

Executive Summary

The 2021 Blueprint Scorecard and the updated Progress to Date Scorecard underline the city's slow progress in accomplishing the majority of the Blueprint's goals as outlined in the Strategic Housing Blueprint adopted in 2017. While the production of housing affordable to households below 80% of the Median Family Income continues to lag behind Blueprint goals, the city is on pace to meet other goals related to the location of new housing near areas targeted for growth in the Imagine Austin Comprehensive Plan and for the preservation of subsidized affordable housing units.

Blueprint Scorecard 2021

GOAL 1: Affordable Homes In Each District

OFF TRACK ▼

In 2021, 7 of the 10 Districts failed to meet half of their annual District-specific goal for affordable housing production. Only Districts 1, 3, and 4 built 50% or more of their unit goal in 2021, while fewer than 10 affordable homes were built in Districts 5, 6, 8, and 10. In 6 of the 10 Council Districts - Districts 1, 2, 3, 6, 8, and 9 - fewer affordable housing units were produced during 2021 than in 2020. While many Districts did not meet their goals for affordable production in 2021, District 4 built 342 more affordable units in 2021 than in 2020 (89 units), highlighting the significant increase in production that can be achieved within a year.

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

The city fell further behind the pace necessary to meet its ten-year goals to build 60,000 new housing units affordable to households earning 80% MFI or below. In 2021, the city only produced 1,619 units affordable to households earning 80% MFI or below, far short of the annual goal of 6,000 units.

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

OFF TRACK ▼

Only 4% 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 2021. While the 87 units affordable to households at 30% MFI or below produced in 2021 was an increase from the 28 units produced in 2020, it remains the second lowest annual production since the Blueprint was adopted.

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

OFF TRACK ▼

The city produced 42% of its annual goal to build 2,500 units affordable to households earning 31% to 60% MFI in 2021. Still, more housing affordable to households earning at or below 60% MFI was built in 2021 than for households in other income groups below 80% MFI.

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

OFF TRACK ▼

Lastly, less than a third of the annual goal of 1,500 new units affordable to households earning 61% to 80% MFI was met in 2021. This represents a significant decrease from the 1,283 units affordable to households earning 61% to 80% MFI built in 2020, as increasing rents in new market rate rental developments built in 2021 shifted many units out of reach for households below 80% MFI that had been affordable to them during 2020.



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

Unlike production of affordable housing units, 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 ▲

In 2021, the 2,500 unit-goal of homes affordable to households earning 81% to 120% MFI (middle-income households) was exceeded by nearly 60%. The 3,972 units affordable to middle-income households produced in 2021 was the largest annual production in any income category since the Blueprint was adopted in 2017.

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

The 3,501 units produced for households earning 121% MFI or above (high-income households) in 2021 slightly decreased from production in 2020 (3,787). While only 3,501 units of the 5,000 unit annual goal were produced for high-income households, the 7,473 overall new units affordable and available to households earning above 81% MFI is almost exactly at the 7,500 unit annual goal.

This year's Scorecard presents a new graphic 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. The new graphic presented in this year's Scorecard 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.

As the graphic shows, households earning 121% MFI or above have the broadest housing choice, as such households can afford all of the units newly completed in 2021. Meanwhile, households earning 30% MFI or below have the fewest housing choices, with only 1% of new units affordable to households with these incomes. While households earning 61% to 80% MFI can afford 18% of the new units completed in 2021, fewer new units built in 2021 were actually available to households at 61% to 80% MFI than for households earning 31% to 60% MFI since many new subsidized affordable housing units have income restrictions set at the 50% or 60% MFI level and there were few market rate units produced in 2021 that were affordable to households earning 61% to 80% MFI.

GOAL 4: Housing Units Within Each District (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 in 2021, as 91% of the new housing units produced in 2021 were located within ½ mile of the Imagine Austin Centers & Corridors. 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 every year.

