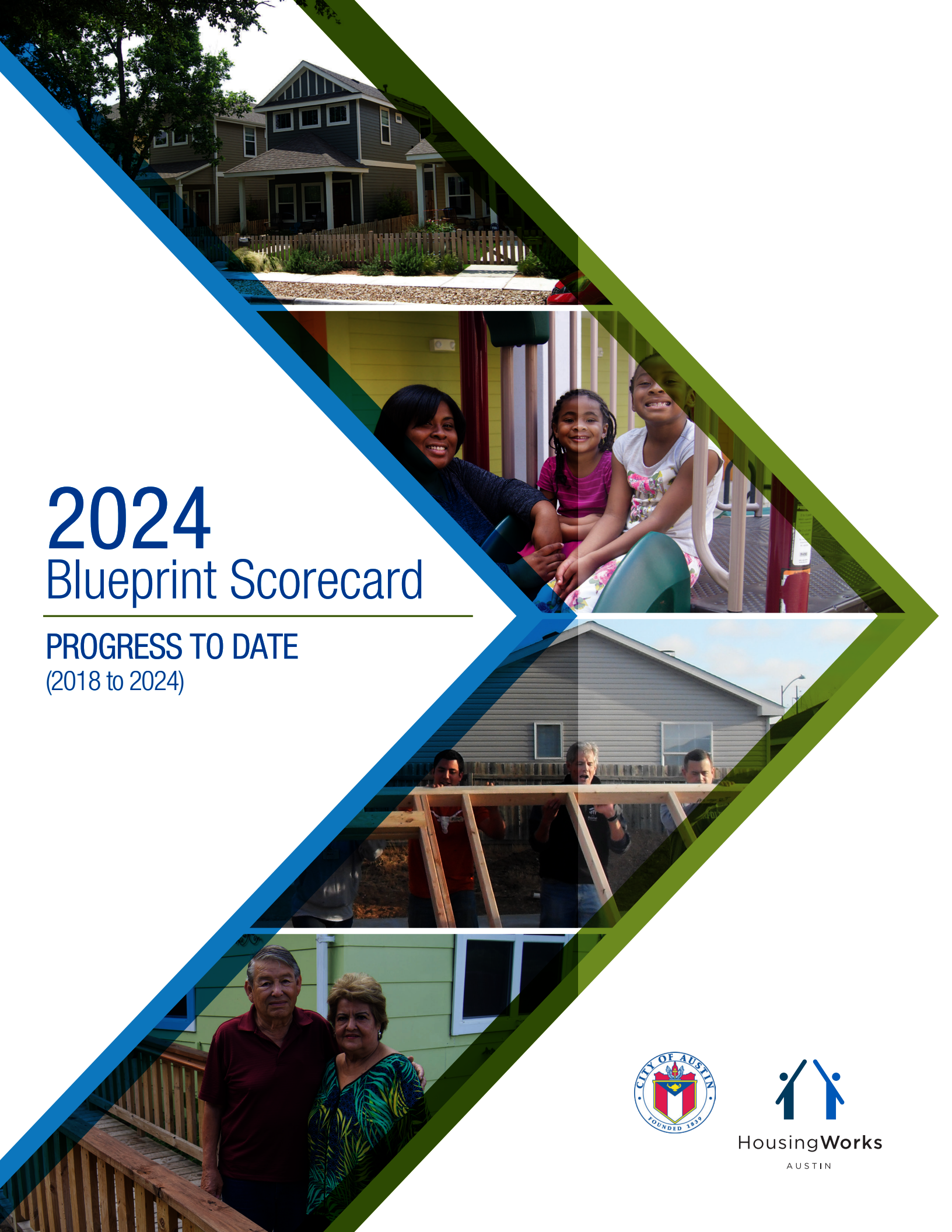


# 2024 Blueprint Scorecard

PROGRESS TO DATE  
(2018 to 2024)



