIVE HOUSING (PSH)

- The PSH goal reflects new goals set out in the Summit to Address Unsheltered Homelessness in Austin, as adopted by the City Council in May 2021, which include developing 1,000 units of Permanently Supportive Housing in three years. This goal does not include units that count toward the overarching goal to rehouse 3,000 individuals experiencing homelessness which are not PSH units. Since the new goal was adopted in 2021, the Progress to Date Scorecard only reflects progress since the goal's adoption.

WATERFALL GRAPHIC – Percentage of Units Affordable to Households at different income levels

- This graphic aims to show the relative availability of newly constructed housing units affordable to households at each income group in comparison to the percentage of households that fall within that income group out of all households in Austin. Starting with the 2021 Scorecard, this graphic was introduced to better represent the percentage of newly built housing units that are affordable to households at different income levels. Since households earning above 121% MFI are able to afford any housing units that do not contain restrictions based on income, they have a much broader range of housing choices, including units produced that are affordable to households at lower income levels. The same logic applies to lower income categories.

SCORING

The Blueprint Scorecard goals were measured using the following scoring system:

75% Metric	25% Metric	10% Metric
▲ ON TRACK - 75% or Above	▲ ON TRACK - 25% or Above	▲ ON TRACK - 10% or Above
▶ PROGRESS UNDERWAY - 50-74%	▶ PROGRESS UNDERWAY - 15-24%	▶ PROGRESS UNDERWAY - 6-9%
▼ OFF TRACK - Below 50%	▼ OFF TRACK - Below 15%	▼ OFF TRACK - Below 6%

KEY: ▲ **ON TRACK:** Meeting or exceeding 10-Year Goal at current rate ▶ **PROGRESS UNDERWAY:** Only meeting 60-99% of the 10-Year Goal at current rate
▼ **OFF TRACK:** Meeting less than 60% of the 10-Year Goal at current rate