New Housing near High Opportunity Areas

OFF TRACK ▼

Only 10% of new income-restricted units produced in 2021 were located in High Opportunity Areas, falling short of the goal to locate at least 25% of income-restricted affordable housing units within areas of high opportunity that provide residents with greater economic security, housing stability, mobility options, educational opportunities, and improved health and well-being. Nonetheless, the percentage of new units located within High Opportunity Areas goals increased by 2% in 2021 from 2020, when only 8% of new income-restricted units were in High Opportunity Areas.

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

ON TRACK ▲

Successful efforts to preserve affordable housing have far exceeded the annual Blueprint goal of 1,000 affordable units preserved by over 50%. In fact, the 1,550 units preserved in 2021 were the most preserved in a single year since the Blueprint was adopted. The number of homes preserved has increased every year since 2018, where only 371 affordable units were preserved.

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 was set in May 2021, the Progress to Date Scorecard will only reflect PSH units developed in 2021 so far.

In 2021, 137 units of Permanent Supportive Housing were developed, beginning progress on the three-year goal to build 1,000 PSH units in an effort to unlock 3,000 homes for Austinites experiencing homelessness. While the 137 units 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.

Progress to Date Scorecard (2018-2021)

GOAL 1: Affordable Homes in Each District

Since the adoption of the Blueprint, no Council District is currently on pace to meet its ten-year goals for new affordable housing units. In fact, only Districts 4 and 9 are on pace to meet more than 60% of their ten-year goal. At the same time, Districts with the highest District-specific goals outlined in the Blueprint - District 6, 8, and 10 - have produced the fewest affordable units over four years and also have the fewest units in the pipeline.

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

Council District	Ten-Year District Goal for Affordable Units	Units Produced after Four Years	Percent of Ten-Year Goal Met after Four Years	Units Needed Every Year to Meet Goal by 2028	Income-Restricted Units Under Construction
District 1	7,086	1,569	22%	920	1,158
District 2	4,492	1,063	24%	572	1,832
District 3	6,295	976	16%	887	1,237
District 4	3,105	956	31%	358	1,081
District 5	4,473	588	13%	648	461
District 6	8,590	130	2%	1,410	248
District 7	6,651	1,202	18%	908	427
District 8	7,217	173	2%	1,174	168
District 9	3,635	913	25%	454	303
District 10	8,456	31	0.4%	1,404	46

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

Over the past four years, 7,601 units affordable to households earning 80% MFI or below have been produced, less than a third of the 24,000 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.

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

Over the four years since the Blueprint was adopted, 26,583 units affordable to households earning 81% MFI and above have been produced, around 3,500 short of the 30,000 needed at this point in the ten-year period to meet the overall goal of 75,000 new units for middle- and high-income households. However, production in the past two years (7,489 units in 2020 and 7,473 units in 2021) has been just around the pace needed to meet the production goals for middle- and high-income homes, and surpass the production of such units in 2018 and 2019 by 20% (6,050 units in 2018 and 5,415 units in 2019).

Progress to Date on Blueprint Production Goals After Four Years (2018 to 2021)

Affordability Level	Four Year Production Needed to Meet 10-Year Goal	Units Produced after Four Years	Percent of Four Year Production Met
30% MFI or Below	8,000	295	4%
31% - 60% MFI	10,000	5,115	51%
61% - 80% MFI	6,000	2,191	37%
81% - 120% MFI	10,000	10,872	109%
121% MFI & Above	20,000	15,711	79%

Like in the 2021 Scorecard, the Progress to Date Scorecard shows the percentage of new units built over the past four 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 54% 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

Over the past four 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, while more work is needed to improve upon the current rate of 18% of such units produced in the last four years located in High Opportunity Areas.

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

Since 2018, 3,863 units of affordable housing have been preserved, ensuring that they would remain affordable for residents over the coming decades. This amount falls just short of the pace needed to meet the ten-year goal to preserve 10,000 affordable units, though the number of units preserved has increased every successive year since the Blueprint was adopted. If such increases continue, the goal to preserve 10,000 units will likely be met.