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# EXECUTIVE SUMMARY



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## Executive Summary

The 2024 Blueprint Scorecard and updated Progress to Date Scorecard marks significant success in certain areas, such as the preservation of affordable housing, development of affordable housing in Imagine Austin Centers and Corridors, and creation of housing units affordable to households earning 61% to 80%. The 2024 scorecard also saw significant gains in affordable housing in certain districts, with District 1 and 2 already having met their ten-year goals and several other districts on track to meet the goals adopted in the [Strategic Housing Blueprint in 2017](#). Efforts to expand affordable housing opportunities for extremely low-income households and create income-restricted housing in High Opportunity Areas 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/housing/projects/austin-strategic-housing-blueprint>

## Progress to Date Scorecard (2018-2024)

### GOAL 1: Affordable Homes In Each District

PROGRESS UNDERWAY 

As the progress to date data tracking enters its seventh year, we see that four districts are on track or have surpassed their overall ten-year goal for new affordable housing units. District 1 and 2 have already surpassed their ten-year goals after just seven years, producing 7,891 (11% above the goal) and 5,247 (18% above the goal) respectively. Additionally Districts 3 and 4 are on track to meet their ten-year goal at the current rate of annual affordable unit production. Collectively these districts account for 21,509 new affordable housing units in the city, with an astounding 6,984 additional units in the pipeline already. In addition, another two districts have met 40% of their overall goals: District 5 at 42% and District 7 at 45%, with District 9 nearly meeting this mark at 39% of its ten-year goal. Meanwhile, Districts 6 and 8 have met 34% and 20% of their goals respectively. District 10 remains significantly behind having met only 2.5% of its goal and having added a total of 214 units over the seven-year period, with only 32 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 Seven Years	Percent of Ten-Year Goal Met after Seven Years	Units Needed Every Year to Meet Goal by 2028	Income-Restricted Units Under Construction
District 1	7,086	7,891	111%	0	1,604
District 2	4,492	5,297	118%	0	2,256
District 3	6,295	5,330	85%	241	2,184
District 4	3,105	2,991	96%	29	940
District 5	4,473	1,890	42%	646	532
District 6	8,590	2,957	34%	1,408	242
District 7	6,651	2,992	45%	915	472
District 8	7,217	1,449	20%	1,442	222
District 9	3,635	1,418	39%	554	834
District 10	8,456	214	2.5%	2,061	32

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

PROGRESS UNDERWAY 

Over the past seven years, 32,429 units affordable to households earning 80% MFI or below have been built, with a need for nearly 10,000 additional units needed at these income levels to meet the seven-year goal. The City of Austin has reached a milestone and reached its first ten-year goal in the 2024 Scorecard, 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 16,067 units created in this category or nearly two-thirds 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 543 new units built over seven years.

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

PROGRESS UNDERWAY 

Over the seven years since the Blueprint was adopted, 38,885 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 2024 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 2024)

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	543	4%
31% - 60% MFI	15,000	16,067	92%
61% - 80% MFI	9,000	15,819	151%
81% - 120% MFI	15,000	11,234	64%
121% MFI & Above	30,000	27,651	79%

The Progress to Date Scorecard also shows the percentage of new units built over the past seven 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 61% 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 seven 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 89% 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 15% of new income-restricted housing units built in the past seven 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, 8,250 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 nearly 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 the middle of 2021, the Progress to Date Scorecard reflects the 333 PSH units developed in 2021 through 2024. While the 333 PSH units produced over the three 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 approximately 790 PSH units that are in the pipeline and will become available to residents in the next several years.

## Annual Blueprint Scorecard (2024)

### GOAL 1: Affordable Homes In Each District

PROGRESS UNDERWAY 

In 2024, 5 of the 10 Council Districts – Districts 1, 2, 4, 6, and 7 - met their one-year goal for affordable housing production, with District 5 falling just short of its goal at 90%. Meanwhile, two District 10 met less than 3% of their goal of producing new units of housing affordable to households earning 80% of Median Family Income (MFI) or below. However, District 9 completed over 50% of the affordable units that their annual goal required, with District 3 coming very close to half of its goal at 48%. Rents and sales price for market rate housing decreased during the 2023 to 2024 period, leading to gains in affordable housing across the districts.