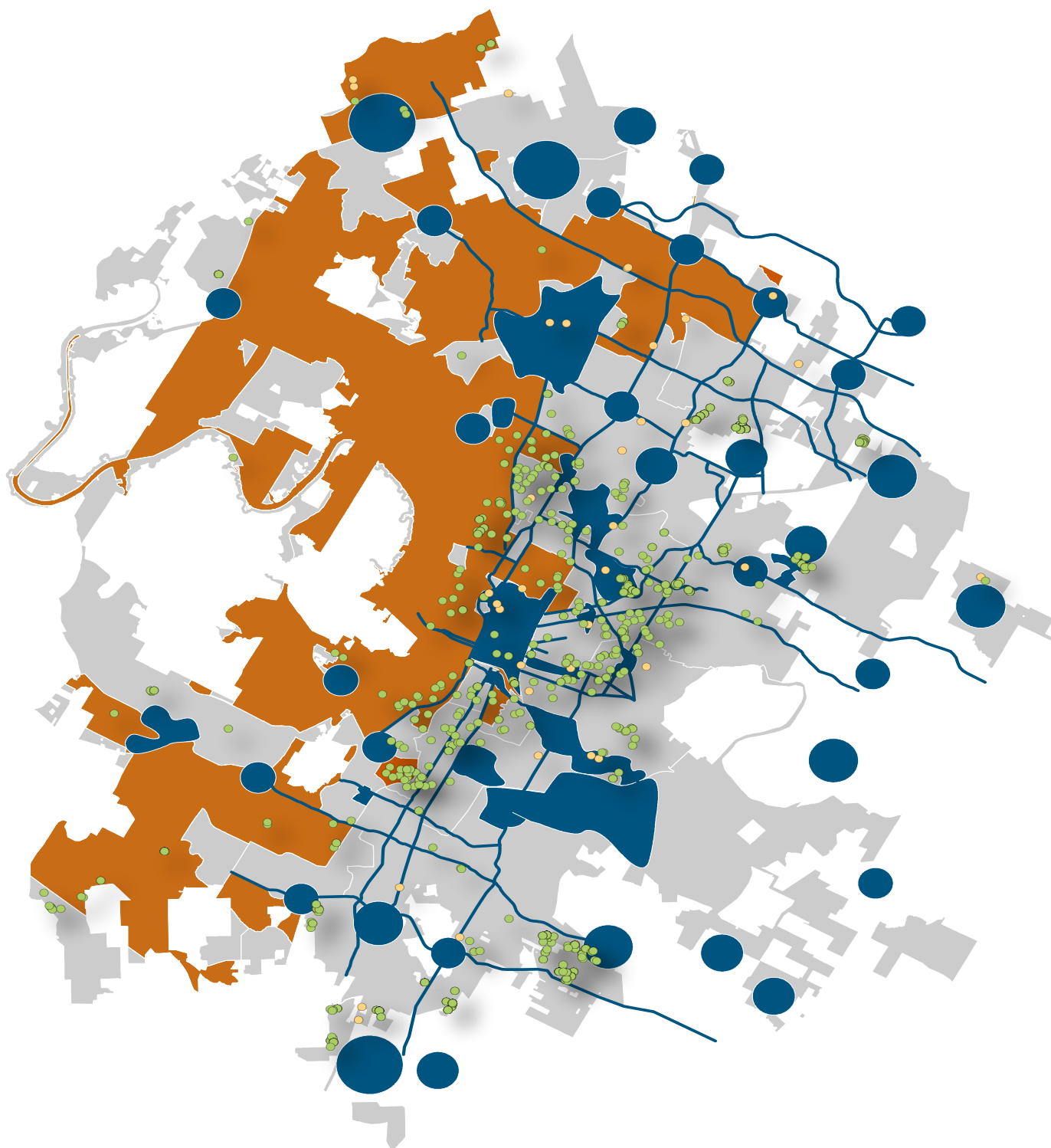
DEFINITIONS

- Preservation:** Maintain existing homes affordable to community members through acquisition and rehabilitation, creating supportive financial environments, and advancing new ownership models. The figures in Goal 6 represent affordable housing units whose affordability was preserved through the acquisition of the property or through the introduction of additional subsidies to preserve a unit when its affordability would have otherwise expired. This includes programs like the HPD's Home Repair Program, units purchased through Affordable Central Texas programs, units purchased by the Housing Authority of the City of Austin, or units preserved through TDHCA's housing tax-credit acquisition and rehabilitation program.
- Permanent Supportive Housing:** New units that provide housing and supportive services to extremely low-income households who are experiencing chronic homelessness and face multiple barriers to housing stability. The figures in this Blueprint Scorecard represent Permanent Supportive Housing units produced through new housing developments with funding from the City of Austin's Rental Housing Development Assistance program or other programs, as defined by the City of Austin. It is important to note that the City of Austin defines Permanent Supportive Housing slightly differently than other entities, such as the Ending Community Homelessness Coalition (ECHO) or the Texas Department of Housing and Community Affairs (TDHCA), which have various criteria and qualifications for units to count as Permanent Supportive Housing. For instance, ECHO only qualifies units as Permanent Supportive Housing if they serve individuals using the Coordinated Entry system, which is intended to help those most in need with low-barrier selection criteria. Whereas TDHCA uses a broader definition of PSH to include units that serve individuals who have experienced chronic homelessness and require supportive services, regardless of their selection criteria. The varying definitions for PSH units may result in slightly different figures from the Scorecard being reported for new PSH unit production.

LIMITATIONS

- HPD's Home Repair Program is based on Fiscal Year while all other data sources are based on Calendar Year. Since the fiscal year ends on September 30th, units that received funding from the Home Repair program in a given fiscal year were split into fourths, representing the $\frac{3}{4}$ months in the fiscal year contained in a calendar year. Therefore, to count units that participated in HPD's Home Repair Program during the 2020 calendar year (i.e. for counting toward Goal 6 in the 2020 Scorecard), 75% of the total FY19-20 unit count was combined with 25% of the current count for the FY20-21, which runs from October 1st, 2020 to September 30th, 2021.
- Considering the varied sources, different geographical scales, and multiple methodologies it is important to understand that most of the data for each district is best evaluated comparatively and not referenced as absolute numbers.
- Due to changes to City Council District boundaries from the Redistricting process following the 2020 Census, some units counted in prior Scorecards (2018 to 2021) have shifted to different Council Districts as reflected in Goal 1 of the Progress to Date Scorecard. A full breakdown of units that have shifted Council District due to the redistricting process can be seen in the table below.

	Affordable Unit Change	Market Unit Change	Total Unit Change
District 1	-25	-306	-331
District 2	0	1	1
District 3	13	108	121
District 4	100	60	160
District 5	-65	-320	-385
District 6	0	-67	-67
District 7	-80	-23	-103
District 8	0	5	5
District 9	57	482	539
District 10	0	60	60



KEY: ● UNITS AFFORDABLE TO $\leq 80\%$ MFI ● UNITS AFFORDABLE TO $\geq 80\%$ MFI ■ IMAGINE AUSTIN CENTERS & CORRIDORS ■ HIGH OPPORTUNITY AREAS

Progress to Date Scorecard (2018-2022)

GOAL 1: Affordable Homes In Each District

OFF TRACK ▼

As we surpass the halfway point since the adoption of the Blueprint, only one Council District is currently on pace to meet its ten-year goals for new affordable housing units. District 4 is the only Council District to meet at least 50% of its District-specific ten-year goal after five years, having constructed 1,551 affordable units, 51% of its ten-year benchmark (3,105 units). No other District has met more than 32% of its ten-year goal, with Districts 1 and 2 reaching 31% and 32% respectively of their overall goals after five years. Meanwhile, Districts 6, 8, and 10 have produced 5% or less of their ten-year affordable housing production goals at the halfway point. While Districts 1, 2, 3, 4, and 7 have at least 1,000 income-restricted affordable housing units currently under construction, Districts 6, 8, and 10 – the Council Districts furthest behind on their ten-year affordable housing goals – have only 540 income-restricted affordable units in the pipeline combined.