GOAL 7: Develop 1,000 Permanent Supportive Units Over 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 137 PSH units developed in 2021 so far.



AUSTIN STRATEGIC HOUSING BLUEPRINT SCORECARD 2021

While significant progress continues on goals related to the preservation of affordable housing, location of new units within growth corridors targeted in the Imagine Austin Plan, and the production of new housing units affordable to middle- and high-income households, the 2021 Scorecard and Progress to Date Scorecard emphasize the lack of progress in the production of housing affordable to low- and moderate-income households throughout Austin. Meanwhile, no Council District is currently on pace to meet its ten-year District-specific goals for affordable housing development. 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 Four 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	295	3,284	738
31% - 60% MFI	25,000	5,115	3,314	12,788
61% - 80% MFI	15,000	2,191	2,135	5,478
81% - 120% MFI	25,000	10,872	2,355	27,180
121% MFI & Above	50,000	15,711	5,715	39,278

After four years since the adoption of the Strategic Housing Blueprint, much work is needed to meet the Blueprint’s goals. However, positive efforts to locate housing near centers and corridors intended for increased growth and the preservation of existing affordable housing suggests that the Blueprint’s goals are attainable. With broad community support and quick action to invest in housing for people with lower incomes, progress toward the development of more affordable housing can produce significant progress toward the Blueprint goals over the next six years.

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AUSTIN STRATEGIC HOUSING BLUEPRINT SCORECARD 2021

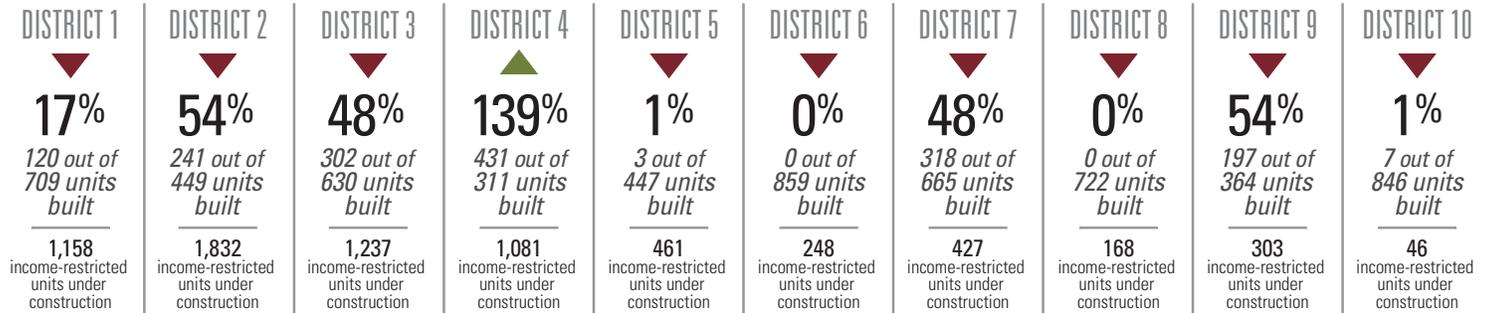
A Holistic Approach to Affordable Housing