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

In 2024, more affordable housing units were built than in any single year in the seven years since the Blueprint was adopted, creating a significant 6,467 new units affordable to households earning 80% MFI or below. This exceeds the annual goal to build 6,000 new units of affordable housing (80% MFI or below), and 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 4% of the annual goal to build 2,000 units affordable to households with the lowest incomes in Austin, earning 30% MFI or below, was met in 2024. However, the 87 units affordable to households at 30% MFI or below produced in 2024 was a slight increase from the 63 units produced in 2023.

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

PROGRESS UNDERWAY 

The city produced 2,093 units affordable to households earning 31% to 60% MFI in 2024, meeting 84% of its annual goal to build 2,500 units. While this reflects a slight reduction in annual production of units affordable to households at 31-60% MFI from 2023, it still illustrates the continued progress of 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 4,287 units of housing affordable to households earning 61-80% MFI created in 2024, the city vastly exceeded its annual goal to build 1,500 such units. This represents a significant increase from the 2,389 units affordable to households earning 61% to 80% MFI in 2023, and a near three-fold increase from the 1,530 such units built in 2022. It eclipses the total from the previous year as 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 2024 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

ON TRACK ▲

In 2024, the city met its 2,500 unit-goal of homes affordable to households earning 81% to 120% MFI (moderate or middle-income households) as 3,163 homes affordable to middle-income households were built. This was an increase of over 1,000 units from the 2,125 units affordable to households earning 81-120% MFI produced in 2023.

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

ON TRACK ▲

The 7,489 units produced for households earning 121% MFI or above (high-income households) in 2024 was the largest annual production in any income category since the Blueprint was adopted in 2017, surpassing that mark set last year by nearly 3,000 units. This level of production marks the first time the City of Austin has met its 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 2024. 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 2024, largely due to City of Austin and federal affordable housing production programs. Households in the 31% to 60% MFI category can afford more than 13% of all new housing units constructed in 2024. Similarly, households earning 61% to 80% MFI are able to afford over 38% of all new units produced in 2024.

## 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

OFF TRACK ▼

11% of new income-restricted units produced in 2024 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.

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

ON TRACK ▲

Successful efforts to preserve affordable housing in 2024 have again far exceeded the annual Blueprint goal of 1,000 affordable units preserved, with 1,365 units preserved. The number of homes preserved has met its annual goal every year since 2019, 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 2024, 149 units of Permanent Supportive Housing were developed, the most produced in any year since the Blueprint was adopted. While this figure still remains well short of the annual production needed to meet the three-year goal to build 1,000 PSH units in an effort to unlock 3,000 homes for Austinites experiencing homelessness, multiple projects that include PSH units are in the pipeline.

## 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, Districts 1 and 2 became the first Districts to meet their district-specific goals for affordable housing development, while Districts 3 and 4 are currently on pace to meet their goals as well. However, other Council Districts remain well short of the pace needed to meet their ten-year goals for affordable housing. 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	543	6,486	776
31% - 60% MFI	25,000	16,067	2,978	22,953
61% - 80% MFI	15,000	15,819	0	22,599
81% - 120% MFI	25,000	11,234	4,589	16,049
121% MFI & Above	50,000	27,651	7,450	39,501

The continued positive movement in 2024 from general progress during the prior year 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. This year's overall level of housing production proves this, as over 17,000 units of new housing were produced in 2024, by far the highest number in any one since the Blueprint was adopted. However, much work remains to continue the positive momentum set in 2024 and reach the ambitious goals set in 2017, even if the COVID-19 pandemic stymied progress. The next three 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.