Need for Future Housing Production to Meet 10-year District Goals by 2028

Council District	Ten-Year District Goal for Affordable Units	Affordable Units Produced after Five Years	Percent of Ten-Year Goal Met after Five Years	Affordable Units Needed Every Year to Meet Goal by 2028	Affordable Income-Restricted Units Under Construction
District 1	7,086	2,175	31%	982	1,093
District 2	4,492	1,417	32%	615	2,608
District 3	6,295	1,498	24%	959	1,221
District 4	3,105	1,551	50%	311	1,063
District 5	4,473	935	21%	708	660
District 6	8,590	446	5%	1,629	326
District 7	6,651	1,427	21%	1,045	992
District 8	7,217	173	2%	1,409	168
District 9	3,635	791	22%	569	495
District 10	8,456	31	0.4%	1,685	46

Additionally, this year's Scorecard is the first to be impacted by the new City Council District boundaries that resulted from the redistricting process following the 2020 Census. Due to these changes, some units counted in prior Scorecards (2018 to 2021) have shifted to different Council Districts as reflected in Goal 1. The table below illustrates the changes in affordable housing units by District due to properties counted in previous Blueprint Scorecards changing Districts following redistricting.

Affordable Units counted in Previous Scorecard with District Changes due to Redistricting

Council District	Affordable Units Change
District 1	-25
District 2	0
District 3	13
District 4	100
District 5	-65

Council District	Affordable Units Change
District 6	0
District 7	-80
District 8	0
District 9	57
District 10	0

GOAL 2: 60,000 New Affordable Homes In 10 Years

OFF TRACK ▼

Over the past five years, 10,444 units affordable to households earning 80% MFI or below have been built, just over one third of the 30,000 needed to keep pace with meeting the ten-year goal. None of the three housing production goals for households at different income levels below 80% MFI are on pace to meet even a third of the units outlined in the 10-year goal. While gains were made in 2022 to build more units affordable to households earning 31% to 80% MFI, the production of housing affordable to households with the lowest incomes continues to fall significantly short of its goals to build 20,000 units over ten years, with only 363 new units built over five years affordable to households at 30% MFI or below.

GOAL 3: 75,000 New Moderate- and High-Income Homes in 10 Years

PROGRESS UNDERWAY ►

Over the four years since the Blueprint was adopted, 32,145 units affordable to households earning 81% MFI and above have been produced, around 5,000 short of the 37,500 needed after five years to meet the overall goal of 75,000 new units for middle- and high-income households. However, production in the past three years (7,489 units in 2020, 7,473 units in 2021, and 7,582 units in 2022) has been just around the pace needed to meet the production goals for middle- and high-income homes. Meanwhile, the city is currently on track to surpass its goal to build 25,000 new housing units affordable to households earning 81% to 120% MFI, having constructed 14,143 such units after five years, 57% of the ten-year goal.

Progress to Date on Blueprint Production Goals After Five Years (2018 to 2022)

Affordability Level	Five Year Production Needed to Meet 10-Year Goal	Units Produced after Five Years	Percent of Five-Year Production Met
30% MFI or Below	10,000	363	4%
31% - 60% MFI	12,500	6,484	52%
61% - 80% MFI	7,500	3,597	48%
81% - 120% MFI	12,500	14,143	113%
121% MFI & Above	25,000	18,002	72%

The Progress to Date Scorecard also shows the percentage of new units built over the past five years affordable to households within each income category outlined in the Blueprint. Despite making up 17% of all households in Austin, households earning 30% MFI or below can only afford 0.9% of the new housing units constructed over the past four years. Meanwhile, middle- (81% to 120% MFI) and high-income (121% MFI and above) households can afford 58% and 100% respectively of all new units produced since 2018.

GOAL 4: Housing Units Within Each District

Data unavailable for this year.

GOAL 5: New Housing near Imagine Austin Centers & Corridors and in High Opportunity Areas

PROGRESS UNDERWAY



Over the past five years, the city has been very successful in locating new units within a ½ mile of Imagine Austin Centers & Corridors and has had mixed results in locating income-restricted affordable units in High Opportunity Areas. At the current pace, the city would meet and far exceed its goal to locate 75% of new units near Imagine Austin Centers & Corridors, with 89% of new units built since 2018 located within a half-mile of Imagine Austin Centers & Corridors. However, more work is needed to improve upon the current rate of locating 16% of new income-restricted housing units built in the past five years within High Opportunity Areas to meet the goal of 25%.

GOAL 6: Preserve 10,000 Affordable Housing Units Over 10 Years

ON TRACK



Since 2018, 5,725 units of affordable housing have been preserved, ensuring that they would remain affordable for residents over the coming decades. This amount represents the first time since the adoption of the Blueprint that the city is on track to meet its goal to preserve 10,000 affordable housing units over ten years.

