

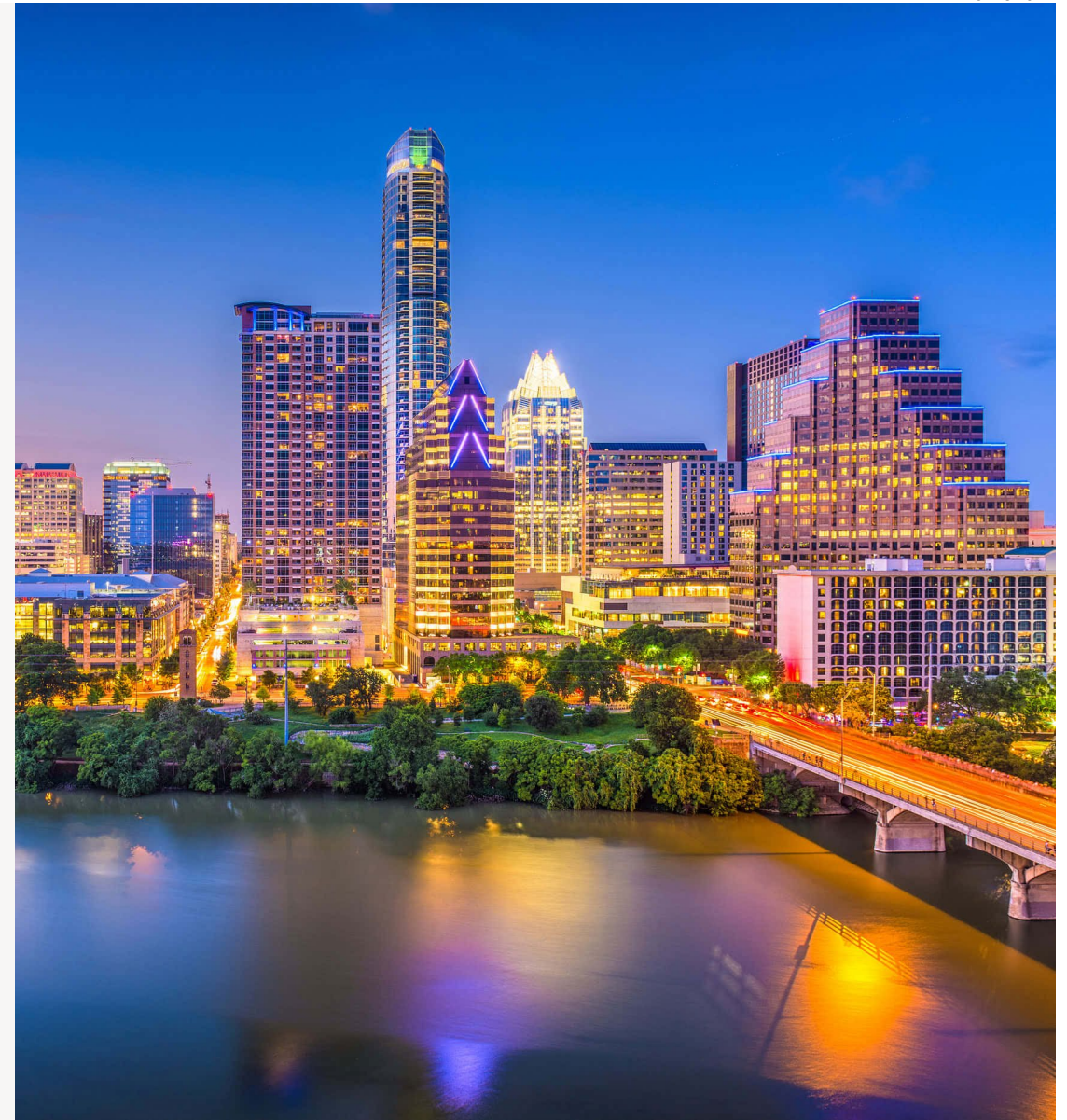


Strategic Housing Blueprint Update

Austin Housing | June 2, 2026

Today's Briefing

- Why the Blueprint Needs an Update
- PRO Housing Grant (HUD)
- Work Underway
 - Opportunity Map
 - Progress Report
 - Market Study Highlights
- Next Steps & Opportunities for Council



Why the Blueprint Needs an Update



2017 Blueprint (10-Year Framework: 2018–2027)

- 60,000 affordable units (<80% MFI)
- 135,000 total units
- 64+ actions across housing production, preservation, and stability