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

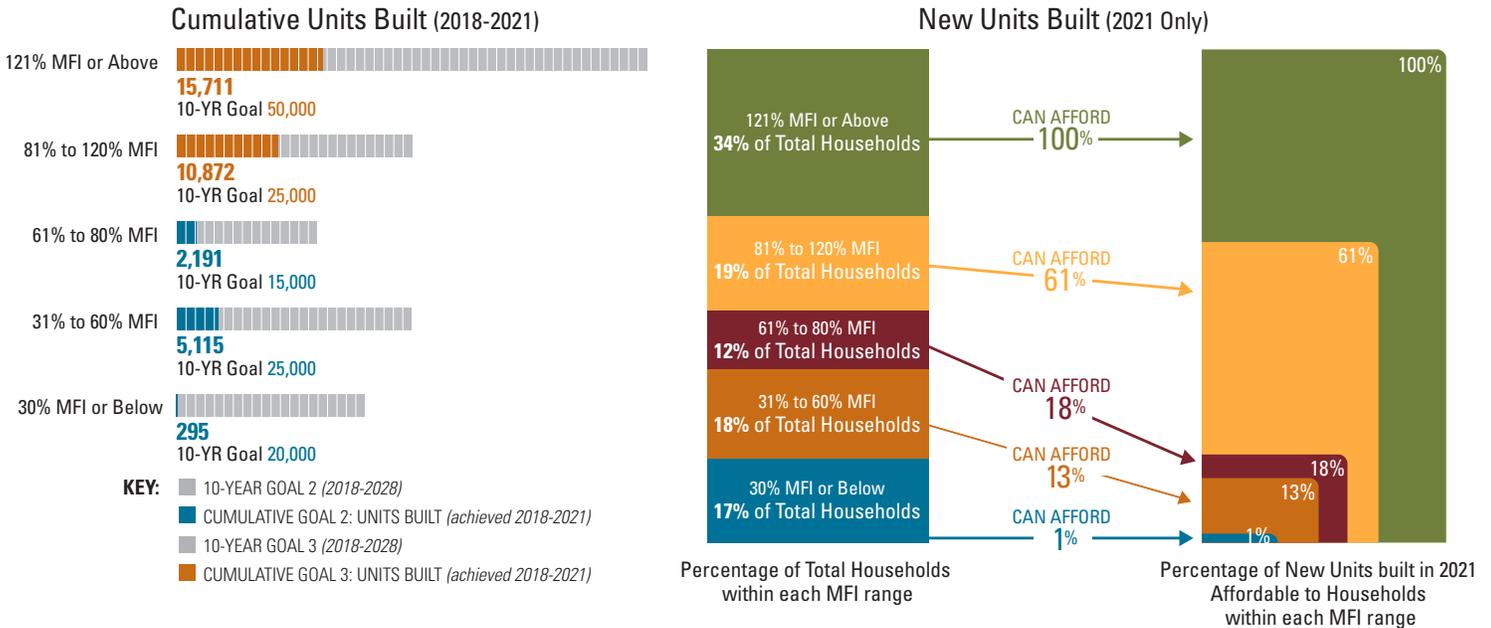
KEY: ▲ ON TRACK ▶ PROGRESS UNDERWAY ▼ OFF TRACK
See scoring section in Methodology for further information

