Executive Summary

HousingWorks Austin is a nonprofit organization that aims to increase the supply of affordable housing in Austin by providing research, education, advocacy, and thoughtful, workable affordable housing policy recommendations.

The second iteration of HousingWorks' Blueprint Scorecard analyzes and tracks the City's progress towards reaching 135,000 housing units over the next ten years as detailed in the Austin Strategic Housing Blueprint, adopted by City Council in 2017. The Blueprint includes goals for affordable housing in every City Council district to ensure that there is affordable housing throughout the city. The Blueprint includes goals for the construction of 60,000 housing units affordable to households at or below 80% median family income (MFI), and another 75,000 units for households earning greater than 80% MFI with specific goals for households at different income levels. The second iteration of the Blueprint Scorecard builds on the slow progress highlighted in the 2018 Blueprint Scorecard and shows that the City of Austin continues to meet some goals outlined in the Strategic Housing Blueprint, but still lags behind targets for many other metrics.

Major findings include:

GOAL 1: HOMES IN EACH DISTRICT

Distribution of new housing units throughout each district

Production of new affordable housing in five of the ten City Council Districts have made some progress toward or have exceeded (District 2 and 9) their annual District by District goals outlined in the Blueprint. However, in four Districts, fewer than half of the goal units were built. In order to reach District by District Blueprint goals over the next ten years, an average of 632 units per District would need to be produced annually by 2028. This year, the average number of affordable housing units produced per District was 310.

GOAL 2: BUILD INCOME-RESTRICTED HOMES

20,000 Housing Units Affordable to 30% MFI and Below

118 units affordable to households earning at or below 30% MFI have been produced this year, which represents only 0.59% of the Blueprint's ten-year goal to build 20,000 units for such households by 2028. In order to reach Blueprint goals over the next nine years, a total of 2,199 units would need to be produced annually by 2028.

25,000 Housing Units Affordable to 31-60% MFI and Below

2,691 housing units affordable to households earning between 31-60% MFI have been produced this year, which represents 10.76% of the Blueprint's ten-year goal to build 25,000 units for households earning between 31-60% MFI by 2028. In order to reach Blueprint goals over the next ten years, a total of 2,336 units would need to be produced annually by 2028.

15,000 Housing Units affordable to 61-80% MFI and below

291 units affordable to households earning between 61-80% MFI have been produced this year, which represents 1.94% of the Blueprint's ten-year goal to build 15,000 units affordable to households earning between 61-80% MFI. In order to reach Blueprint goals over the next ten years, a total of 1,599 units would need to be produced annually by 2028.

GOAL 3: BUILD MODERATE-INCOME HOMES AND OTHER HOUSING

25,000 Units at 81-120% MFI

1,679 units affordable to households earning between 81-120% MFI have been produced this year, which represents 6.72% of the Blueprint's ten-year goal to build 25,000 units affordable to households earning between 81-120% MFI by 2028. In order to reach Blueprint goals over the next ten years, a total of 2,358 units would need to be produced annually by 2028.

50,000 Units at 121% MFI and Above

3,736 units affordable to households earning 121% MFI and above have been produced this year, which represents 7.47% of the Blueprint's ten-year goal to build 50,000 units affordable to households earning 121% MFI and above by 2028. In order to reach Blueprint goals over the next ten years, a total of 4,702 units would need to be produced annually by 2028.

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

Note: Data on the affordability of all housing units in Austin is not available on an ongoing basis and therefore tracking toward Goal 4 is not possible for this year's Scorecard. The City of Austin will have information responsive to this goal in 2023 when 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

75% of New Housing Units within ½ mile of Imagine Austin Centers and Corridors

Approximately 95.82% of new housing units were located within ½ mile of the Centers and Corridors identified in the Imagine Austin Comprehensive Plan to encourage future growth of complete communities.