Why Revisit Now

- Approaching end of the 10-year horizon
- Major transit investment underway
- Housing conditions have shifted

What This Update Will Establish

- Updated affordable housing production and preservation goals based on current needs
- Anti-displacement strategies
- Strategies to expand affordability and housing stability through partnerships and community collaboration





2024 HUD PRO Housing Grant – \$6.7M



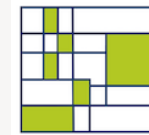
Update the Strategic Housing
Blueprint and Opportunity Map



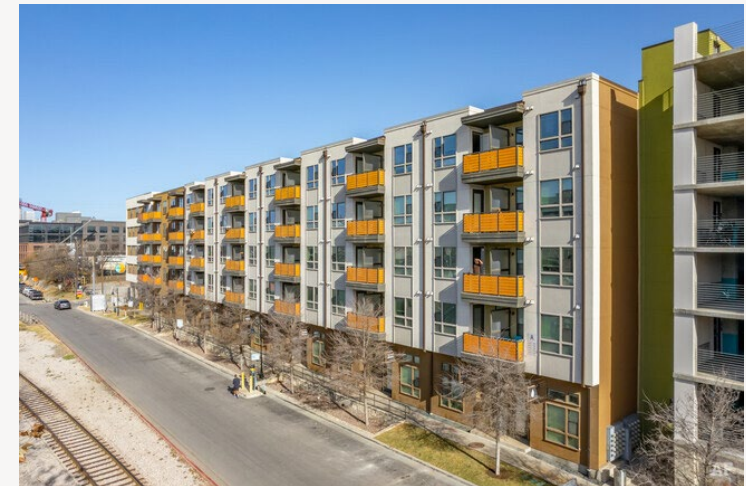
Develop and Preserve Affordable
Housing near planned Light Rail



Unlock Missing Middle and Urban
Mixed-Use Development



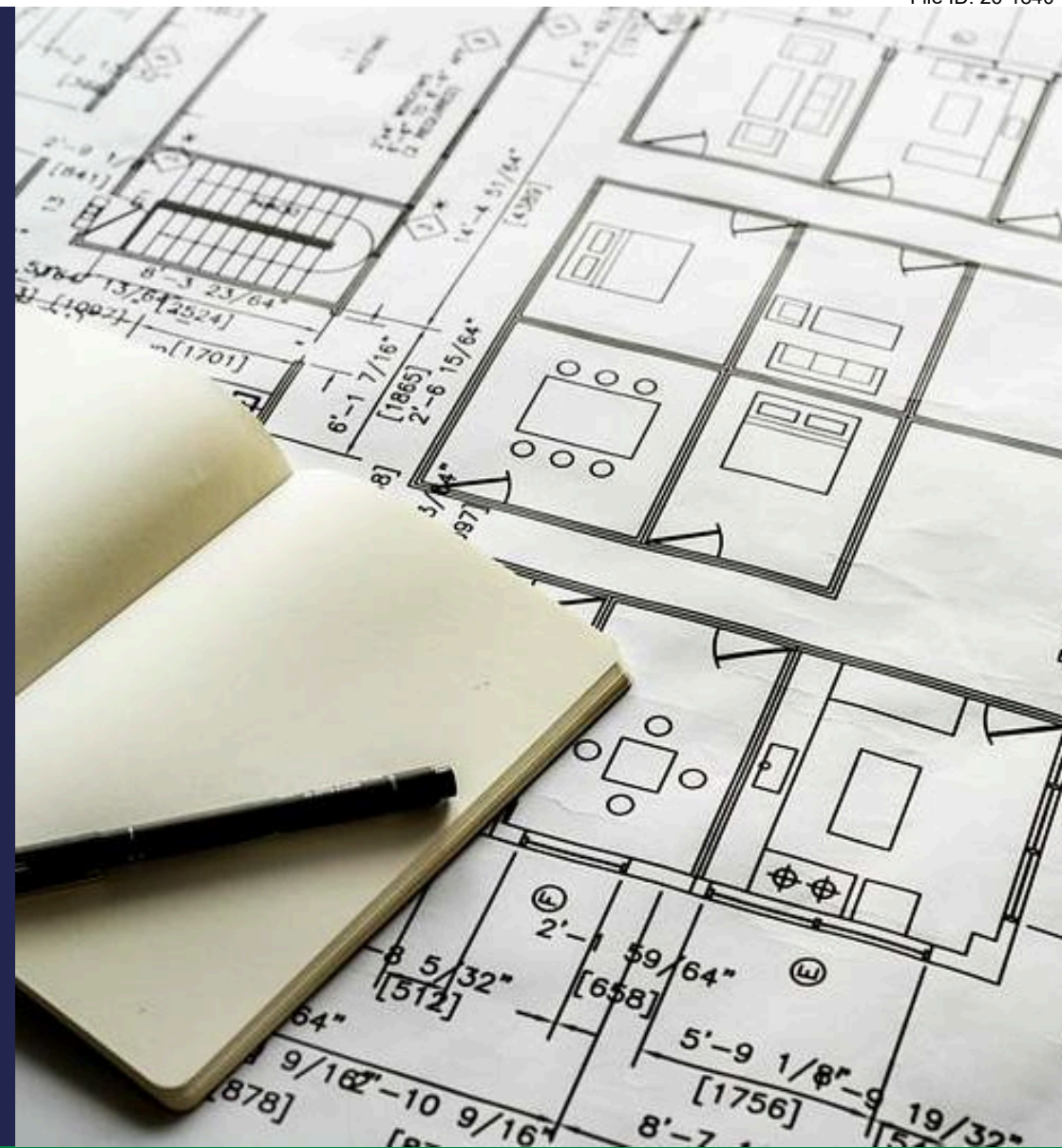
PRO HOUSING
Pathways to Removing Obstacles



