



## MEMORANDUM

**TO:** Mayor and City Council

**THROUGH:** Stephanie Hayden-Howard, Assistant City Manager *SHH*

**FROM:** Mandy DeMayo, Interim Director, Housing Department *MD*

**DATE:** April 14, 2025

**SUBJECT:** **Austin Strategic Housing Blueprint 2023 Scorecard Data and Progress**

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The purpose of this memorandum is to provide a progress report on the Strategic Housing Blueprint and begin discussions to update the Blueprint using more recent housing market data. The attached 2023 Austin Strategic Housing Blueprint Scorecard highlights progress for each year 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.

The Blueprint outlines an ambitious 10-year plan aimed at aligning resources and facilitating 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.

As highlighted in the Executive Summary, the 2023 Blueprint Scorecard and updated Progress to Date Scorecard marks significant success in certain areas, such as the preservation of affordable housing and creating affordable housing in Imagine Austin Centers and Corridors. The 2023 data also shows significant gains in affordable housing in certain districts and most significantly in the goal to create more income-restricted affordable housing in High Opportunity Areas as adopted in the Strategic Housing Blueprint in 2017. Efforts to expand affordable housing opportunities for low-income households, create income-restricted housing in High Opportunity Areas, and bring more Permanent Supportive Housing (PSH) units online remain high priorities and work continues at the City of Austin and among community partners to meet these goals.

### **On the right track**

Building on the successes of 2023, Austin Housing Finance Corporation (AHFC) celebrated the opening of more than 400 new Permanent Supportive Housing (PSH) units available for people experiencing homelessness in 2024. The Housing Department and AHFC continue to push the development of more deeply affordable and Permanent Supportive Housing. This year, Austin will see the completion of another 400 new PSH units across seven developments providing nearly 1,000

deeply affordable housing units. Through partnerships and coordination with Travis County, the Housing Authority of the City of Austin (HACA), the Housing Authority of Travis County (HATC), and others, the Housing Department has invested in six developments, known collectively as the Travis County Collaborative, for the provision of 350 additional PSH units in 2025 and beyond.

Additionally, over the past six years, 22,429 units affordable to households earning 80% of the median family income (MFI) or below have been built. In 2023, more affordable housing units were built than in any single year in the six years since the Blueprint was adopted, creating an astounding 4,926 new units affordable to households earning 80% MFI or below. This reflects significant annual production of affordable units and aligns with the City of Austin's expenditure of Affordable Housing Bond funding and leveraging of the Low-Income Housing Tax Credit Program. As we move past the midpoint in the Strategic Housing Blueprint's ten-year timeframe, productive gains have been made toward reaching the goals set out in 2017, but much more work remains as unified community efforts are needed to achieve the Blueprint goals.

### **Updating the Blueprint**

The Blueprint 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 Neighborhood Housing and Community Development Department) 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.

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

- Median home sale price has risen by 58%, with homes selling for \$540,000 on average in 2023 – nearly \$200,000 more than in 2017 (average \$341,000).
- Average rents increased steadily from \$1,350 in 2017 to a peak of \$1,709 in 2022 but have been decreasing since, dropping to \$1,649 in 2023, according to Co-Star.

Based on the data, staff will review and update the Austin Strategic Housing Blueprint. The Housing Department was recently awarded a \$6.7 million grant from the U.S. Department of Housing and Urban Development (HUD) for the Pathways to Removing Obstacles to Housing (PRO Housing). On October 1, 2024, staff presented on the PRO Housing Grant at the Housing and Planning Committee meeting. The PRO Housing Grant proposed a suite of activities over the six-year grant period, including updating the Blueprint and Opportunity Index. Staff will present a work plan at an upcoming Housing and Planning Committee and looks forward to engaging both City Council and the community in this process.

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 support affordability through partnerships and community collaboration.

**PAGE:** 3 of 3  
**DATE:** April 11, 2025  
**SUBJECT:** Austin Strategic Housing Blueprint 2023 Scorecard Data and Progress

Should you have any questions or concerns, please contact Mandy DeMayo, Interim Director of the Housing Department at [mandy.demayo@austintexas.gov](mailto:mandy.demayo@austintexas.gov) or (512) 974-1091.

cc: T.C. Broadnax, City Manager  
Erika Brady, City Clerk  
Corrie Stokes, City Auditor  
Mary Jane Grubb, Municipal Court Clerk  
Judge Sherry Statman, Municipal Court  
CMO Executive Team  
Department Directors

Attachments:

Austin Strategic Housing Blueprint – 2023 Scorecard Data  
Austin Strategic Housing Blueprint – 2023 Scorecard – Executive Summary and Data  
Austin Strategic Housing Blueprint – 2023 Scorecard Progress-To-Date