GOAL 7: Develop 1,000 Permanent Supportive Units Over Three Years

OFF TRACK ▼

While the Strategic Blueprint originally set goals for the development of 1,000 units of Permanent Supportive Housing (PSH) over 10 years, the rapid rise in the cost of housing and the heightened health and safety crisis during the COVID-19 Pandemic has required substantial and immediate investment to increase the amount of housing available to those experiencing homelessness in Austin. Following the convening of a workgroup which featured a coalition of public officials, service providers, and housing advocates (the Summit to Address Unsheltered Homelessness), the Austin City Council set new short-term goals in May 2021 for the provision of 3,000 additional homes available to people experiencing unsheltered homelessness within three years, including a goal to develop 1,000 new units of Permanent Supportive Housing. To reflect this new directive set by the City Council, the Blueprint Scorecard has been adjusted to match the new goal for 1,000 units of Permanent Supportive Housing developed in three years.

Since the goal to develop 1,000 units of Permanent Supportive Housing within three years was set in 2021, the Progress to Date Scorecard only reflects the 184 PSH units developed in 2021 and 2022 so far. While the 184 PSH units produced over the two years falls short of the 333 units needed every year to meet this goal, the timeline outlined in the Summit to Address Unsheltered Homelessness to meet the 1,000 unit goal anticipated a delayed response, with the development of PSH units increasing over time throughout the three year period.

Annual Blueprint Scorecard (2022)

GOAL 1: Affordable Homes In Each District

OFF TRACK ▼

In 2022, only 2 of the 10 Council Districts – Districts 3 and 4 - met their one-year goal for affordable housing production. Meanwhile, two Districts 8 and 10 produced zero new units of housing affordable to households earning 80% of Median Family Income (MFI) or below. However, half of the ten City Council Districts completed over 75% of the affordable units their annual goal, an increase from 2021 when only 1 District completed 75% of the annual goal.

GOAL 2: 60,000 New Affordable Homes In 10 Years

In 2022, more affordable housing units affordable were built than in any single year in the five years since the Blueprint was adopted, with 3,305 new units affordable to households earning 80% MFI or below completed. Still, this falls short of the annual goal to build 6,000 new units of affordable housing (80% MFI or below).

20,000 Housing Units Affordable to Households earning 30% MFI or Below

OFF TRACK ▼

Only 3% of the annual goal to build 2,000 units affordable to households with the lowest incomes in Austin, earning 30% MFI or below, was met in 2022. The 68 units affordable to households at 30% MFI or below produced in 2021 was a decrease from the 87 units produced in 2020, the second lowest annual production of units at this affordability level since the Blueprint was adopted.

25,000 Housing Units Affordable to Households earning 31% to 60% MFI

PROGRESS UNDERWAY ►

The city produced 1,707 units affordable to households earning 31% to 60% MFI in 2022, 69% of its annual goal to build 2,500 units. This is the second highest annual production of units affordable to households at 31-60% MFI since the Blueprint was adopted and a 61% increase from the 1,060 units produced in 2021.

15,000 Housing Units Affordable to Households earning 61% to 80% MFI

ON TRACK ▲

With 1,530 new units of housing affordable to households earning 61-80% MFI completed in 2022, the city exceeded its annual goal to build 1,500 such units. This represents a significant increase from the 472 units affordable to households earning 61% to 80% MFI built in 2021, and is the highest single annual production of units affordable to households earning 61-80% MFI since the Blueprint was adopted. Part of this significant increase results from lower rents in new market rate rental developments that were built in 2022 when compared to rents offered in new developments that opened in 2021.

GOAL 3: 75,000 New Moderate- and High-Income Homes in 10 Years

While production of affordable housing units fell behind annual production goals, the current rate of market-rate housing production is currently near or on pace to meet ten-year housing for new units affordable to households earning 81% MFI or above.

25,000 Housing Units Affordable to Households earning 81% to 120% MFI

ON TRACK ▲

For the third year in a row, the city met and exceeded its 2,500 unit-goal of homes affordable to households earning 81% to 120% MFI (middle-income households) as 3,209 homes affordable to middle-income households were built. The 3,209 units affordable to middle-income households produced in 2022 was a decrease from the production of units affordable to households earning 81-120% MFI in 2021 and 2020.

50,000 Housing Units Affordable to Households earning 121% MFI or Above

PROGRESS UNDERWAY ►

The 4,373 units produced for households earning 121% MFI or above (high-income households) in 2022 was the largest annual production in any income category since the Blueprint was adopted in 2017. Still, the 4,373 new units produced fell short of the annual goal to build 5,000 new units affordable to high-income households. Between the two affordability levels encompassing middle- and high-income households, the 7,582 overall new units affordable and available to households earning above 81% MFI exceeded the combined 7,500 unit annual goal for middle- and high-income households.

As households earning 121% MFI or above have the broadest housing choice, such households can afford all of the units newly completed in 2022. Meanwhile, households earning 30% MFI or below have the fewest housing choices, with only 1% of new units affordable to households with these incomes. However, households with incomes ranging from 31% MFI to 80% MFI are able to afford more of the new units built in 2022 compared to 2021. Households in the 31% to 60% MFI category can afford 16% of all new housing units constructed in 2022, an increase from only being able to afford 13% of the units produced in 2021. Similarly, households earning 61% to 80% MFI are able to afford 30% of all new units produced in 2022, nearly double the percent they could afford in 2021.