The Arnold - 1621 E 6th St Austin TX 78702

Preparing for the Next Blueprint

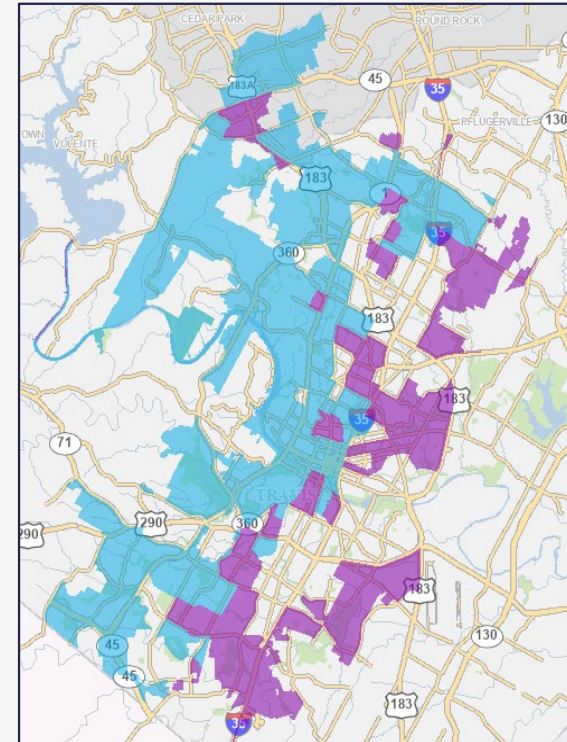
- Components currently underway:
 - Opportunity Map Update
 - Blueprint Progress Report
 - Market Study
 - Council and City Manager Direction
- All of this provides the foundation for the Consultant Scope of work to update the goals and strategies of the next Blueprint.



Opportunity Map Update



- Advances fair housing goals and geographic distribution of affordable housing
- Identifies where and why affordability, mobility, infrastructure quality, and displacement risk intersect
- Reflects current conditions and community priorities
- Approach
 - UT Austin selected as partner in January 2026
 - Community-informed methodology using:
 - Input gathered from affordable housing providers, housing policy advocates, service organizations, and residents with lived-experience in affordable housing



Opportunity Index (2017-2023)

Opportunity Map Update



- **Moving Beyond the Map:** Not just where conditions exist, but why:
 - How transit, jobs, schools, environmental quality, and land use patterns interact
 - Which neighborhood “archetypes” exist and what interventions are appropriate
 - Example archetypes
 - High-Resource Enclaves
 - Transit-Rich Corridors
 - Job-Dense Industrial Hubs
 - Developing Fringe