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Executive Director, HousingWorks Austin

# BLUEPRINT SCORECARDS



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# AUSTIN STRATEGIC HOUSING BLUEPRINT SCORECARD

PROGRESS TO DATE  
2018-2024

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

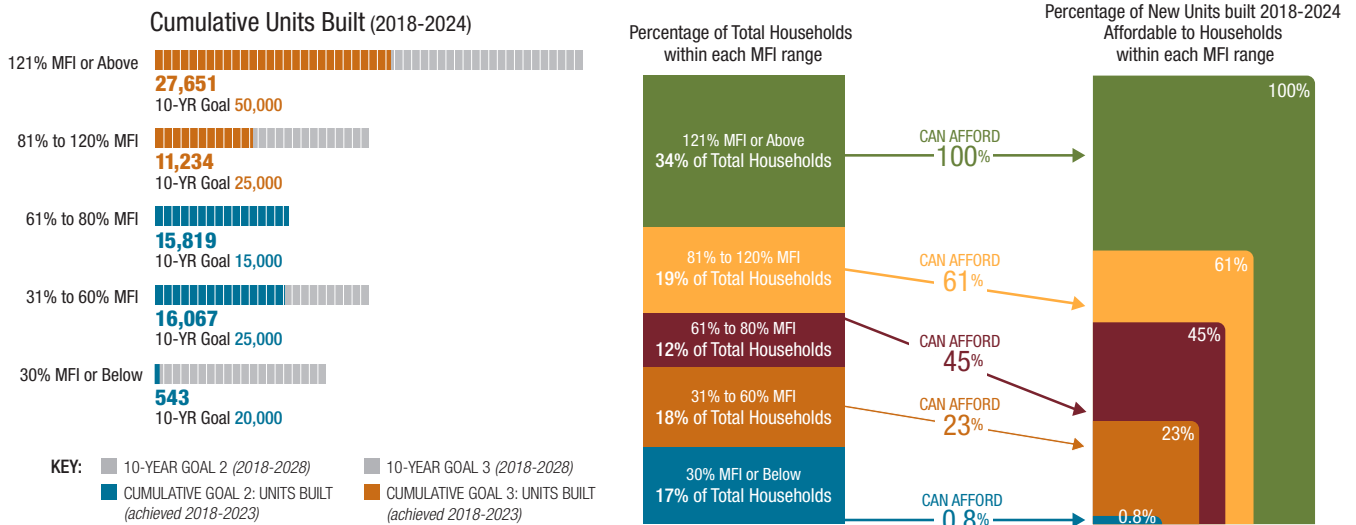
In 2017, Austin City Council adopted the Austin Strategic Housing Blueprint detailing goals to reach 135,000 housing units over the next ten years (2018-2023). The Blueprint includes District-specific goals to ensure that there is affordable housing throughout the city, as well as overall goals for the 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 7 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>111%</b> 7,891 out of 7,086 units built	<b>118%</b> 5,297 out of 4,492 units built	<b>85%</b> 5,330 out of 6,295 units built	<b>96%</b> 2,991 out of 3,105 units built	<b>42%</b> 1,890 out of 4,473 units built	<b>34%</b> 2,957 out of 8,590 units built	<b>45%</b> 2,992 out of 6,651 units built	<b>20%</b> 1,449 out of 7,217 units built	<b>39%</b> 1,418 out of 3,635 units built	<b>2.5%</b> 214 out of 8,456 units built
<b>1,604</b> income-restricted units under construction	<b>2,256</b> income-restricted units under construction	<b>2,184</b> income-restricted units under construction	<b>940</b> income-restricted units under construction	<b>532</b> income-restricted units under construction	<b>242</b> income-restricted units under construction	<b>472</b> income-restricted units under construction	<b>222</b> income-restricted units under construction	<b>834</b> income-restricted units under construction	<b>32</b> income-restricted units under construction

