

## 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 third iteration of HousingWorks' Blueprint Scorecard analyzes and tracks the City's progress towards reaching 135,000 housing units by 2028, as detailed in the Austin Strategic Housing Blueprint adopted by City Council in 2017. Additionally, this report includes a Progress to Date Scorecard, which gives a cumulative overview of progress toward Blueprint goals over the past three years (2018 to 2020). The Blueprint includes goals for affordable housing construction in every City Council district, which tie into the overarching City-wide goal of constructing 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.

As the COVID-19 pandemic continues to impact the social, economic, and physical well-being of families across Austin, the availability of safe and affordable housing remains critical. By continuing progress on achieving all of the goals set out by the Strategic Housing Blueprint, the city can ensure that all Austinites have access to a variety of housing options in all parts of Austin.

### Major findings include:

#### GOAL 1: HOMES IN EACH DISTRICT

##### Distribution of new housing units throughout each district

In 2020, all 10 City Council Districts failed to meet their District-specific annual goals for the production of new affordable housing outlined in the Blueprint. This year, the average number of affordable housing units produced per District was 222, down from an average of 310 in 2019. Only District 1 built more than 80% of their annual affordable unit production goal. In four Districts – Districts 5, 6, 8, and 10 - fewer than 15% of the annual District goal units were built.

Over the past three years, the majority of Council Districts have failed to make significant progress toward their ten-year affordable housing goals. Only Districts 1, 2, and 9 are on pace to produce at least 60% of their ten-year goal by 2028. Districts 6, 8, and 10, which currently have the lowest share of affordable housing units among all Districts, have only produced 375 affordable units, or 1.5% of a ten-year goal of 24,263 affordable units between the three Districts.<sup>1</sup> In order to ensure that new affordable housing units are accessible throughout all of Austin, efforts to develop housing affordable to households making 80% MFI should focus on Council Districts making the least progress on their ten-year goals.

#### GOAL 2: AFFORDABLE HOMES

##### 20,000 Housing Units Affordable to 30% MFI and Below<sup>2</sup>

28 units affordable to households earning at or below 30% MFI were produced in 2020, 90 fewer than the 118 built in 2019. The 28 units built in 2020 brings the three-year total number of units affordable to households earning at or below 30% MFI to 238, which represents only 1.2% of the Blueprint's ten-year goal to build 20,000 units for such households by 2028. To reach Blueprint goals, a total of 2,823 units should be produced every year until 2028, 100 times the 28 units built in 2020.



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

Slowing down from the significant progress made a year ago, 911 housing units affordable to households earning between 31-60% MFI were produced in 2020, 1,780 fewer than those built in 2019. A total of 4,884 units affordable to households making between 31-60% MFI have been constructed after three years, representing approximately 20% of the Blueprint's ten-year goal of 25,000 by 2028. While greater progress is needed to reach the ten-year goal of 25,000 units affordable to households earning 31-60% MFI, more units affordable to households with these incomes have been constructed than for households earning 30% MFI or below or for households earning between 61-80% MFI over the past three years. In order to reach Blueprint goals, a total of 2,874 units affordable to households earning 31-60% MFI should be produced every year until 2028.

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

Unlike negative trends for other affordability levels, more units affordable to households earning between 61-80% MFI have been produced this year than in the past two years combined, with 1,283 housing units affordable to households earning between 61-80% MFI constructed in 2020. Over the past three years, only 1,888 units affordable to households earning 61-80% MFI have been constructed, just 13% of the ten-year goal of 15,000 such units. In order to reach Blueprint goals, a total of 1,873 units affordable to households earning 61-80% MFI should be produced every year until 2028, nearly as many as have been produced in total since 2017.

## GOAL 3: BUILD MODERATE-INCOME HOMES AND OTHER HOUSING

### 25,000 Units at 81-120% MFI

Austin is on pace to meet goals to build 25,000 housing units affordable to households earning between 81-120% MFI, having produced 7,482 such units over the past three years, 30% of the ten-year goal. In 2020, the city added 3,702 housing units affordable to households earning 81-120% MFI, nearly doubling the production of such units in 2018 and 2019 combined. In order to reach Blueprint goals, a total of 2,503 units should be produced every year by 2028, 1,200 fewer than those produced in 2020.

