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

- **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.

    o Affordable Housing Inventory and Home Repair Program data, City of Austin Housing and Planning Department, Accessed 2022

    o Texas Department of Housing & Community Affairs, Accessed 2022

    o National Housing Preservation Database, Accessed 2022

    o Housing Authority of the City of Austin, Accessed 2022

    o Travis County Housing Finance Corporation, Accessed 2022

    o Austin Board of Realtors (ABOR), Accessed 2022

    o CoStar, Accessed 2022

- **SOURCE 3** (GOAL 5)**:** Geospatial data of the Imagine Austin Corridors and Centers from the Austin Housing and Planning Department and shapefiles based on data from Enterprise Community Partners Opportunity360 Index, Accessed 2018. Analysis based on Methodology 3.

- **SOURCE 4** (GOAL 6)**:** Affordable Housing Inventory and Home Repair Program data, City of Austin Housing and Planning Department; Texas Department of Housing & Community Affairs, Accessed 2022.

- **SOURCE 5** (GOAL 7)**:** City of Austin Housing and Planning Department, Accessed 2022.

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Source Diagram

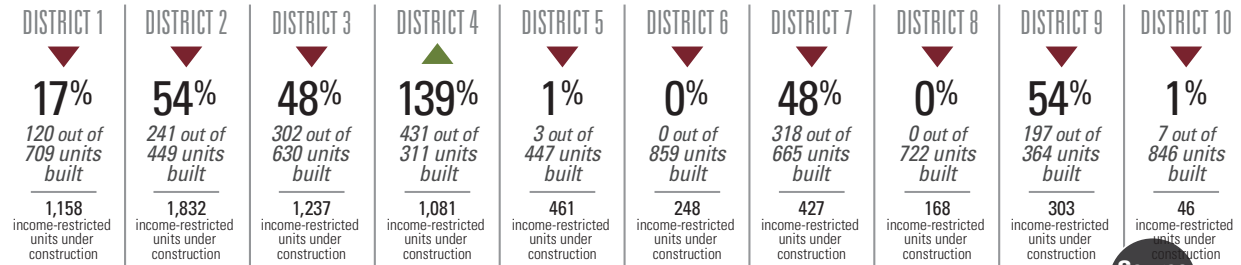### A Holistic Approach to Affordable Housing

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
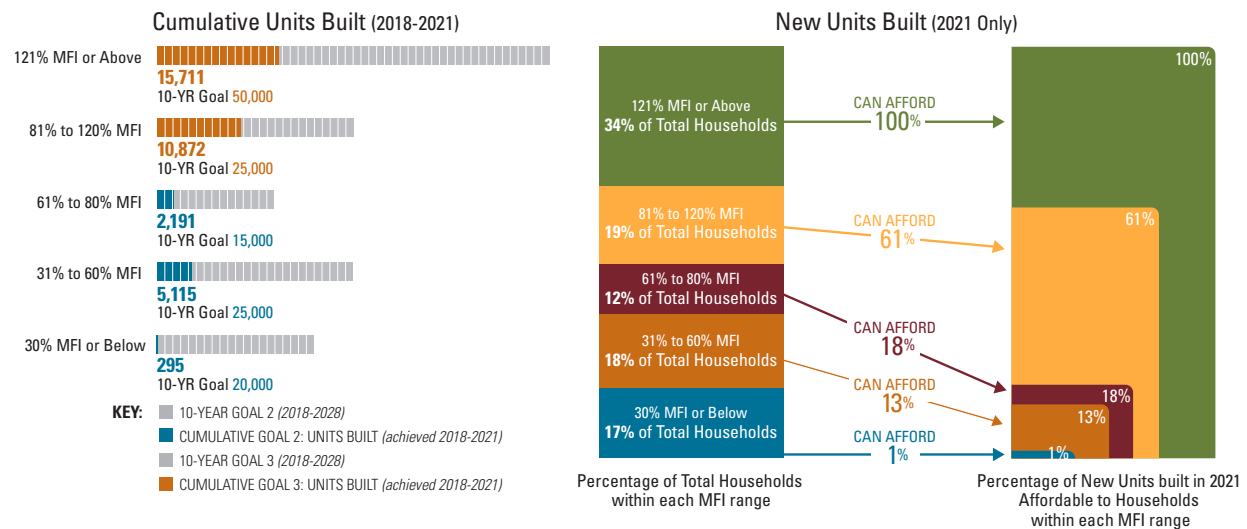*See scoring section in Methodology for further information*

Source 1

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
▼	▼	▼	▲	▼	▼	▼	▼	▼	▼
17%	**54%**	**48%**	**139%**	**1%**	**0%**	**48%**	**0%**	**54%**	**1%**
120 out of 709 units built	*241 out of 449 units built*	*302 out of 630 units built*	*431 out of 311 units built*	*3 out of 447 units built*	*0 out of 859 units built*	*318 out of 665 units built*	*0 out of 722 units built*	*197 out of 364 units built*	*7 out of 846 units built*
1,158 income-restricted units under construction	1,832 income-restricted units under construction	1,237 income-restricted units under construction	1,081 income-restricted units under construction	461 income-restricted units under construction	248 income-restricted units under construction	427 income-restricted units under construction	168 income-restricted units under construction	303 income-restricted units under construction	46 income-restricted units under construction

DISTRICT BY DISTRICT ANNUAL GOALS

Source 2

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

Cumulative Units Built (2018-2021)