### GOAL 2-3: NEW HOUSING UNITS 2018-2024 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 2024

## 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.

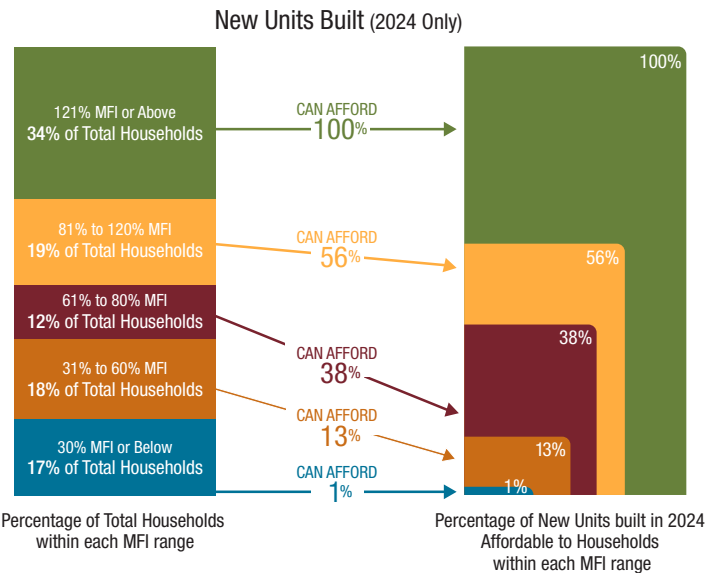
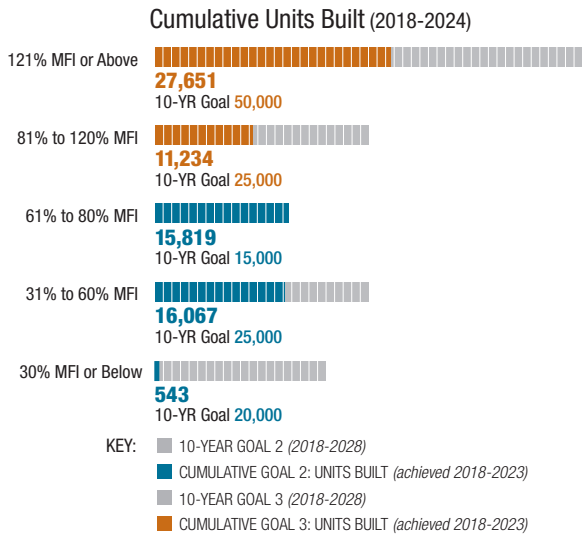
## GOALS

### 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>294%</b> <i>2,084 out of 709 units built</i>	<b>259%</b> <i>715 out of 449 units built</i>	<b>48%</b> <i>300 out of 630 units built</i>	<b>204%</b> <i>630 out of 311 units built</i>	<b>90%</b> <i>403 out of 447 units built</i>	<b>117%</b> <i>1,009 out of 859 units built</i>	<b>129%</b> <i>859 out of 665 units built</i>	<b>23%</b> <i>168 out of 722 units built</i>	<b>74%</b> <i>270 out of 364 units built</i>	<b>3%</b> <i>29 out of 846 units built</i>
<b>1,604</b> income-restricted units under construction	<b>2,256</b> income-restricted units under construction	<b>2,184</b> income-restricted units under construction	<b>940</b> income-restricted units under construction	<b>532</b> income-restricted units under construction	<b>242</b> income-restricted units under construction	<b>472</b> income-restricted units under construction	<b>222</b> income-restricted units under construction	<b>834</b> income-restricted units under construction	<b>32</b> income-restricted units under construction