### 50,000 Units at 121% MFI and Above

Additionally, the city added 3,787 units affordable to households earning 121% MFI and above in 2020, 50 units more than those produced in 2019. 11,472 units affordable to households earning 121% MFI and above have been constructed over the past three years. While not on pace to meet its goal of 50,000 housing units by 2028, this is a higher number of units than those at any other affordability level during the same period. In order to reach Blueprint goals, a total of 5,504 units should be produced every year until 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

Like in 2018 and 2019, the city met its goal of locating at least 75% of new housing units within Centers and Corridors identified in the Imagine Austin Comprehensive Plan to encourage future growth of complete communities. While a lower proportion of units were constructed in Imagine Austin Centers and Corridors in 2020 than in 2018 and 2019, 89.19% of units built in 2020 still fell in such areas, far exceeding the goal of 75%. Over the past three years, the city has been most successful in meeting this goal, with 91% of all new housing units constructed from 2018 to 2020 located within Imagine Austin Centers and Corridors.



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

Only 7.59% of new income-restricted affordable housing units were located in High Opportunity Areas as defined by the Enterprise Opportunity360 Index. This is a concerning decline from the previous two years, where 20% and 26% of income-restricted units in 2018 and 2019, respectively, were located in High Opportunity Areas. Overall, of the 5,455 income-restricted affordable housing units produced between 2018 and 2020, only 1,135, or 21%, were located in High Opportunity Areas. In order to meet the ten-year Blueprint goal of 25% of income-restricted housing units being located within High Opportunities Areas and reverse the negative trend since 2019, additional development of affordable housing should be built in these areas.

## **GOAL 6: PRESERVATION**

### **Preserve 10,000 Affordable Housing Units** over 10 Years

With 1,339 affordable housing units preserved in 2020, more units were preserved in 2020 than the total number of units preserved in the previous two years combined. Over the last three years, 2,313 affordable housing units have been preserved, 23% of the ten-year goal to preserve 10,000 affordable housing units. To meet the ten-year goal outlined in the Blueprint, Austin should continue its positive progress in 2020 toward preservation efforts and preserve at least 1,098 units every year to ensure that 10,000 affordable units are preserved by 2028.

## **GOAL 7: PREVENT HOMELESSNESS**

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

Regressing on improvements in Goal 7 from 2019, the City of Austin's Rental Housing Development Assistance program only produced 25 Permanent Supportive Housing/Continuum of Care units in 2020. Between 2018 and 2020, 106 housing units dedicated to Permanent Supportive Housing/Continuum of Care have been produced through the RHDA program. These 106 units represent only 11% of the ten-year goal of producing 1,000 PSH/CoC units over ten years. Greater effort toward producing at least 128 dedicated PSH/CoC units every year is necessary to meet the Blueprint goal by 2028.



# AUSTIN STRATEGIC HOUSING BLUEPRINT SCORECARD 2020

Since the Blueprint was adopted in 2017, the City of Austin has only built 7,010 units of affordable housing - less than 12% of the Blueprint ten-year goal. To be on track to meet its ten-year goal of 60,000 units of affordable housing serving households earning at or below 80% MFI by 2028, the city would need to have built an additional 10,990 affordable units in this three-year period. The city has only produced 1% of the ten-year goal to build 20,000 units affordable to households earning 30% or below of median family income. Additionally, development of affordable units in areas targeted for the largest share of new affordable units outlined in Blueprint goals – namely Council Districts 6, 8, and 10 – have fallen behind, having only constructed 375 units, 5% of their ten-year goal. Additionally, the construction of 18,954 middle- and high-income units falls short of the pace needed to meet the ten-year goal by more than 3,500 units.

Affordability Level	Units Produced over Three Years	10-Year Goal	Units Needed Every Year to Meet Goal by 2028
30% MFI or Below	238	20,000	2,823
31% - 60% MFI	4,884	25,000	2,874
61% - 80% MFI	1,888	15,000	1,873
81% - 120% MFI	7,482	25,000	2,503
121% MFI & Above	11,472	50,000	5,504

The City of Austin had mixed results in 2020 in meeting their Blueprint goals. While improvement was made in 2020 from the previous two years on other key goals such as constructing income-restricted units in High Opportunity Areas and preserving existing subsidized units, greater progress is necessary to reach the desired benchmarks for all goals by 2028.

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# AUSTIN STRATEGIC HOUSING BLUEPRINT SCORECARD 2020

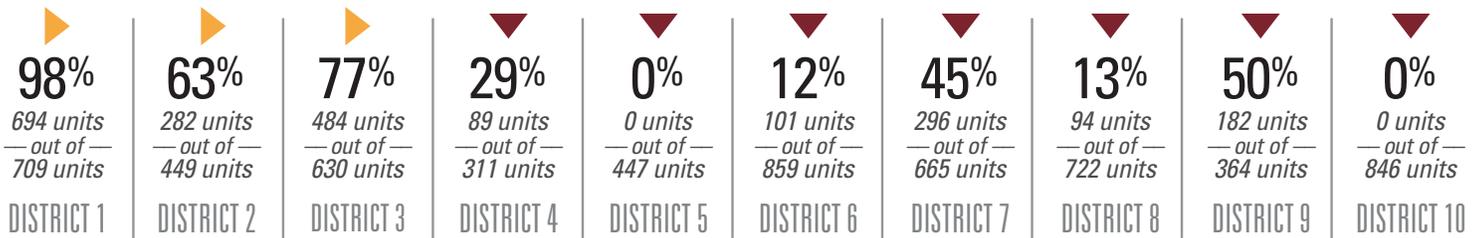
## A Holistic Approach to Affordable Housing