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# AUSTIN STRATEGIC HOUSING BLUEPRINT SCORECARD 2023

## 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

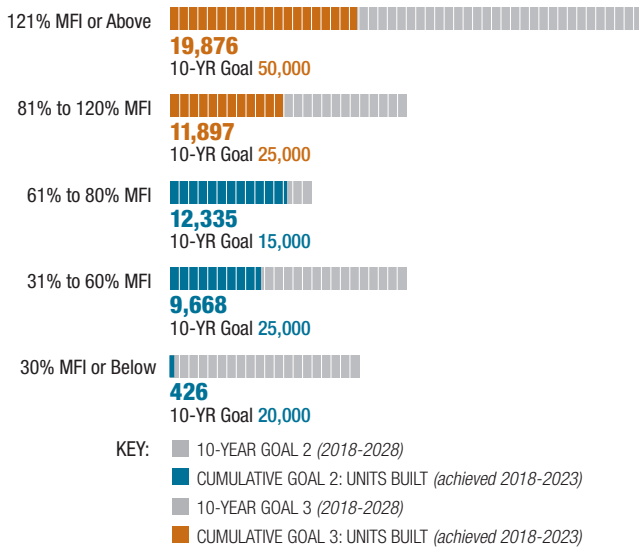
### GOAL 1: DISTRIBUTION - NEW AFFORDABLE HOUSING UNITS 1-YR GOAL

DISTRICT 1	DISTRICT 2	DISTRICT 3	DISTRICT 4	DISTRICT 5	DISTRICT 6	DISTRICT 7	DISTRICT 8	DISTRICT 9	DISTRICT 10
<b>99%</b> <i>704 out of 709 units built</i>	<b>389%</b> <i>1,749 out of 449 units built</i>	<b>61%</b> <i>384 out of 630 units built</i>	<b>238%</b> <i>740 out of 311 units built</i>	<b>63%</b> <i>281 out of 447 units built</i>	<b>49%</b> <i>425 out of 859 units built</i>	<b>44%</b> <i>293 out of 665 units built</i>	<b>0%</b> <i>0 out of 722 units built</i>	<b>86%</b> <i>313 out of 364 units built</i>	<b>4%</b> <i>37 out of 846 units built</i>
<b>1,643</b> income-restricted units under construction	<b>2,430</b> income-restricted units under construction	<b>1,318</b> income-restricted units under construction	<b>1,141</b> income-restricted units under construction	<b>306</b> income-restricted units under construction	<b>198</b> income-restricted units under construction	<b>706</b> income-restricted units under construction	<b>168</b> income-restricted units under construction	<b>509</b> income-restricted units under construction	<b>185</b> income-restricted units under construction

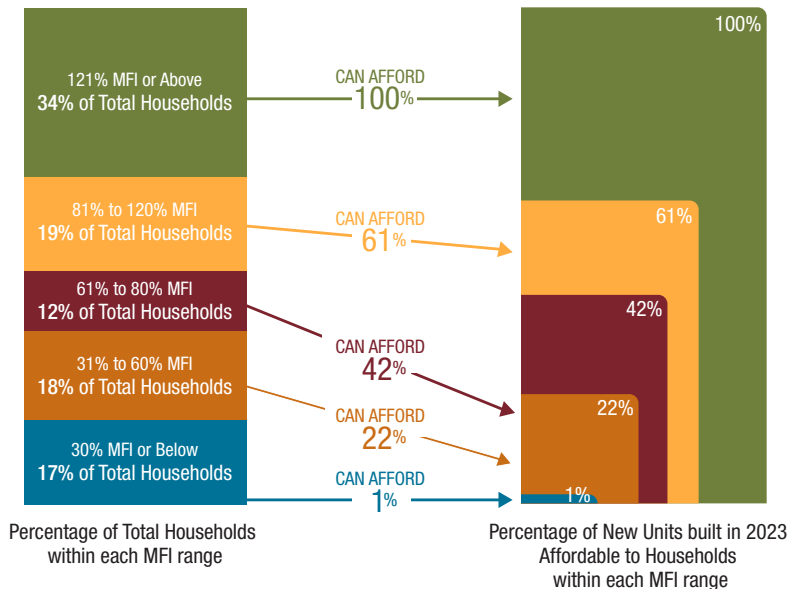
DISTRICT BY DISTRICT ANNUAL GOALS

### GOAL 2-3: NEW HOUSING UNITS 2018-2023 10-YR GOAL

#### Cumulative Units Built (2018-2023)



#### New Units Built (2023 Only)



### GOAL 2: AFFORDABLE UNITS 2023 1-YR GOAL

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

**2,474 UNITS**  
2,500 HOUSING UNITS AFFORDABLE TO **31-60% MFI**

**2,389 UNITS**  
1,500 HOUSING UNITS AFFORDABLE TO **61-80% MFI**

### GOAL 3: MIDDLE - & HIGH-INCOME UNITS 2023 1-YR GOAL

**2,125 UNITS**  
2,500 HOUSING UNITS AFFORDABLE TO **81-120% MFI**

**4,562 UNITS**  
5,000 HOUSING UNITS AFFORDABLE AT **121% MFI OR BELOW**





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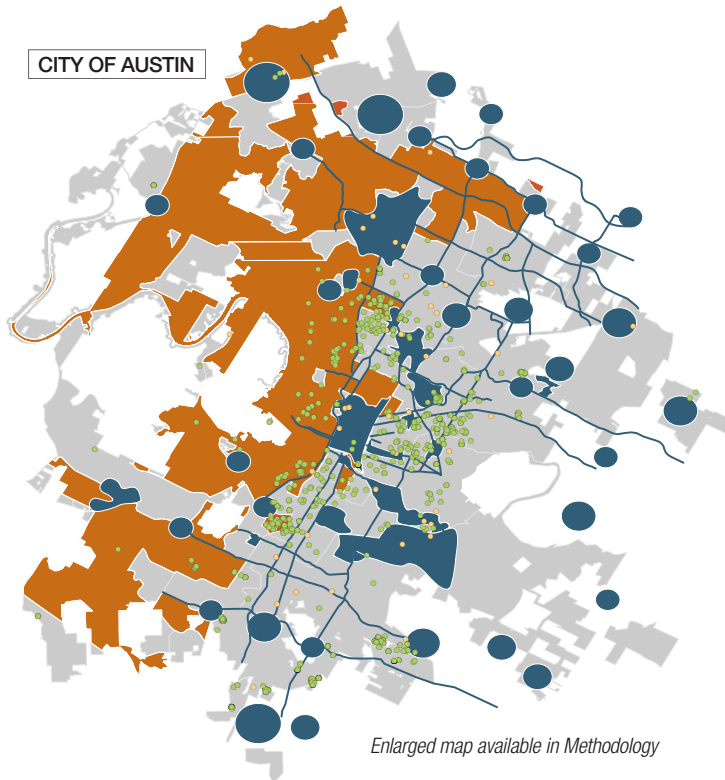
# AUSTIN STRATEGIC HOUSING BLUEPRINT SCORECARD 2023

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

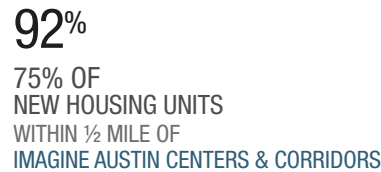
Data on the affordability of all housing units in Austin is not available annually. The City of Austin will have information responsive to this goal in future years after it conducts its next Comprehensive Housing Market Analysis.