FACTORS USED TO ESTABLISH CATEGORIES	Preserve and build affordable infill housing options	Attract investment that enhances economic opportunity	Diversify housing types and expand transportation choices	Adapt to hazards and support sustainable neighborhood development
<p>Safety: Predictive model for assaults</p> <p>Hazard exposure: Environmental constraints</p> <p>School quality: TEA elementary school quality score</p> <p>Accessibility: QATI score and access to services within 15 miles</p>	<p>Safety: Low</p> <p>Hazard exposure: Medium</p> <p>School quality: Medium</p> <p>Accessibility: High</p>	<p>Safety: High</p> <p>Hazard exposure: Low</p> <p>School quality: Low</p> <p>Accessibility: Low</p>	<p>Safety: High</p> <p>Hazard exposure: Low</p> <p>School quality: High</p> <p>Accessibility: Low</p>	<p>Safety: Medium</p> <p>Hazard exposure: High</p> <p>School quality: Medium</p> <p>Accessibility: Medium</p>

Summary of the cluster analysis results from Dr. Mueller’s “My Home is Here” report for Harris County

Opportunity Map Update



- Timeline/Upcoming Deliverables
 - Engagement Report: June 2026
 - Literature & Best Practices Memo: July 2026
 - Methodology + draft review: Summer–Fall 2026
 - Final tool release: Early 2027
- How to get involved:
SpeakupAustin.com/OpportunityMap



Progress Report



- Primary goals of the Progress Report:
 - Establish an understanding of progress made on the tools, actions, and objectives identified in the Blueprint.
 - Establish an understanding of the realized impact of these tools, actions, and objectives.
 - Communicate this information through an interactive dashboard.
 - Use this information to prioritize certain tools, actions, and objectives in the future and refine recommendations for the updated Blueprint.
- Primary work remaining:
 - Continued collaboration to gather information from other departments and organizations that are responsible for certain actions and objectives.
 - Refinement of the dashboard structure and digital accessibility.
 - Refinement of the methods to determine impact.

Progress Report



- Review 8 tools and 64 actions/objectives to assess progress and impact on Blueprint housing goals:
 - Income-restricted housing
 - Market rate housing
 - Housing preservation
 - Housing production

- 5 Community Values that the 64 actions/objectives pursue:
 - 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
 - Help Austinites reduce their household costs

Progress Level			
Completed	Significant Progress	Limited Progress	Not Started

Realized Impact			
High Impact	Medium Impact	Limited Impact	No Impact

Progress Report



- Preliminary list of Objectives with high realized impact:
 - Develop Programs & Policies to Help Mitigate Gentrification Pressures in Historically Low-Income Neighborhoods
 - Develop a Strike Fund (private loan program)
 - Undertake Strategic Land Banking
 - Pursue Future General Obligation Bond Elections for Affordable Housing
 - Leverage Low Income Housing Tax Credits (LIHTC) and Seek Legislative Changes
 - Focus Federal Funds in Housing Investments
 - Adopt Affordable Housing Goals to Guide Policy
 - Implement Consistent Density Bonus Programs for Centers and Corridors
 - Better Utilize Land for Affordable Housing
 - Comprehensive Parking Reform



Austin Strategic Housing Blueprint (ASHB) Progress Report

Purpose

This dashboard displays the progress that the City of Austin made between 2017 and 2025 on the objectives, actions, and tools that the Austin Strategic Housing Blueprint (ASHB) recommended.

How to Use this Dashboard

The ASHB categorizes all objectives and actions under 5 community values. Use the buttons below to explore the progress under each.

Community Value 1

Prevent Households
From Being Priced
Out of Austin

Community Value 2

Foster Equitable,
Integrated, and
Diverse
Communities

Community Value 3

Invest in Housing
for Those Most in
Need

Community Value 4

Create New and
Affordable
Housing Choices
for All Austinites
in All Parts of
Austin

Community Value 5

Help Austinites
Reduce Their
Household Costs



Austin Strategic Housing Blueprint (ASHB) Progress Report

Updated: 6/1/2026
Report Release: 6/1/2026
Hold CTRL or Command + click to multi-select