DISTRICT BY DISTRICT ANNUAL GOALS

### GOAL 2-3: NEW HOUSING UNITS 2018-2024 10-YR GOAL



### GOAL 2: AFFORDABLE UNITS 2024 1-YR GOAL

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

**2,093 UNITS**  
2,500 HOUSING UNITS AFFORDABLE TO **31-60% MFI**

**4,287 UNITS**  
1,500 HOUSING UNITS AFFORDABLE TO **61-80% MFI**

### GOAL 3: MIDDLE - & HIGH-INCOME UNITS 2024 1-YR GOAL

**3,163 UNITS**  
2,500 HOUSING UNITS AFFORDABLE TO **81-120% MFI**

**7,489 UNITS**  
5,000 HOUSING UNITS AFFORDABLE AT **121% MFI OR BELOW**



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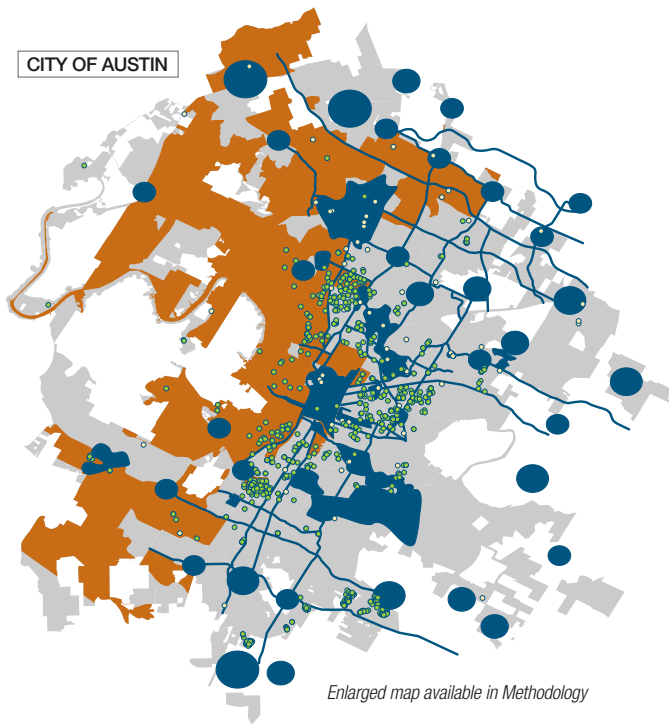
# AUSTIN STRATEGIC HOUSING BLUEPRINT SCORECARD 2024

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

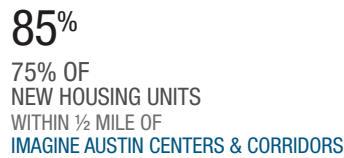
Data on the affordability of all housing units in Austin is not available annually. The City of Austin will have information responsive to this goal in future years after it conducts its next Comprehensive Housing Market Analysis.

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

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



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



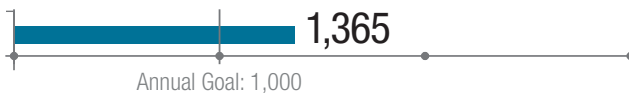
**Imagine Austin Centers & Corridors:** Areas identified in the Imagine Austin Growth Concept Map where future growth can be directed to promote a city of complete communities for all, where your daily needs are met within a short trip.



**High Opportunity Areas:** Areas that provide residents with greater economic security, housing stability, mobility options, educational opportunities, and improved health and well-being.

## GOAL 6: PRESERVATION 1-YR GOAL

PRESERVE 10,000 AFFORDABLE HOUSING UNITS OVER 10 YEARS



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

## GOAL 7: PREVENT HOMELESSNESS 1-YR GOAL

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



**Permanent Supportive Housing:** New units that provide housing and supportive services to extremely low-income households who are experiencing chronic homelessness and face multiple barriers to housing stability.

## Blueprint Scorecard

The citywide Housing Scorecard analyzes and tracks progress toward achieving the seven goals that are key to implementing the Blueprint. This scorecard can help Austin track its efforts to sustainably achieve affordability goals, expand housing opportunities throughout town, and to ensure Austin remains a welcoming city for all. Austin has made considerable progress towards achieving its strategic housing goals, but significant work remains. Achieving these goals will require leveraging existing funding sources, increasing future funding opportunities, ensuring that existing regulations and programs align with affordability goals, and expanding collaborations with non-profit and private sector partners. Continued progress also depends on a strong community commitment to address the needs of the most vulnerable and create a more equitable and inclusive Austin.

# 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 2025
  - Texas Department of Housing & Community Affairs, Accessed 2025
  - National Housing Preservation Database, Accessed 2025
  - Housing Authority of the City of Austin, Accessed 2025
  - Travis County Housing Finance Corporation, Accessed 2023
  - Austin Board of Realtors (ABOR), Accessed 2025
  - CoStar, Accessed 2025
- **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 2025.
- **SOURCE 5** (GOAL 7): City of Austin Housing Department, Accessed 2025.



HousingWorks  
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# AUSTIN STRATEGIC HOUSING BLUEPRINT SCORECARD

PROGRESS TO DATE  
2018-2024

## Source Diagram

### Checking in on the Strategic Housing Blueprint after Seven 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 7 years toward achieving its 10-year affordability goals outlined in the Blueprint.