25% of New Income-Restricted Affordable Housing in High Opportunity Areas

Approximately 8.80% of new income-restricted affordable housing units were located within areas that provide residents with greater economic security, housing stability, mobility options, educational opportunities, and improved health and well-being, or High Opportunity Areas as defined by the Enterprise Opportunity360 Index. In order to reach the Blueprint goal of 25% of income-restricted housing units located within High Opportunities Areas, development of affordable housing should focus on building in these areas.

GOAL 6: PRESERVATION

Preserve 10,000 Affordable Housing Units over 10 Years

603 income-restricted housing units were preserved in 2019, approximately 6.03% of the Blueprint goal to preserve 10,000 affordable housing units by 2028. In order to reach the Blueprint goals over the next ten years, a total of 1,003 affordable housing units would need to be preserved annually.

GOAL 7: PREVENT HOMELESSNESS

Produce 100 Permanent Supportive Housing(PSH)/Continuum of Care (CoC) Units Annually

81 Permanent Supportive Housing/Continuum of Care units were produced this year through the City of Austin's Rental Housing Development Assistance program. In order to reach the Blueprint goals over the next ten years, a total of 102 PSH units would need to be produced annually.

In keeping with our motto, "All Kinds of Homes, In All Parts of Town, For All Kinds of People," HousingWorks Austin has partnered with numerous stakeholders in the community to address the affordability concerns that many Austinites face daily. The Blueprint Scorecard identifies benchmarks in ensuring all Austin residents have affordable housing opportunities and showcases the progress already being made to achieve this. Considering the increase in housing prices across the city and other affordability challenges analyzed in our annual District Analysis, innovative investment, community partnerships and programs, and policy initiatives are required to tackle affordability concerns for low- to moderate-income households and close all gaps for a more equitable and inclusive Austin.

Nora Linares-Moeller

Nora Linares-Moeller
Executive Director, **HousingWorks Austin**

HousingWorks AUSTIN

AUSTIN STRATEGIC HOUSING BLUEPRINT SCORECARD 2019

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

KEY: ▲ MAKING PROGRESS ▶ SLOW PROGRESS ▼ LOSING GROUND

See scoring section in Methodology for further information

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
▶ 98%	▲ 115%	▶ 68%	▼ 21%	▼ 57%	▼ 0%	▶ 91%	▼ 7%	▲ 127%	▼ 3%
696 units — out of — 709 units	*518 units — out of — 449 units*	*425 units — out of — 630 units*	*65 units — out of — 311 units*	*253 units — out of — 447 units*	*2 units — out of — 859 units*	*606 units — out of — 665 units*	*51 units — out of — 722 units*	*462 units — out of — 364 units*	*22 units — out of — 846 units*

DISTRICT BY DISTRICT ANNUAL GOALS

KEY:
- 10-YEAR GOAL 2 *(2018-2028)*
- CUMULATIVE GOAL 2 UNITS BUILT *(achieved in 2019)*
- 10-YEAR GOAL 3 *(2018-2028)*
- CUMULATIVE GOAL 3 UNITS BUILT *(achieved in 2019)*