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



DISTRICT BY DISTRICT ANNUAL GOALS

GOAL 2-3: NEW HOUSING UNITS 2018-2021 10-YR GOAL



GOAL 2: AFFORDABLE UNITS 2021 1-YR GOAL

▼ 87 UNITS
2,000 HOUSING UNITS AFFORDABLE TO 30% MFI OR BELOW

▼ 1,060 UNITS
2,500 HOUSING UNITS AFFORDABLE TO 31-60% MFI

▼ 472 UNITS
1,500 HOUSING UNITS AFFORDABLE TO 61-80% MFI

GOAL 3: MIDDLE - & HIGH-INCOME UNITS 2021 1-YR GOAL

▲ 3,972 UNITS
2,500 HOUSING UNITS AFFORDABLE TO 81-120% MFI

▶ 3,501 UNITS
5,000 HOUSING UNITS AFFORDABLE AT 121% MFI OR ABOVE



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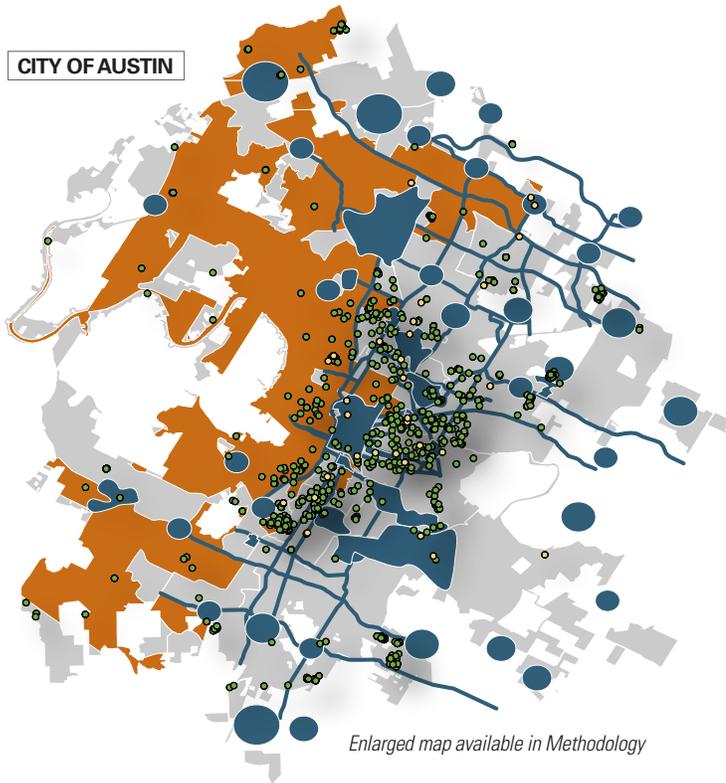
AUSTIN STRATEGIC HOUSING BLUEPRINT SCORECARD 2021

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

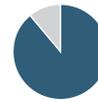
Data on the affordability of all housing units in Austin is not available annually. The City of Austin will have information responsive to this goal in 2023 when it conducts its next Comprehensive Housing Market Analysis, which is completed every five years and includes a comprehensive analysis of all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

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

KEY: ● 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



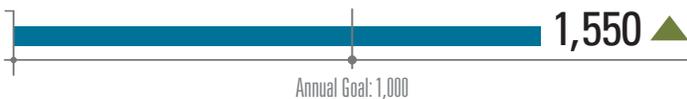
Imagine Austin Centers & Corridors: Areas identified in the Imagine Austin Growth Concept Map where future growth can be directed to promote a city of complete communities for all, where your daily needs are met within a short trip.



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) 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.



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AUSTIN STRATEGIC HOUSING BLUEPRINT SCORECARD

PROGRESS TO DATE
2018-2021

Checking in on the Strategic Housing Blueprint after Four Years

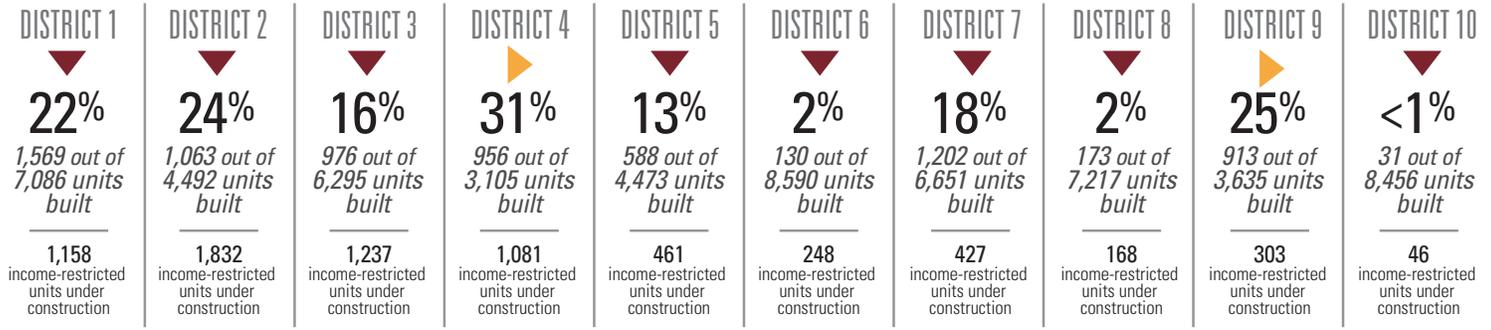
In 2017, Austin City Council adopted the Austin Strategic Housing Blueprint detailing goals to reach 135,000 housing units over the next ten years (2018-2028). The Blueprint includes District-specific goals to ensure that there is affordable housing throughout the city, as well as overall goals for the 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 4 years toward achieving its 10-year affordability goals outlined in the Blueprint.