GOAL 4: Housing Units Within Each District (DATA UNAVAILABLE FOR THIS YEAR)

Data unavailable for this year.

GOAL 5: Imagine Austin Centers & Corridors & High Opportunity Areas

New Housing near Imagine Austin Centers & Corridors

ON TRACK ▲

The city continued to meet its goal to locate at least 75% of new housing units within a half mile of centers and corridors targeted for growth in the Imagine Austin Comprehensive Plan, as 81% of the new housing units produced in 2022 were located within ½ mile of the Imagine Austin Centers & Corridors. However, this is the lowest percentage of units located within a ½ mile of the Imagine Austin Centers & Corridors in any single year since the Blueprint was adopted. The city has met this goal every year since the Blueprint was adopted, locating at least 89% of new units within a half mile of Imagine Austin Centers & Corridors in every previous year.

New Housing near High Opportunity Areas

OFF TRACK ▼

Only 5% of new income-restricted units produced in 2022 were located in High Opportunity Areas, marking the third year in a row where the city has fallen short on its goal to locate at least 25% of income-restricted affordable housing units within areas of high opportunity. The percentage of new units located within High Opportunity Areas in 2022 decreased by 5% from the 10% of new income-restricted units located in High Opportunity Areas in 2021.

GOAL 6: Preserve 10,000 Affordable Housing Units Over 10 Years

ON TRACK ▲

Successful efforts to preserve affordable housing in 2022 have again far exceeded the annual Blueprint goal of 1,000 affordable units preserved by nearly 100%. For the second year running, the 1,862 units preserved in 2022 represents the largest amount of affordable housing preserved in a single year since the Blueprint was adopted, building on the 1,550 preserved in 2021. The number of homes preserved has increased every year since 2018, when only 371 affordable units were preserved.

GOAL 7: Develop 1,000 Permanent Supportive Units Over Three Years

OFF TRACK ▼

In 2022, 47 units of Permanent Supportive Housing were developed, stalling progress on the three-year goal to build 1,000 PSH units in an effort to unlock 3,000 homes for Austinites experiencing homelessness. However, there are multiple projects that include PSH units in the pipeline, with an anticipated date of completion within the next two years.

Conclusion

As we reach the midpoint in the Strategic Housing Blueprint's ten-year timeframe, much has been accomplished toward reaching the goals set out in 2017, but much more work is necessary to meet them. At the current rate, Austin is on track to meet or exceed goals for affordable housing preservation, locating new housing within areas targeted for growth in the Imagine Austin Plan, and to produce new housing affordable to middle- and high-income households. However, the production of housing units affordable to households with incomes at or below 80% of Median Family Income, including building units dedicated to permanent supportive housing for those experiencing homelessness, remains off the pace necessary to meet ten-year goals. Meanwhile, only Council District 4 is currently on pace to meet District-specific goals for affordable housing development throughout the whole city. As the chart below suggests, in order to meet the ten-year goals for production of housing units affordable to households at or below 80% MFI, the Austin community will need to significantly increase its rate of development of affordable homes.

Need for Future Housing Production to Meet 10-year Goals by 2028

Affordability Level	Ten-Year Goal	Units Produced over Five Years	Units Needed Every Year to Meet Goal by 2028	If Average Annual Rate of Production since 2018 is Maintained, Number of Units Produced after 10 Years
30% MFI or Below	20,000	363	3,927	726
31% - 60% MFI	25,000	6,484	3,703	12,968
61% - 80% MFI	15,000	3,597	2,281	7,194
81% - 120% MFI	25,000	14,143	2,171	28,286
121% MFI & Above	50,000	18,002	6,400	36,004

The positive movement in 2022 toward greater housing production for households between 31% and 80% MFI suggests that, with significant focus on comprehensively addressing affordable housing, the Blueprint goals can still be achieved in the next five years. However, much work remains to reach the goals set in 2017. The next five years will require unified community efforts and focused action to meet the Blueprint goals and allow Austinites greater opportunities to live with safe, accessible, and affordable housing in all parts of Austin.



Nora Linares-Moeller
Executive Director, HousingWorks Austin



HousingWorks
AUSTIN

AUSTIN STRATEGIC HOUSING BLUEPRINT SCORECARD

PROGRESS
TO DATE
2018-2022

Checking in on the Strategic Housing Blueprint after Five Years

In 2017, Austin City Council adopted the Austin Strategic Housing Blueprint detailing goals to reach 135,000 housing units over the next ten years (2018-2028). The Blueprint includes District-specific goals to ensure that there is affordable housing throughout the city, as well as overall goals for the construction of housing units affordable to households at all income levels. This Progress to Date scorecard provides a snapshot of Austin's overall progress during the past 5 years toward achieving its 10-year affordability goals outlined in the Blueprint.