## 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

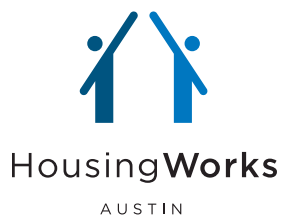
PRODUCE 1,000 PERMANENT SUPPORTIVE HOUSING (PSH) UNITS IN 3 YEARS



**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.



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FOR MORE INFORMATION:

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<https://twitter.com/HousingWorksATX>



<https://www.facebook.com/HousingWorksAustin>

# 2023 Blueprint Scorecard

PROGRESS TO DATE  
(2018 to 2023)



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# EXECUTIVE SUMMARY



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## Executive Summary

The 2023 Blueprint Scorecard and updated Progress to Date Scorecard marks significant success in certain areas, such as the preservation of affordable housing and creating affordable housing in Imagine Austin Centers and Corridors. The 2023 scorecard also saw significant gains in affordable housing in certain districts and most significantly in the goal to create more income-restricted affordable housing in High Opportunity Areas as adopted in the [Strategic Housing Blueprint in 2017](#). Efforts to expand affordable housing opportunities for low-income households, create income-restricted housing in High Opportunity Areas, and bring more Permanent Supportive Housing (PSH) units online remain high priority and work continues at the City of Austin and among community partners to meet these goals.

## 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.<sup>1</sup>

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 to 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.

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1. To read the full Strategic Housing Blueprint, the Blueprint Implementation Briefing Book, and other related resources, visit: <https://www.austintexas.gov/blueprint>

## Progress to Date Scorecard (2018-2023)

### GOAL 1: Affordable Homes In Each District

OFF TRACK ▼

As the progress to date data tracking enters its sixth year, we see that four districts are on track or have surpassed their overall ten-year goal for new affordable housing units. District 1, 2, 3, and 4 have all surpassed their goal at 69%, 86%, 57%, and 76% respectively. Collectively these districts account for 14,675 new affordable housing units in the city, with an astounding additional 6,532 in the pipeline already. In addition, another three districts have met 30% of their overall goals, District 5 at 31%, District 7 at 35%, and District 9 at 30%. Meanwhile, Districts 6 and 8 have met 21% and 14% of their goals respectively. District 10 remains significantly behind having met only less than 1% of its goal and having added a total of 72 units over the six-year period, with another 185 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 Six Years	Percent of Ten-Year Goal Met after Six Years	Units Needed Every Year to Meet Goal by 2028	Income-Restricted Units Under Construction
District 1	7,086	4,899	69%	547	1,643
District 2	4,492	3,865	86%	157	2,430
District 3	6,295	3,560	57%	684	1,318
District 4	3,105	2,351	76%	189	1,141
District 5	4,473	1,393	31%	770	306
District 6	8,590	1,777	21%	1,703	198
District 7	6,651	2,361	35%	1,073	706
District 8	7,217	1,044	14%	1,543	168
District 9	3,635	1,107	30%	632	509
District 10	8,456	72	0.9%	2,096	185



# AUSTIN STRATEGIC HOUSING BLUEPRINT SCORECARD 2023



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

PROGRESS UNDERWAY

Over the past six years, 22,429 units affordable to households earning 80% MFI or below have been built, with a need for nearly 13,500 additional units needed at these income levels to meet the six-year goal. The City of Austin is closer than ever before to meeting its affordable housing goals for units serving households earning between 61% and 80% MFI, pointing to the success of initiatives focused on affordability in recent years. Significant gains were made in meeting the goal of creating 25,000 affordable units serving households earning between 31% and 60% MFI, with 9,668 units created in this category or more than one-third of the goal. Similar to previous years, the production of housing affordable to households with the lowest incomes, below 30% MFI, continues to fall significantly short of its goals to build 20,000 units over ten years, with only 426 new units built over six years.

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

PROGRESS UNDERWAY

Over the six years since the Blueprint was adopted, 31,773 units affordable to households earning 81% MFI and above have been produced, with some units that were in this category previously now serving households earning less than that. However, the production of market-rate units in the past few years has been just around the pace needed to meet the production goals for middle- and high-income homes. Since the scorecard includes both income-restricted affordable units and market-rate units, with a decrease in market rents and sales prices leading up to the 2023 reporting period, some units serving households earning above 81% MFI are now serving households earning below 80% MFI. While it is difficult to say whether this trend will continue in future years as the housing market changes, this is a positive and meaningful gain in the overall affordable housing opportunities available to residents in the city.

### Progress to Date on Blueprint Production Goals After Five Years (2018 to 2023)

Affordability Level	Six-Year Production Needed to Meet Ten-Year Goal	Units Produced after Six Years	Percent of Six-Year Production Met
30% MFI or Below	12,000	426	4%
31% - 60% MFI	15,000	9,668	64%
61% - 80% MFI	9,000	12,335	137%
81% - 120% MFI	15,000	11,897	79%
121% MFI & Above	30,000	19,876	66%

The Progress to Date Scorecard also shows the percentage of new units built over the past six 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 0.8% 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 63% and 100% respectively of all new units produced since 2018. This is critical to note because although the city is not fully on track to achieve its goal to creating 75,000 new moderate- and high-income homes in 10 years serving households earning above 80% MFI, residents at these income levels largely have access to housing catering to lower MFI levels and thus have considerably more housing options than lower income households. This does not take into account income-based restrictions for affordable housing that may preclude households at these higher income levels from being eligible to access some of these units.

## GOAL 4: Housing Units Within Each District

Data unavailable for this year. This data will become available in future years.

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

PROGRESS UNDERWAY 

Over the past six years, the city has been extremely 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 far exceed its goal to locate 75% of new units near Imagine Austin Centers & Corridors, with 90% of new units built since 2018 located within a half-mile of Imagine Austin Centers & Corridors, with greater access to amenities and transit opportunities. However, more work is needed to improve upon the current rate of locating 16% of new income-restricted housing units built in the past six 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, 6,885 units of affordable housing have been preserved, ensuring that they would remain affordable for residents over the coming decades. This amount means that the city has surpassed 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 that 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 fall 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. Thus, while the city has fallen short of its goal, there are a significant number of PSH units that are in the pipeline and will become available to residents in the next several years.