210 out of 20,000 HOUSING UNITS | **GOAL 2** Affordable to 30% MFI and Below

3,973 out of 25,000 HOUSING UNITS | **GOAL 2** Affordable to 31-60% MFI

605 out of 15,000 HOUSING UNITS | **GOAL 2** Affordable to 61-80% MFI

7,685 out of 50,000 HOUSING UNITS | **GOAL 3** Affordable to 121% MFI and Above

3,780 out of 25,000 HOUSING UNITS | **GOAL 3** Affordable to 81-120% MFI

GOAL 2: INCOME-RESTRICTED UNITS 2019 1-YR GOAL

▼ 118 UNITS
2,000 HOUSING UNITS AFFORDABLE TO 30% MFI AND BELOW

▲ 2,691 UNITS
2,500 HOUSING UNITS AFFORDABLE TO 31-60% MFI AND BELOW

▼ 291 UNITS
1,500 HOUSING UNITS AFFORDABLE TO 61-80% MFI AND BELOW

GOAL 3: MIDDLE - & HIGH-INCOME UNITS 2019 1-YR GOAL

▶ 1,679 UNITS
2,500 HOUSING UNITS AFFORDABLE TO 81-120% MFI

▶ 3,736 UNITS
5,000 HOUSING UNITS AFFORDABLE AT 121% MFI AND ABOVE

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HousingWorks AUSTIN

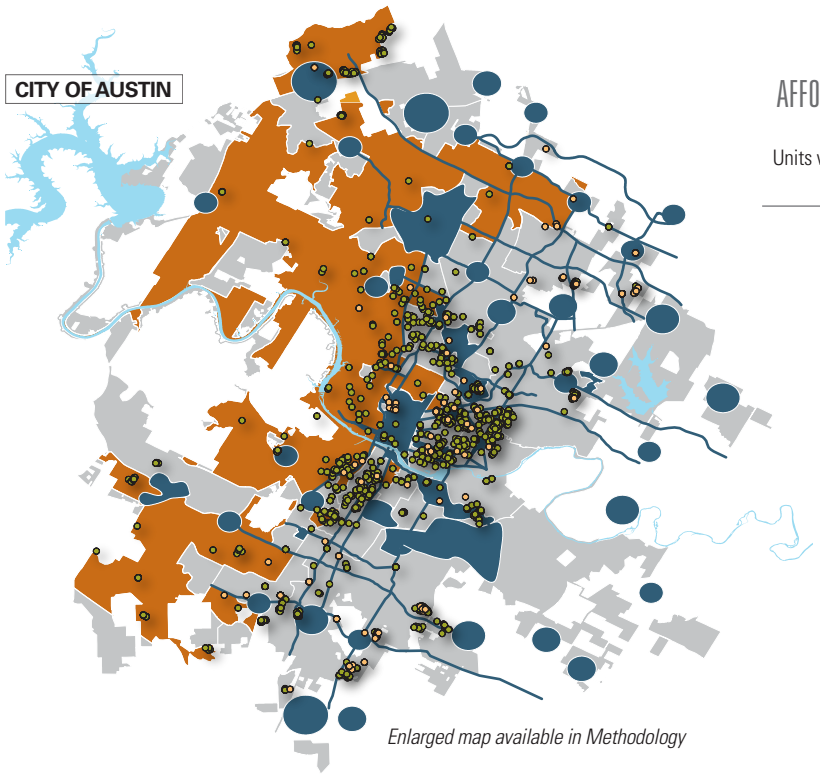
AUSTIN STRATEGIC HOUSING BLUEPRINT SCORECARD 2019

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 2023 when 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: INCOME-RESTRICTED UNITS (≤ 80% MFI) · UNITS AFFORDABLE TO ≥ 80% MFI · IMAGINE AUSTIN CENTERS & CORRIDORS · HIGH OPPORTUNITY AREAS



Enlarged map available in Methodology

3,991 UNITS AFFORDABLE TO ≤ 80% MFI

4,917 UNITS AFFORDABLE TO ≥ 80% MFI

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

96% ▲

75% OF NEW HOUSING UNITS WITHIN ½ MILE OF IMAGINE AUSTIN CENTERS & CORRIDORS

9% ▼

25% OF NEW INCOME-RESTRICTED AFFORDABLE HOUSING UNITS 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

PRESERVE 10,000 AFFORDABLE HOUSING UNITS OVER 10 YEARS

603 ▶

Annual Goal: 1,000

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

PRODUCE 1,000 PERMANENT SUPPORTIVE HOUSING (PSH)/ CONTINUUM OF CARE (COC) UNITS OVER 10 YEARS

81 ▶

Annual Goal: 100

Permanent Supportive Housing and Continuum of Care: 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.

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