10-YEAR GOALS - *PROGRESS TO DATE*

GOAL 1: DISTRIBUTION - NEW AFFORDABLE HOUSING UNITS

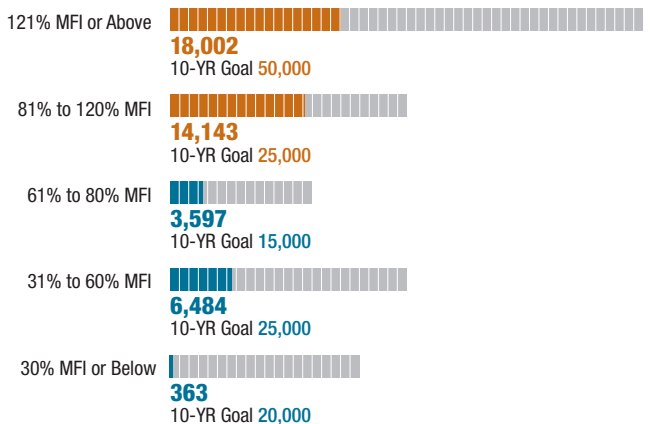
10-YR
GOAL

DISTRICT 1	DISTRICT 2	DISTRICT 3	DISTRICT 4	DISTRICT 5	DISTRICT 6	DISTRICT 7	DISTRICT 8	DISTRICT 9	DISTRICT 10
31% 2,175 out of 7,086 units built	32% 1,417 out of 4,492 units built	24% 1,498 out of 6,295 units built	50% 1,551 out of 3,105 units built	21% 935 out of 4,473 units built	5% 446 out of 8,590 units built	21% 1,427 out of 6,651 units built	2% 173 out of 7,217 units built	22% 791 out of 3,635 units built	<1% 31 out of 8,456 units built
1,093 income-restricted units under construction	2,608 income-restricted units under construction	1,221 income-restricted units under construction	1,063 income-restricted units under construction	660 income-restricted units under construction	326 income-restricted units under construction	992 income-restricted units under construction	168 income-restricted units under construction	495 income-restricted units under construction	46 income-restricted units under construction

GOAL 2-3: NEW HOUSING UNITS 2018-2022

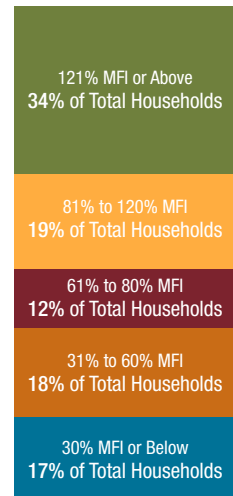
10-YR
GOAL

Cumulative Units Built (2018-2022)

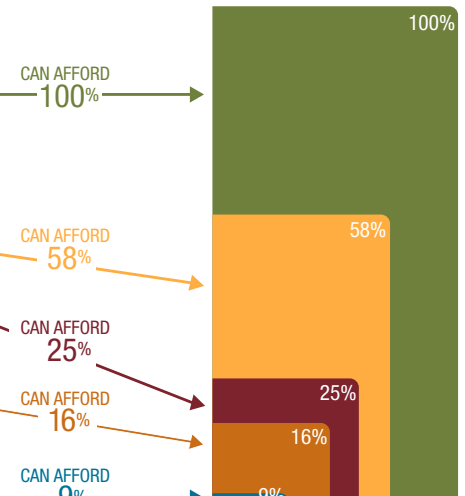


KEY:
■ 10-YEAR GOAL 2 (2018-2028)
■ 10-YEAR GOAL 3 (2018-2028)
■ CUMULATIVE GOAL 2: UNITS BUILT (achieved 2018-2022)
■ CUMULATIVE GOAL 3: UNITS BUILT (achieved 2018-2022)

Percentage of Total Households within each MFI range



Percentage of New Units built 2018-2022 Affordable to Households within each MFI range



GOAL 4:

DATA
UNAVAILABLE
UNTIL 2023
SCORECARD

GOAL 5: IMAGINE AUSTIN CENTERS & CORRIDORS & HIGH OPPORTUNITY AREAS



Imagine Austin Centers & Corridors: Areas identified in the Imagine Austin Growth Concept Map where future growth can be directed to promote a city of complete communities for all, where your daily needs are met within a short trip.



High Opportunity Areas: Areas that provide residents with greater economic security, housing stability, mobility options, educational opportunities, and improved health and well-being.

GOAL 6: PRESERVATION

10-YR
GOAL

PRESERVE 10,000 AFFORDABLE HOUSING UNITS OVER 10 YEARS



GOAL 7: PREVENT HOMELESSNESS

3-YR
GOAL

PRODUCE 1,000 PERMANENT SUPPORTIVE HOUSING (PSH) UNITS OVER 3 YEARS





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AUSTIN STRATEGIC HOUSING BLUEPRINT SCORECARD 2022

A Holistic Approach to Affordable Housing

In 2017, Austin City Council adopted the Austin Strategic Housing Blueprint detailing goals to reach 135,000 housing units over the next ten years (2018-2028). The Blueprint includes goals for affordable housing in every City Council District to ensure that there is affordable housing throughout the city. It also includes goals for the construction of 60,000 housing units affordable to households at 80% median family income (MFI) and below, and another 75,000 units for households earning greater than 80% MFI broken into specific goals for households at different income levels.