## Annual Blueprint Scorecard (2023)

### GOAL 1: Affordable Homes In Each District

PROGRESS UNDERWAY 

In 2023, only 2 of the 10 Council Districts – Districts 2 and 4 - met their one-year goal for affordable housing production, with District 1 falling just short of its goal at 99%. Meanwhile, two Districts 8 and 10 met less than 5% of their goal of producing new units of housing affordable to households earning 80% of Median Family Income (MFI) or below. However, Districts 3, 5, and 9 completed over 50% of the affordable units that their annual goal required, with District 6 coming very close to half of its goal at 49%. Rents and sales price for market rate housing decreased during the 2022 to 2023 period, leading to gains in affordable housing across the districts.

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

In 2023, more affordable housing units were built than in any single year in the six years since the Blueprint was adopted, creating an astounding 4,926 new units affordable to households earning 80% MFI or below. While this falls short of the annual goal to build 6,000 new units of affordable housing (80% MFI or below), this still represents significant success in meeting the overall goals.

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

OFF TRACK 

Only a little over 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 2023. The 63 units affordable to households at 30% MFI or below produced in 2023 was a slight decrease from the 68 units produced in 2022.

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

PROGRESS UNDERWAY 

The city produced 2,474 units affordable to households earning 31% to 60% MFI in 2023, meeting nearly 99% of its annual goal to build 2,500 units. This reflects significant annual production of units affordable to households at 31-60% MFI and aligns with the City of Austin's expenditure of Affordable Housing Bond funding and leveraging of the Low-Income Housing Tax Credit Program.

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

ON TRACK 

With 2,389 units of housing affordable to households earning 61-80% MFI created in 2023, the city exceeded its annual goal to build 1,500 such units. This represents a significant increase from the 1,530 units affordable to households earning 61% to 80% MFI built in 2022, 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 2023 when compared to rents offered in new developments in previous years due to changes in the local housing market.

## 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

PROGRESS UNDERWAY



In 2023, the city was unable to meet its 2,500 unit-goal of homes affordable to households earning 81% to 120% MFI (moderate or middle-income households) as 2,125 homes affordable to middle-income households were built. While this was a decrease from the production of units affordable to households earning 81-120% MFI in 2022, the city still met 85% of its goal.

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

PROGRESS UNDERWAY



The 4,562 units produced for households earning 121% MFI or above (high-income households) in 2023 was the largest annual production in any income category since the Blueprint was adopted in 2017. While this level of production fell short of the annual goal to build 5,000 new units affordable to high-income households, households at this higher income level have more choices on the housing market and have more overall affordable units available to them. Between the two affordability levels encompassing middle- and high-income households, 6,687 new units affordable and available to households earning above 81% MFI were created. With recent regulatory changes enacted by the City of Austin, housing options for moderate and high-income households are likely to increase in future years.

As households earning 121% MFI or above have the broadest housing choice, such households can afford all of the units newly completed in 2023. Due to income-based restrictions for affordable housing, these households may not be eligible to occupy all the housing at lower affordability levels, but they would still be able to afford these units if they could access them. Meanwhile, households earning 30% MFI or below have the fewest housing choices, with less than 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 2023, largely due to City of Austin and federal affordable housing production programs. Households in the 31% to 60% MFI category can afford more than 21% of all new housing units constructed in 2023, a significant increase from only being able to afford 16% of the units produced in 2022. Similarly, households earning 61% to 80% MFI are able to afford over 20% of all new units produced in 2023.

## 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 surpass 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 92% of the new housing units produced in 2023 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 81% of new units within a half mile of Imagine Austin Centers & Corridors in every previous year.

### New Housing near High Opportunity Areas

PROGRESS UNDERWAY ▶

16% of new income-restricted units produced in 2023 were located in High Opportunity Areas, marking the fourth 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. However, The percentage of new units located within High Opportunity Areas in 2023 increased by 11% from the 5% of new income-restricted units located in High Opportunity Areas in 2022, a significant increase in the right direction.

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

ON TRACK ▲

Successful efforts to preserve affordable housing in 2023 have again far exceeded the annual Blueprint goal of 1,000 affordable units preserved, with 1,160 units preserved. The number of homes preserved has increased every year since 2018, when only 371 affordable units were preserved, with the city on track to meet its overall goal at the end of the ten-year period.

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

OFF TRACK ▼

In 2023, 0 units of Permanent Supportive Housing were developed, slowing 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, multiple projects that include PSH units are in the pipeline, with 120 units anticipated to become available in the next year of data reporting.

## Conclusion

As we move past the midpoint in the Strategic Housing Blueprint's ten-year timeframe, significant gains have been made toward reaching the goals set out in 2017, but much more work remains. 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 generally produce new housing affordable to households earning 80% of Median Family Income (MFI) or more. However, the production of housing units affordable to households with incomes at or below 60% MFI, including building units dedicated to permanent supportive housing for those experiencing homelessness, remains off the pace necessary to meet ten-year goals. With significant advancement of district goals, District 1, 2, 3, and 4 are 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 Six 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	426	4,894	710
31% - 60% MFI	25,000	9,668	3,833	16,113
61% - 80% MFI	15,000	12,335	666	20,558
81% - 120% MFI	25,000	11,897	3,276	19,828
121% MFI & Above	50,000	19,876	7,531	33,127

The positive movement in 2023 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 ambitious goals set in 2017, even if the COVID-19 pandemic stymied progress. The next four 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.