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: ▲ ON TRACK    ▶ PROGRESS UNDERWAY    ▼ OFF TRACK  
See scoring section in Methodology for further information

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



DISTRICT BY DISTRICT ANNUAL GOALS

#### GOAL 2-3: NEW HOUSING UNITS 2018-2020 10-YR GOAL

KEY:

- 10-YEAR GOAL 2 (2018-2028)
- CUMULATIVE GOAL 2 UNITS BUILT (achieved 2018-2020)
- 10-YEAR GOAL 3 (2018-2028)
- CUMULATIVE GOAL 3 UNITS BUILT (achieved 2018-2020)



#### GOAL 2: AFFORDABLE UNITS 2020 1-YR GOAL



#### GOAL 3: MIDDLE - & HIGH-INCOME UNITS 2020 1-YR GOAL





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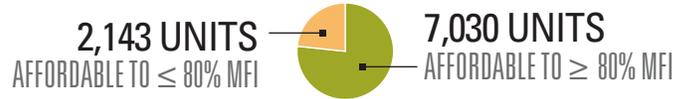
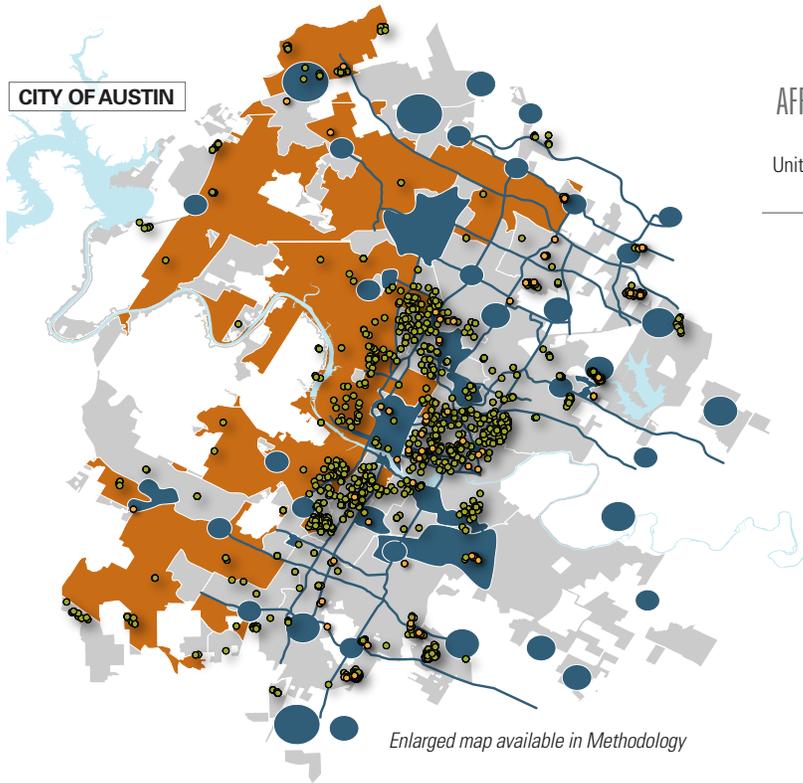
# AUSTIN STRATEGIC HOUSING BLUEPRINT SCORECARD 2020

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

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

**KEY:** ● UNITS AFFORDABLE TO ≤ 80% MFI   ● UNITS AFFORDABLE TO ≥ 80% MFI   ■ IMAGINE AUSTIN CENTERS & CORRIDORS   ■ HIGH OPPORTUNITY AREAS



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



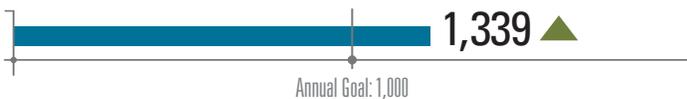
**Imagine Austin Centers & Corridors:** Areas identified in the Imagine Austin Growth Concept Map where future growth can be directed to promote a city of complete communities for all, where your daily needs are met within a short trip.



**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)/ CONTINUUM OF CARE (COC) UNITS OVER 10 YEARS



**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.