GOALS

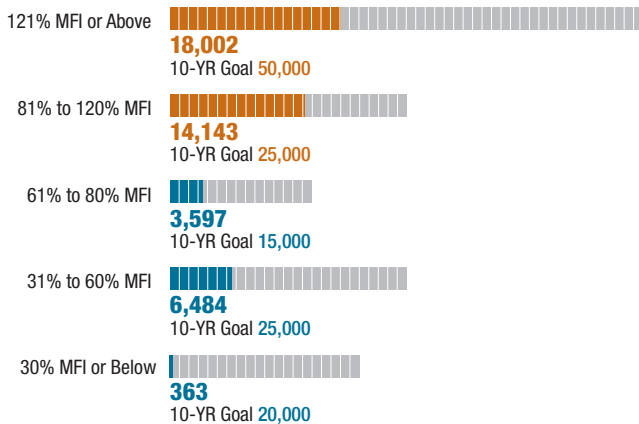
GOAL 1: DISTRIBUTION - NEW AFFORDABLE HOUSING UNITS 1-YR GOAL

DISTRICT 1	DISTRICT 2	DISTRICT 3	DISTRICT 4	DISTRICT 5	DISTRICT 6	DISTRICT 7	DISTRICT 8	DISTRICT 9	DISTRICT 10
80% 569 out of 709 units built	79% 354 out of 449 units built	101% 633 out of 630 units built	159% 495 out of 311 units built	92% 412 out of 447 units built	37% 316 out of 859 units built	46% 305 out of 665 units built	0% 0 out of 722 units built	44% 159 out of 364 units built	0% 0 out of 846 units built
1,093 income-restricted units under construction	2,608 income-restricted units under construction	1,221 income-restricted units under construction	1,063 income-restricted units under construction	660 income-restricted units under construction	326 income-restricted units under construction	992 income-restricted units under construction	168 income-restricted units under construction	495 income-restricted units under construction	46 income-restricted units under construction

DISTRICT BY DISTRICT ANNUAL GOALS

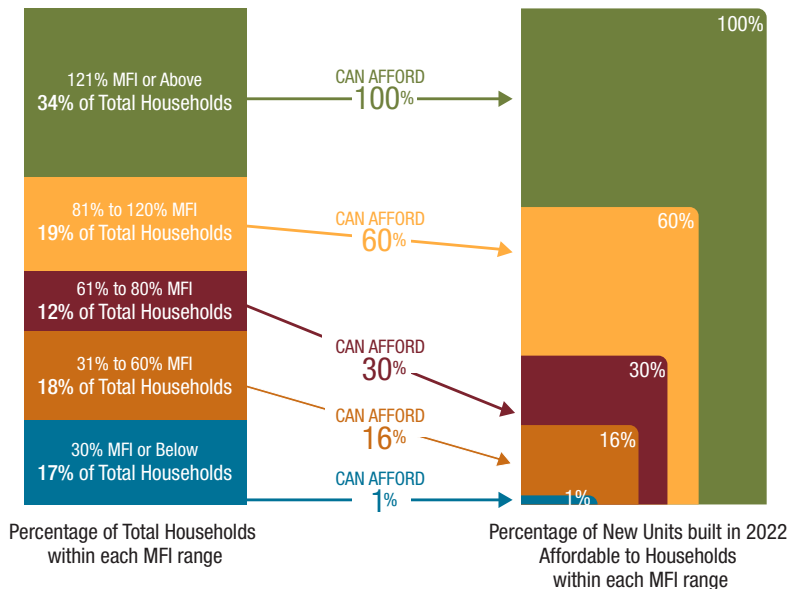
GOAL 2-3: NEW HOUSING UNITS 2018-2022 10-YR GOAL

Cumulative Units Built (2018-2022)



KEY:
 ■ 10-YEAR GOAL 2 (2018-2028)
 ■ CUMULATIVE GOAL 2: UNITS BUILT (achieved 2018-2022)
 ■ 10-YEAR GOAL 3 (2018-2028)
 ■ CUMULATIVE GOAL 3: UNITS BUILT (achieved 2018-2022)

New Units Built (2022 Only)