Awais Azhar  
Executive Director, HousingWorks Austin



# BLUEPRINT SCORECARDS



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# AUSTIN STRATEGIC HOUSING BLUEPRINT SCORECARD

PROGRESS  
TO DATE  
2018-2023

## Checking in on the Strategic Housing Blueprint after Five Years

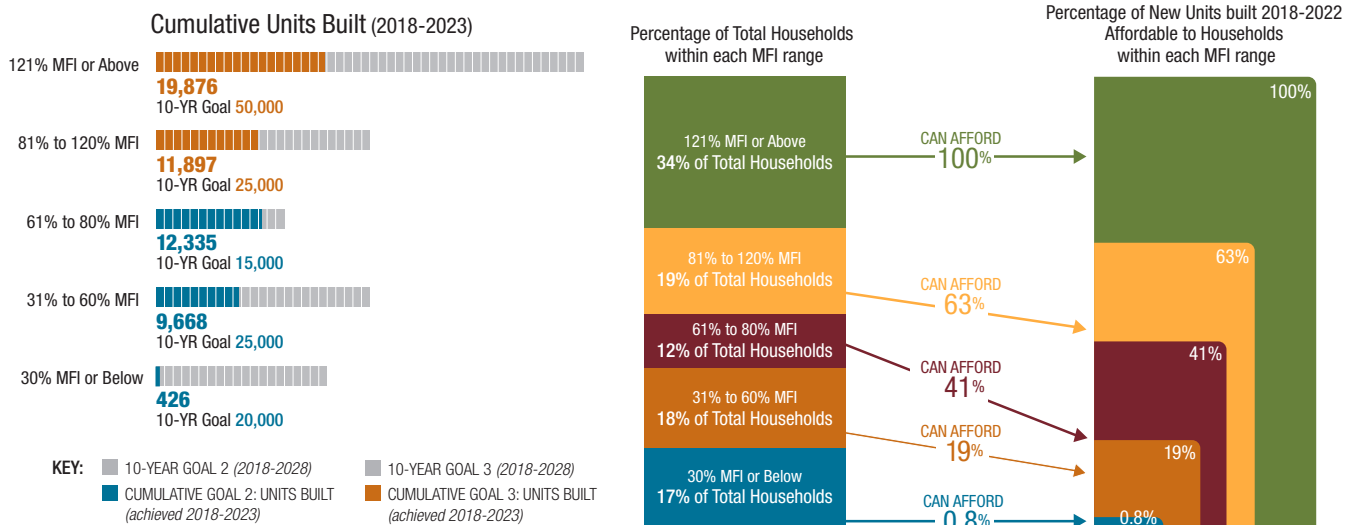
In 2017, Austin City Council adopted the Austin Strategic Housing Blueprint detailing goals to reach 135,000 housing units over the next ten years (2018-2023). The Blueprint includes District-specific goals to ensure that there is affordable housing throughout the city, as well as overall goals for the 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
<b>69%</b> 4,899 out of 7,086 units built	<b>86%</b> 3,865 out of 4,492 units built	<b>57%</b> 3,560 out of 6,295 units built	<b>76%</b> 2,351 out of 3,105 units built	<b>31%</b> 1,393 out of 4,473 units built	<b>21%</b> 1,777 out of 8,590 units built	<b>35%</b> 2,361 out of 6,651 units built	<b>14%</b> 1,044 out of 7,217 units built	<b>30%</b> 1,107 out of 3,635 units built	<b>0.9%</b> 72 out of 8,456 units built
<b>1,643</b> income-restricted units under construction	<b>2,430</b> income-restricted units under construction	<b>1,318</b> income-restricted units under construction	<b>1,141</b> income-restricted units under construction	<b>300</b> income-restricted units under construction	<b>198</b> income-restricted units under construction	<b>706</b> income-restricted units under construction	<b>168</b> income-restricted units under construction	<b>509</b> income-restricted units under construction	<b>185</b> income-restricted units under construction

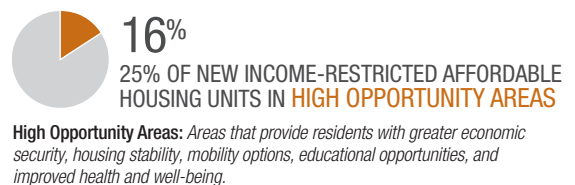
### GOAL 2-3: NEW HOUSING UNITS 2018-2023 10-YR GOAL