Home

Clear Selections

Community Value 2

Foster Equitable, Integrated, and Diverse Communities

INDEX	Objective	Progress Level	Realized Impact	Link to Objective
12	*Develop a Strike Fund	Significant Progress	High Impact	Learn More
13	*Implement the City of Austin's Fair Housing Action Plan and Bolster Enforcement of Existing Fair Housing Requirements	Significant Progress	Medium Impact	Learn More
14	*Undertake Strategic Land Banking	Significant Progress	High Impact	Learn More
18	Add Flexibility to Occupancy Limits	Completed	Medium Impact	Learn More
22	Develop Programs, Resources, and Guides to Aid Small Scale Preservation	Limited Progress	Limited Impact	Learn More
21	Fully Utilize Homestead Preservation District Tools	Significant Progress	Medium Impact	Learn More
17	Implement Austin/Travis County Reentry Roundtable Report: Locked Out	Significant Progress	Medium Impact	Learn More
15	Implement Tenant Relocation Assistance Program	Significant Progress	Medium Impact	Learn More
16	Protect Renters from Discrimination Based on Source of Income	Significant Progress	Limited Impact	Learn More
19	Pursue Legislation for Inclusionary Zoning	Limited Progress	Limited Impact	Learn More
20	Pursue Legislation to Allow Rent Control	Limited Progress	Limited Impact	Learn More
23	Support Community Goal for 25% New Income-Restricted Affordable Housing to be in High Opportunity Areas	Limited Progress	Limited Impact	Learn More



Austin Strategic Housing Blueprint (ASHB) Progress Report

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[Back](#) [Home](#) [Clear Selections](#)

Objective 14

*Undertake Strategic Land Banking

Progress Level	Realized Impact
Significant Progress	High Impact

Actions Identified in 2019

- Strategically acquire and hold land in underdeveloped activity centers and corridors, making it available to private or non-profit developers for the construction of affordable housing as these areas develop.

Progress Notes

The City, through Austin Housing Finance Corporation (AHFC), has made significant progress in strategically land banking sites for future affordable housing development with a focus on acquiring properties near community amenities (schools, parks, libraries, etc.), transit, and Project Connect routes.

Since 2020, AHFC has put out 7 sites for solicitations totaling over 33.55 acres. This has resulted in 10 developments, 1,146 units, a mix of ownership and rental homes, and a majority of units affordable at or below 60% MFI (rental) and 80% MFI (ownership).

Looking ahead, AHFC has 117 acres of vacant land that it will work on developing in the future and additional acreage identified by City Council as future affordable housing (Bolm Road). Note, this includes the COA-owned portion of Grove/Riverside. Staff anticipate working on the next round of solicitations in 2026 and 2027.

AHFC continues to have funding for strategic acquisitions. However, focus is anticipated to be on supporting developments on land already banked and prioritizing land available below market (such as from other City departments as surplus land or other government partners)



Housing Market Study

- Understanding of Austin’s housing needs, pressures, and trends
- Interactive Dashboard illustrates:
 - Trends in housing supply and demand
 - Characteristics of cost-burdened and low-income households
 - Geographic distribution of poverty and rentership/ownership
- Market Insights:
 - Major shortage of units affordable to renters below 50% MFI
 - Gap in who can afford a home
 - Salaries not keeping up with the cost of housing
 - Share of three-bedroom units declining

Housing Market Study (Housing Growth and Trends)



Housing Growth & Existing Stock

Housing growth and stock reflects both changes in inventory over time and the total number of available units. Growth rates provide insight into how new single- and multi-family housing is constructed. Tracking housing stock levels helps identify shortages or surpluses in the market, which in turn influence price shifts and overall housing affordability.