121% MFI or Above
15,711
10-YR Goal 50,000

81% to 120% MFI
10,872
10-YR Goal 25,000

61% to 80% MFI
2,191
10-YR Goal 15,000

31% to 60% MFI
5,115
10-YR Goal 25,000

30% MFI or Below
295
10-YR Goal 20,000

KEY:
10-YEAR GOAL 2 *(2018-2028)*
CUMULATIVE GOAL 2: UNITS BUILT *(achieved 2018-2021)*
10-YEAR GOAL 3 *(2018-2028)*
CUMULATIVE GOAL 3: UNITS BUILT *(achieved 2018-2021)*

New Units Built (2021 Only)

121% MFI or Above **34%** of Total Households → CAN AFFORD 100% → 100%

81% to 120% MFI **19%** of Total Households → CAN AFFORD 61% → 61%

61% to 80% MFI **12%** of Total Households → CAN AFFORD 18% → 18%

31% to 60% MFI **18%** of Total Households → CAN AFFORD 13% → 13%

30% MFI or Below **17%** of Total Households → CAN AFFORD 1% → 1%

Percentage of Total Households within each MFI range

Percentage of New Units built in 2021 Affordable to Households within each MFI range

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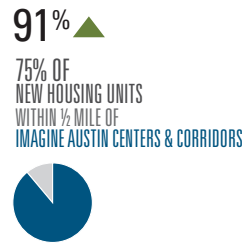
GOAL 5: IMAGINE AUSTIN CENTERS & CORRIDORS & HIGH OPPORTUNITY AREAS

Source 3

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

CITY OF AUSTIN

Enlarged map available in Methodology

1,379 UNITS AFFORDABLE TO ≤ 80% MFI

7,129 UNITS AFFORDABLE TO ≥ 80% MFI
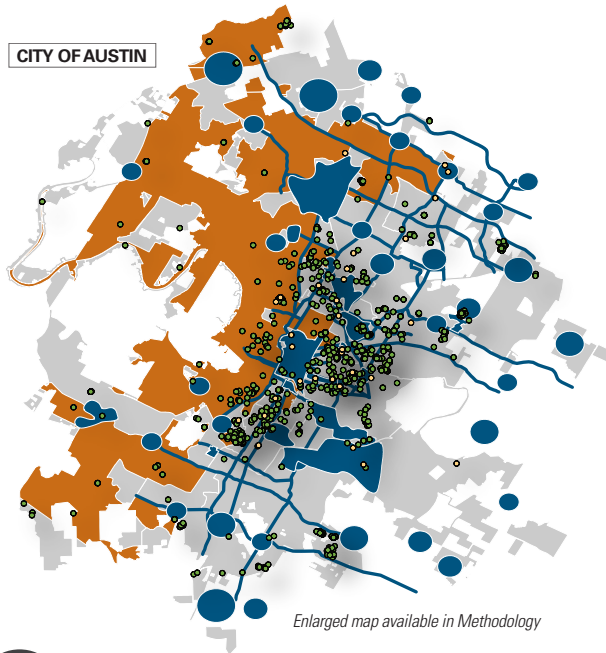
Units within 1/2 miles of Imagine Austin Centers & Corridors or in High Opportunity Areas

91% ▲
75% OF NEW HOUSING UNITS WITHIN ½ MILE OF IMAGINE AUSTIN CENTERS & CORRIDORS

10% ▼
25% OF NEW INCOME-RESTRICTED AFFORDABLE HOUSING UNITS IN HIGH OPPORTUNITY AREAS

Imagine Austin Centers & Corridors: Areas identified in the Imagine Austin Growth Concept Map where future growth can be directed to promote a city of complete communities for all, where your daily needs are met within a short trip.
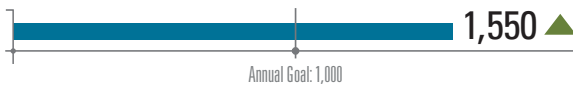
High Opportunity Areas: Areas that provide residents with greater economic security, housing stability, mobility options, educational opportunities, and improved health and well-being.

GOAL 6: PRESERVATION

Source 4

1-YR GOAL

PRESERVE 10,000 AFFORDABLE HOUSING UNITS OVER 10 YEARS

1,550 ▲

Annual Goal: 1,000

Preservation: Maintain existing homes affordable to community members through acquisition and rehabilitation, creating supportive financial environments, and advancing new ownership models.

GOAL 7: PREVENT HOMELESSNESS

Source 5

1-YR GOAL

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

137 ▼

Annual Goal: 333

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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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%. 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 Affordable Housing Units in 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 2020 to reflect the MFI group in which they are affordable to in 2020.

  o 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.

  o For market rate rental units (sourced from CoStar), the average effective rent for the rental housing development in the year it was built are updated using data from the most recent CoStar data download to the average effective rent and 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.

  o 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 and how affordable they are to the corresponding 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. Building permit information was gathered using the "Status" column in the AHI for city-funded properties and using the "Issued Date" column where "Permit Type" = "Building Permit" in the Issued Construction Permits dataset. 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.

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. The figures in the 2021 Blueprint Scorecard represent Permanent Supportive Housing units produced through new housing developments with funding from the City of Austin's Rental Housing Development Assistance (RHDA) program. Since the new goal was adopted in 2021, the Progress to Date Scorecard only reflects progress since the goal's adoption.

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%

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.

LIMITATIONS

- HPD's Home Repair Program is based on Fiscal Year while all other data sources are 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 ¾ 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.

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