### GOAL 4:

DATA  
UNAVAILABLE

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



### 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 2023

## 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.

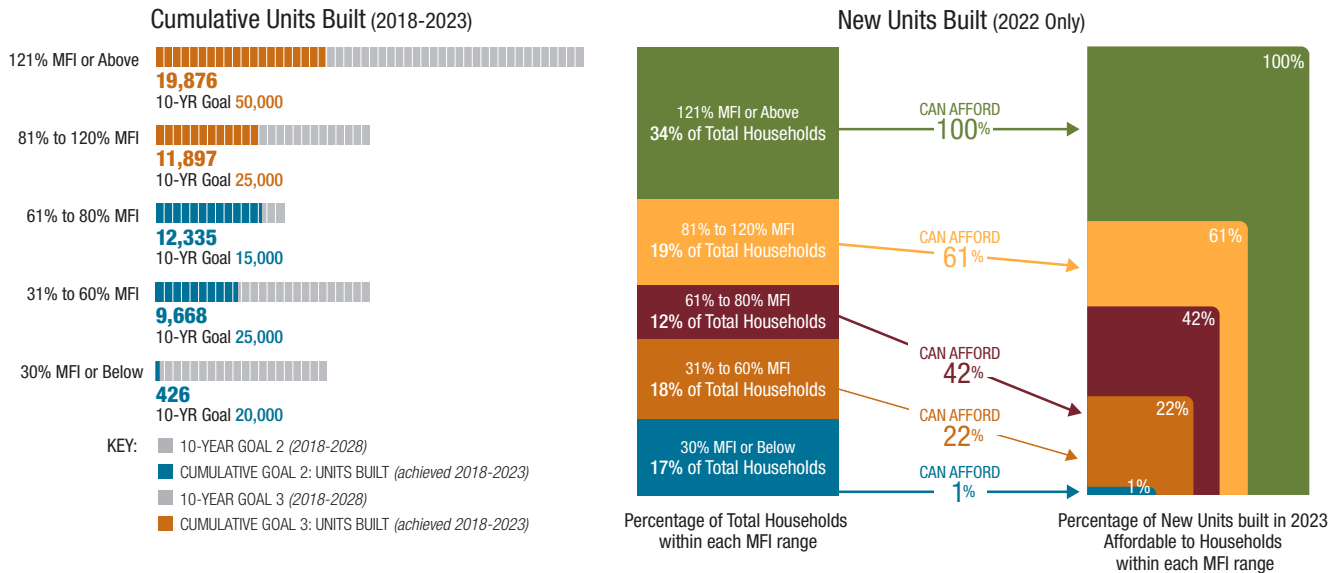
## GOALS

### 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
<b>99%</b> 704 out of 709 units built	<b>389%</b> 1,749 out of 449 units built	<b>61%</b> 384 out of 630 units built	<b>238%</b> 740 out of 311 units built	<b>63%</b> 281 out of 447 units built	<b>49%</b> 425 out of 859 units built	<b>44%</b> 293 out of 665 units built	<b>0%</b> 0 out of 722 units built	<b>86%</b> 313 out of 364 units built	<b>4%</b> 37 out of 846 units built
<b>1,643</b> income-restricted units under construction	<b>2,430</b> income-restricted units under construction	<b>1,318</b> income-restricted units under construction	<b>1,141</b> income-restricted units under construction	<b>306</b> income-restricted units under construction	<b>198</b> income-restricted units under construction	<b>706</b> income-restricted units under construction	<b>168</b> income-restricted units under construction	<b>509</b> income-restricted units under construction	<b>185</b> income-restricted units under construction

DISTRICT BY DISTRICT ANNUAL GOALS

### GOAL 2-3: NEW HOUSING UNITS 2018-2023 10-YR GOAL



### GOAL 2: AFFORDABLE UNITS 2022 1-YR GOAL

<b>63 UNITS</b> 2,000 HOUSING UNITS AFFORDABLE TO <b>30% MFI OR BELOW</b>	<b>2,474 UNITS</b> 2,500 HOUSING UNITS AFFORDABLE TO <b>31-60% MFI</b>	<b>2,389 UNITS</b> 1,500 HOUSING UNITS AFFORDABLE TO <b>61-80% MFI</b>
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### GOAL 3: MIDDLE - & HIGH-INCOME UNITS 2022 1-YR GOAL

<b>2,125 UNITS</b> 2,500 HOUSING UNITS AFFORDABLE TO <b>81-120% MFI</b>	<b>4,562 UNITS</b> 5,000 HOUSING UNITS AFFORDABLE AT <b>121% MFI OR BELOW</b>
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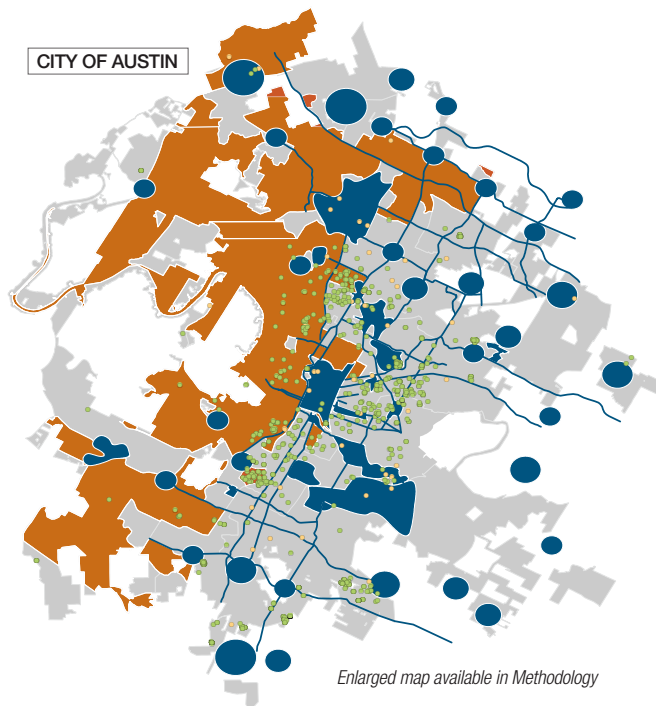
# AUSTIN STRATEGIC HOUSING BLUEPRINT SCORECARD 2023

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

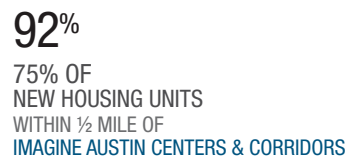
Data on the affordability of all housing units in Austin is not available annually. The City of Austin will have information responsive to this goal in future years after it conducts its next Comprehensive Housing Market Analysis.

## 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.

# SOURCES & METHODOLOGY



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## 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

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- **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 2024
  - Texas Department of Housing & Community Affairs, Accessed 2024
  - National Housing Preservation Database, Accessed 2024
  - Housing Authority of the City of Austin, Accessed 2024
  - Travis County Housing Finance Corporation, Accessed 2024
  - Austin Board of Realtors (ABOR), Accessed 2024
  - CoStar, Accessed 2024
- **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 2024. 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 2024.
- **SOURCE 5** (GOAL 7): City of Austin Housing Department, Accessed 2024.