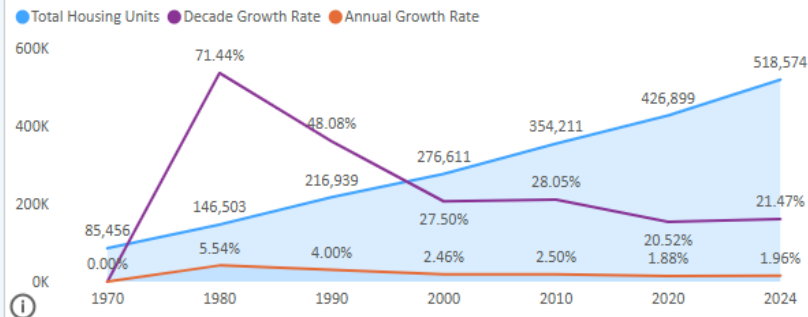


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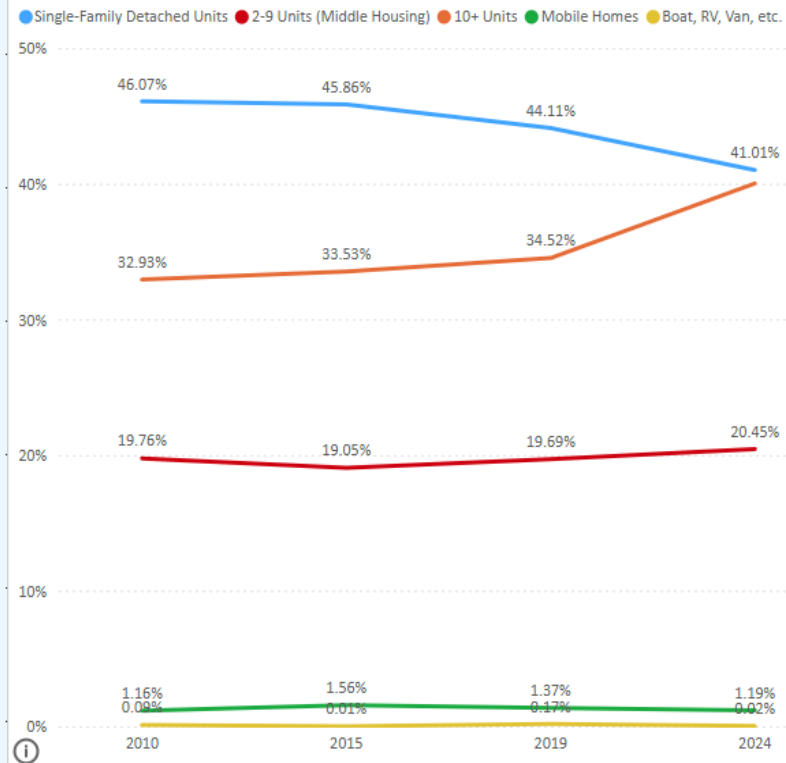
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 Select Focus Mode to enlarge visualization

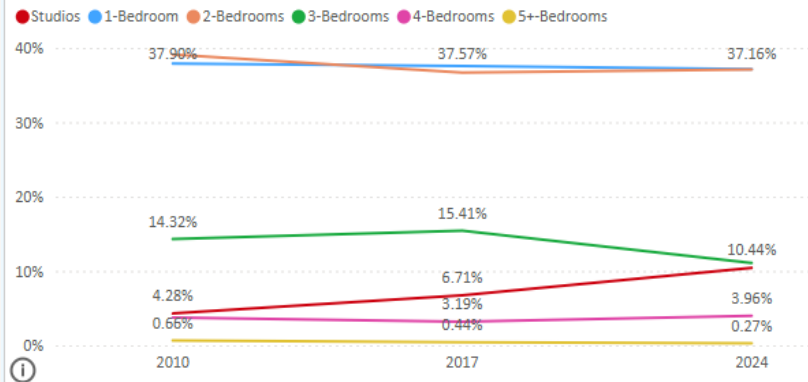
Housing Unit Growth



Units Distribution by Housing Type



Renter Household Distribution by Bedroom Count



Housing Market Study (Distribution of Poverty)



Population Below Poverty

U.S. Census Bureau releases poverty thresholds annually which measure whether people have enough income to meet basic needs. Thresholds are based on family composition, size and age of members, and measured using total pre-tax income in the past 12 months. If the income of one person is below the poverty threshold for that individual, they are considered to be in poverty. Poverty Thresholds: [HERE](#).