10-YEAR GOALS - PROGRESS TO DATE

KEY: ▲ ON TRACK: Meeting or exceeding 10-Year Goal current at 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

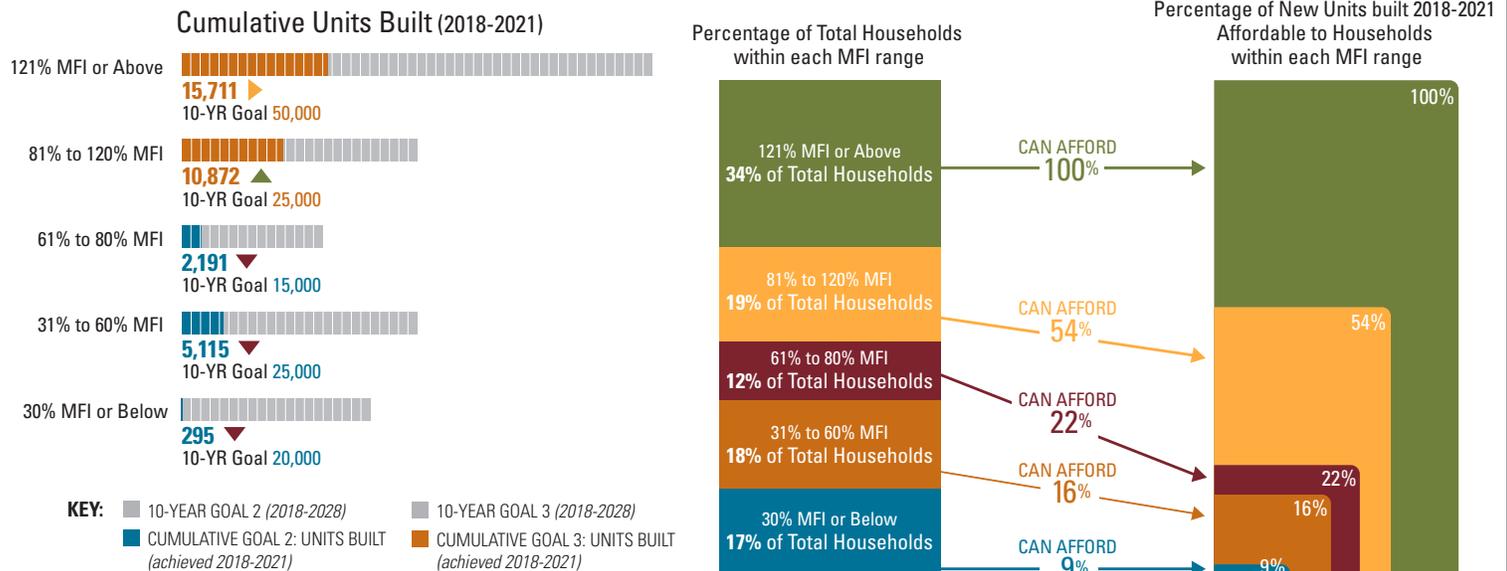
GOAL 1: DISTRIBUTION - NEW AFFORDABLE HOUSING UNITS

10-YR GOAL



GOAL 2-3: NEW HOUSING UNITS 2018-2021

10-YR GOAL



GOAL 4: IMAGINE AUSTIN CENTERS & CORRIDORS & HIGH OPPORTUNITY AREAS

DATA UNAVAILABLE UNTIL 2023



GOAL 6: PRESERVATION

10-YR GOAL



GOAL 7: PREVENT HOMELESSNESS

3-YR GOAL