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# AUSTIN STRATEGIC HOUSING BLUEPRINT SCORECARD

PROGRESS  
TO DATE  
2018-2023

## Source Diagram

### Checking in on the Strategic Housing Blueprint after Six 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 (2018-2023). 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 6 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

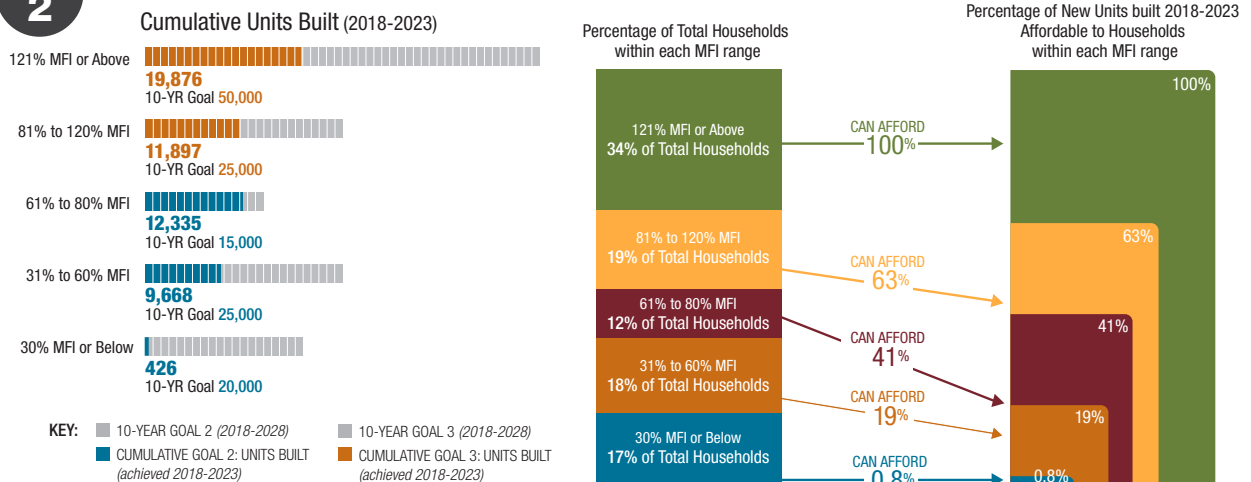
10-YR  
GOAL

DISTRICT 1	DISTRICT 2	DISTRICT 3	DISTRICT 4	DISTRICT 5	DISTRICT 6	DISTRICT 7	DISTRICT 8	DISTRICT 9	DISTRICT 10
69%	86%	57%	76%	31%	21%	35%	14%	30%	0.9%
4,899 out of 7,086 units built	3,865 out of 4,492 units built	3,560 out of 6,295 units built	2,351 out of 3,105 units built	1,393 out of 4,473 units built	1,777 out of 8,590 units built	2,361 out of 6,651 units built	1,044 out of 7,217 units built	1,107 out of 3,635 units built	72 out of 8,456 units built
1,643 income-restricted units under construction	2,430 income-restricted units under construction	1,318 income-restricted units under construction	1,141 income-restricted units under construction	306 income-restricted units under construction	198 income-restricted units under construction	706 income-restricted units under construction	168 income-restricted units under construction	509 income-restricted units under construction	185 income-restricted units under construction

Source  
2

### GOAL 2-3: NEW HOUSING UNITS 2018-2023

10-YR  
GOAL



### GOAL 4:

DATA  
UNAVAILABLE

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

Source  
3



**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

PREPARE 10,000 AFFORDABLE HOUSING UNITS OVER 10 YEARS



Published 12/2024

Source  
5

### GOAL 7: PREVENT HOMELESSNESS

3-YR  
GOAL

PREPARE 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% as in previous years to maintain consistency. 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 units located within 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 2023 to reflect the MFI group in which they are affordable to in 2023.
  - 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. Therefore, their designated affordability level corresponds 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 or is noted as "under construction" in the City of Austin's Affordable Housing Inventory dataset. Building permit information was gathered using the "Issued Date" column where "Permit Type" = "Building Permit" in the Issued Construction Permits dataset for properties that did not include construction information from the original source. 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 was counted as "under construction".

## 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.

# AUSTIN STRATEGIC HOUSING BLUEPRINT SCORECARD 2023



## 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

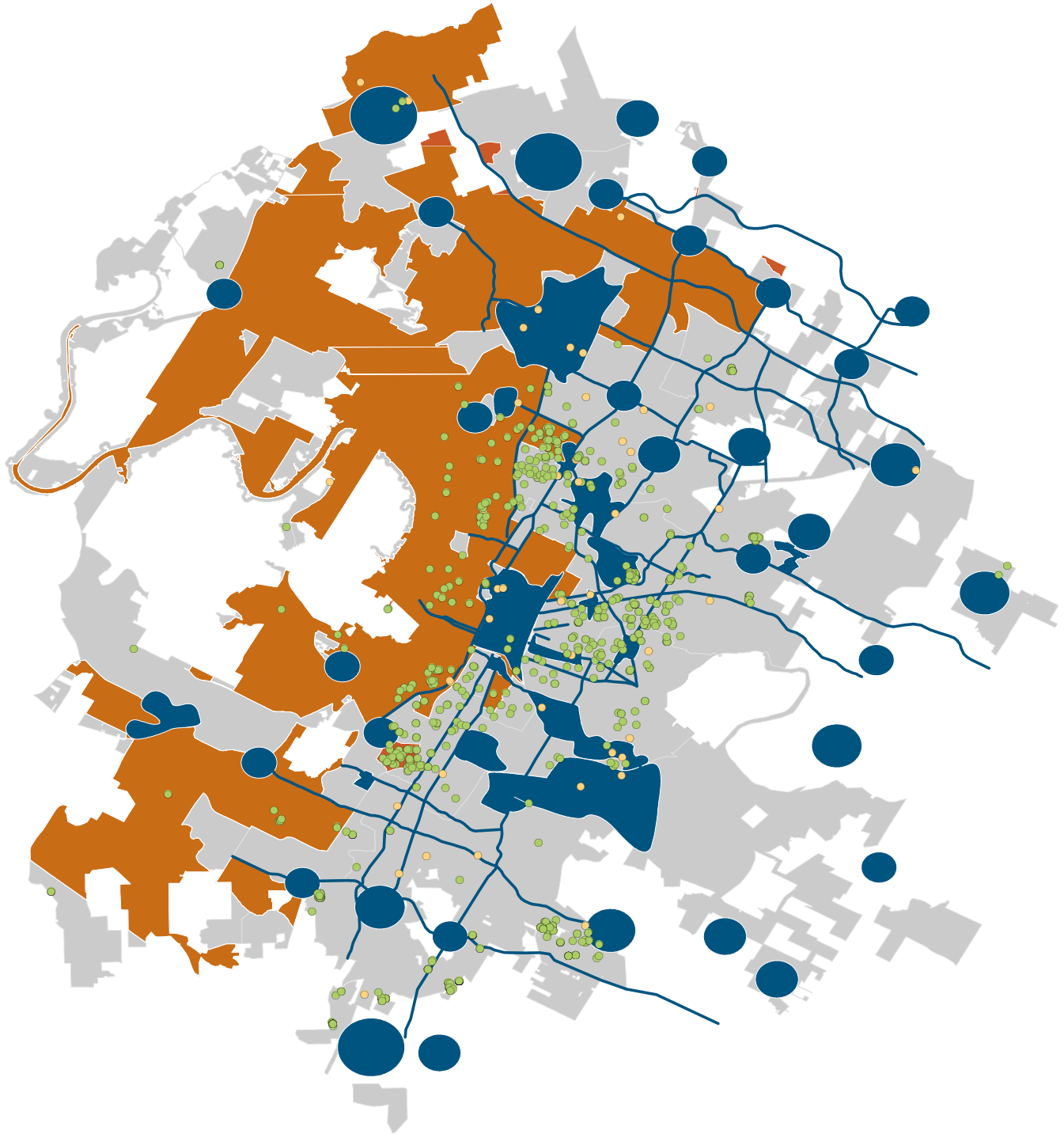
- **Preservation:** Maintain existing homes affordable to community members through acquisition and rehabilitation, creating supportive financial environments, and advancing new ownership models. The figures in Goal 6 represent affordable housing units whose affordability was preserved through the acquisition 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.