Updated: 6/1/2026
 Report Release: 6/1/2026

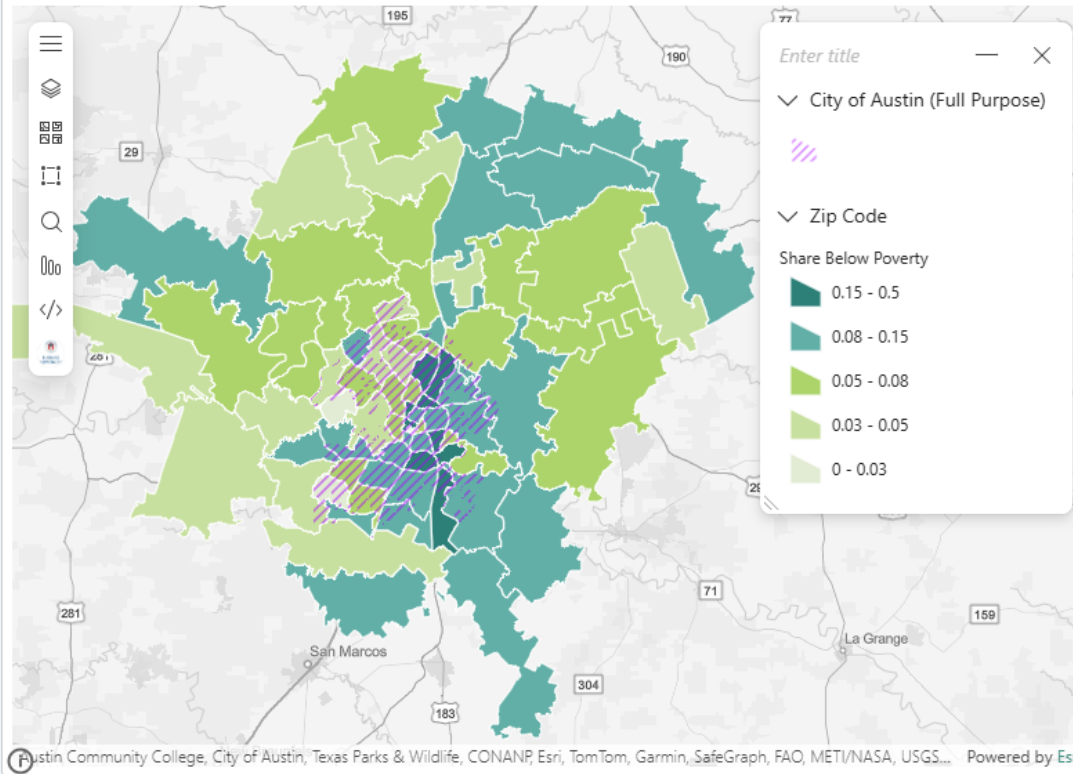


Directory

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Population with Living Below Poverty by Travis and Williamson County Zip Codes (2024)



Zip Code

All

Population Living Below Poverty by Zip Code (2024)

Zip Code	County	Population From Whom Poverty Status is Determined	Population Below Poverty Level	Share of Population Below Poverty
78705	Travis County	21,491	10,145	47.21%
78719	Travis County	1,776	568	31.98%
78742	Travis County	847	261	30.81%
78721	Travis County	10,857	2,802	25.81%
78674	Williamson County	108	27	25.00%
78741	Travis County	45,648	9,868	21.62%
78753	Travis County	56,300	11,943	21.21%
78758	Travis County	49,194	9,321	18.95%
78752	Travis County	23,243	4,129	17.76%
78756	Travis County	8,373	1,318	15.74%
78747	Travis County	22,177	3,270	14.75%
78726	Travis County	14,240	1,993	14.00%
78724	Travis County	29,806	4,150	13.92%
78702	Travis County	25,540	3,550	13.90%
76577	Williamson County	3,128	430	13.75%
78617	Travis County	28,658	3,842	13.41%
78744	Travis County	50,935	6,760	13.27%
78653	Travis County	41,042	5,322	12.97%
78754	Travis County	32,564	4,092	12.57%
78723	Travis County	37,967	4,669	12.30%
78612	Travis County	19,799	2,396	12.10%
78751	Travis County	16,959	2,038	12.02%
Total		2,224,498	204,711	

City Manager's Office Housing Policy Work



- Updating data on current affordable housing needs and market conditions
- Identifying the most effective incentives and reducing barriers to existing programs.
- Coordinating across departments and stakeholders to align City tools with actual affordability gaps.
- Advancing Council direction on preservation of affordable housing, and new housing models.
- Providing policy analysis and incentive modeling that will directly inform the Blueprint update.

Direction from City Council & Community



Recurring themes from Council direction to Austin Housing since the 2018 Blueprint

Tenant Stability & Anti-Displacement Tools

- 2019 Displacement Mitigation Strategy Project Connect Anti-Displacement Funds
- RHDA Guidelines + Tenant Protections
- RHDA Compliance & Enforcement
- Rental Fee Disclosure
- Homestead Preservation District expansion
- Emergency Rental Assistance

Preserving Existing Affordable Housing

- Mobile Home + Tenant Notification
- Naturally Occurring Affordable Housing Preservation
- Community Land Trusts + Land Banking
- Monitoring expiring Low Income Housing Tax Credit properties

New Housing Models and Financing

- Green Social Housing policy
- Shared-equity senior & disability housing on City land

Next Steps



- Share Progress Report, Market Study, and Opportunity Index
- Develop Consultant Scope of Work for Blueprint Update for kick off in Early 2027
- Can incorporate additional direction from Council prior to kicking off update in Early 2027