GOAL 2: AFFORDABLE UNITS 2022 1-YR GOAL

68 UNITS
2,000 HOUSING UNITS AFFORDABLE TO **30% MFI OR BELOW**

1,707 UNITS
2,500 HOUSING UNITS AFFORDABLE TO **31-60% MFI**

1,530 UNITS
1,500 HOUSING UNITS AFFORDABLE TO **61-80% MFI**

GOAL 3: MIDDLE - & HIGH-INCOME UNITS 2022 1-YR GOAL

3,209 UNITS
2,500 HOUSING UNITS AFFORDABLE TO **81-120% MFI**

4,373 UNITS
5,000 HOUSING UNITS AFFORDABLE AT **121% MFI OR BELOW**



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AUSTIN

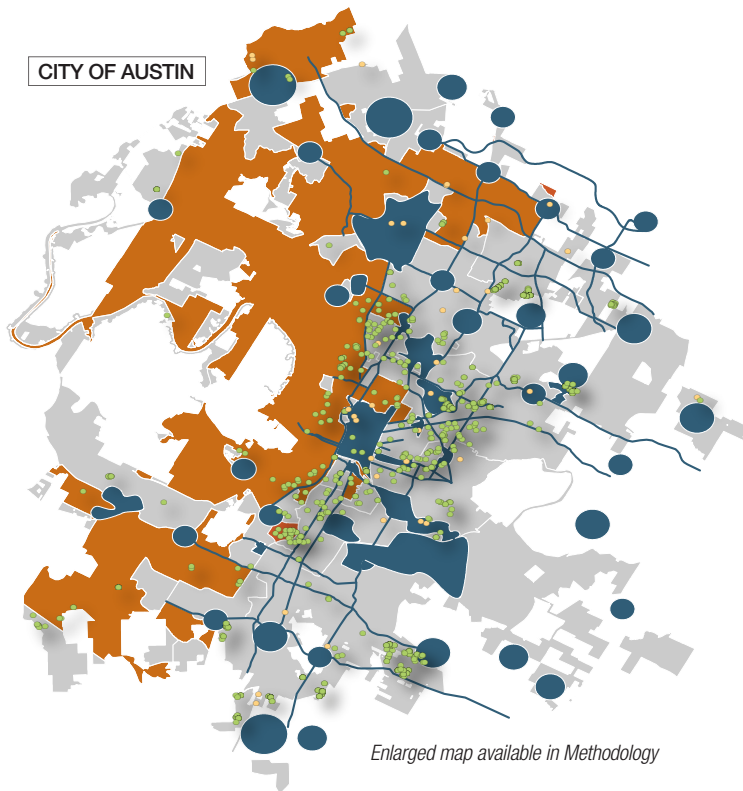
AUSTIN STRATEGIC HOUSING BLUEPRINT SCORECARD 2022

GOAL 4: HOUSING UNITS WITHIN EACH DISTRICT (DATA UNAVAILABLE FOR THIS YEAR)

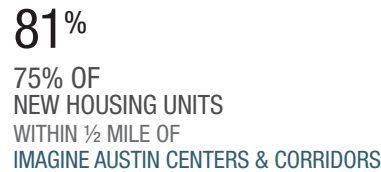
Data on the affordability of all housing units in Austin is not available annually. The City of Austin will have information responsive to this goal in the 2023 Scorecard after it conducts its next Comprehensive Housing Market Analysis, which is completed every five years and includes a comprehensive analysis of all housing units in the City of Austin, both new and existing.

GOAL 5: IMAGINE AUSTIN CENTERS & CORRIDORS & HIGH OPPORTUNITY AREAS

KEY: ● UNITS AFFORDABLE TO \leq 80% MFI ● UNITS AFFORDABLE TO \geq 80% MFI ■ IMAGINE AUSTIN CENTERS & CORRIDORS ■ HIGH OPPORTUNITY AREAS



Units within 1/2 miles of Imagine Austin Centers & Corridors or in High Opportunity Areas



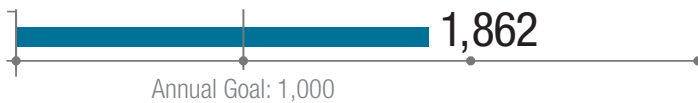
Imagine Austin Centers & Corridors:
Areas identified in the Imagine Austin Growth Concept Map where future growth can be directed to promote a city of complete communities for all, where your daily needs are met within a short trip.



High Opportunity Areas:
Areas that provide residents with greater economic security, housing stability, mobility options, educational opportunities, and improved health and well-being.

GOAL 6: PRESERVATION 1-YR GOAL

PRESERVE 10,000 AFFORDABLE HOUSING UNITS OVER 10 YEARS



Preservation: Maintain existing homes affordable to community members through acquisition and rehabilitation, creating supportive financial environments, and advancing new ownership models.

GOAL 7: PREVENT HOMELESSNESS 1-YR GOAL

PRODUCE 1,000 PERMANENT SUPPORTIVE HOUSING (PSH) UNITS IN 3 YEARS



Permanent Supportive Housing: New units that provide housing and supportive services to extremely low-income households who are experiencing chronic homelessness and face multiple barriers to housing stability.

Blueprint Scorecard

The citywide Housing Scorecard analyzes and tracks progress toward achieving the seven goals that are key to implementing the Blueprint. This scorecard can help Austin track its efforts to sustainably achieve affordability goals, expand housing opportunities throughout town, and to ensure Austin remains a welcoming city for all. Austin has made considerable progress towards achieving its strategic housing goals, but significant work remains. Achieving these goals will require leveraging existing funding sources, increasing future funding opportunities, ensuring that existing regulations and programs align with affordability goals, and expanding collaborations with non-profit and private sector partners. Continued progress also depends on a strong community commitment to address the needs of the most vulnerable and create a more equitable and inclusive Austin.