## LIMITATIONS

- As rents and home sales prices decreased in the 2023 reporting period, market rate units that would have previously served moderate and high-income households that earn above 80% MFI are now serving households earning 80% MFI or below. This is a positive outcome that reflects improving affordability trends, however, from a data reporting perspective, this has shifted some cumulative housing production numbers from higher MFI level to 80% MFI and below. It is difficult to ascertain at this point whether this trend will continue in future years as the housing market shifts.
- Before 2023, HPD's Home Repair Program were based on Fiscal Year while all other data sources were 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, starting in 2022 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.



# AUSTIN STRATEGIC HOUSING BLUEPRINT SCORECARD 2023



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



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# AUSTIN STRATEGIC HOUSING BLUEPRINT SCORECARD

PROGRESS  
TO DATE  
2018-2023

## Checking in on the Strategic Housing Blueprint after Six 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 (2018-2023). 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 6 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

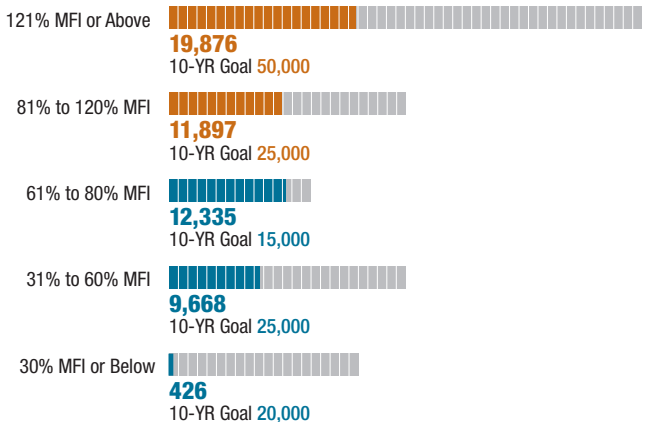
10-YR  
GOAL

DISTRICT 1	DISTRICT 2	DISTRICT 3	DISTRICT 4	DISTRICT 5	DISTRICT 6	DISTRICT 7	DISTRICT 8	DISTRICT 9	DISTRICT 10
<b>69%</b> 4,899 out of 7,086 units built	<b>86%</b> 3,865 out of 4,492 units built	<b>57%</b> 3,560 out of 6,295 units built	<b>76%</b> 2,351 out of 3,105 units built	<b>31%</b> 1,393 out of 4,473 units built	<b>21%</b> 1,777 out of 8,590 units built	<b>35%</b> 2,361 out of 6,651 units built	<b>14%</b> 1,044 out of 7,217 units built	<b>30%</b> 1,107 out of 3,635 units built	<b>0.9%</b> 72 out of 8,456 units built
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### GOAL 2-3: NEW HOUSING UNITS 2018-2023

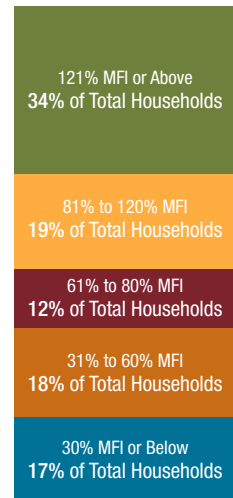
10-YR  
GOAL

#### Cumulative Units Built (2018-2023)

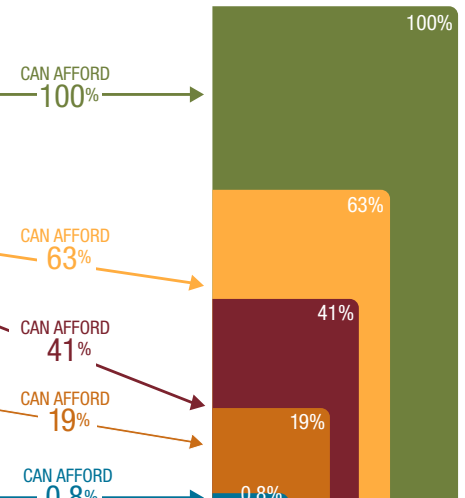


KEY:   
 ■ 10-YEAR GOAL 2 (2018-2028)   
 ■ 10-YEAR GOAL 3 (2018-2028)   
 ■ CUMULATIVE GOAL 2: UNITS BUILT (achieved 2018-2023)   
 ■ CUMULATIVE GOAL 3: UNITS BUILT (achieved 2018-2023)

#### Percentage of Total Households within each MFI range



#### Percentage of New Units built 2018-2023 Affordable to Households within each MFI range



### GOAL 4:

DATA  
UNAVAILABLE

### 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.



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### 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