## 10-YEAR GOALS - PROGRESS TO DATE

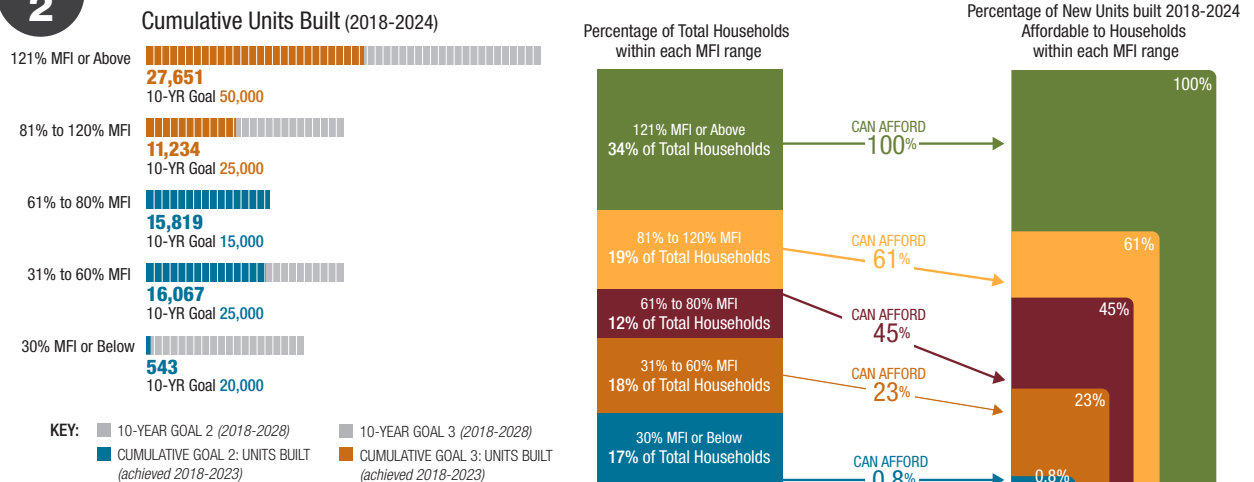
Source 1

### 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
<b>111%</b> 7,891 out of 7,086 units built	<b>118%</b> 5,297 out of 4,492 units built	<b>85%</b> 5,330 out of 6,295 units built	<b>96%</b> 2,991 out of 3,105 units built	<b>42%</b> 1,890 out of 4,473 units built	<b>34%</b> 2,957 out of 8,590 units built	<b>45%</b> 2,992 out of 6,651 units built	<b>20%</b> 1,449 out of 7,217 units built	<b>39%</b> 1,418 out of 3,635 units built	<b>2.5%</b> 214 out of 8,456 units built
<b>1,604</b> income-restricted units under construction	<b>2,256</b> income-restricted units under construction	<b>2,184</b> income-restricted units under construction	<b>940</b> income-restricted units under construction	<b>532</b> income-restricted units under construction	<b>242</b> income-restricted units under construction	<b>472</b> income-restricted units under construction	<b>222</b> income-restricted units under construction	<b>834</b> income-restricted units under construction	<b>32</b> income-restricted units under construction

Source 2

### GOAL 2-3: NEW HOUSING UNITS 2018-2024 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

PRESERVE 10,000 AFFORDABLE HOUSING UNITS OVER 10 YEARS

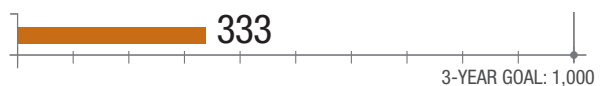


Published 12/2024

Source 5

### GOAL 7: PREVENT HOMELESSNESS 3-YR GOAL

PREVENT 1,000 PERMANENT SUPPORTIVE HOUSING (PSH) UNITS OVER 3 YEARS



www.austintexas.gov/blueprint

## Methodology

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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

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### 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.

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## 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.

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## 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".

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## 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.

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## 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.

## 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.

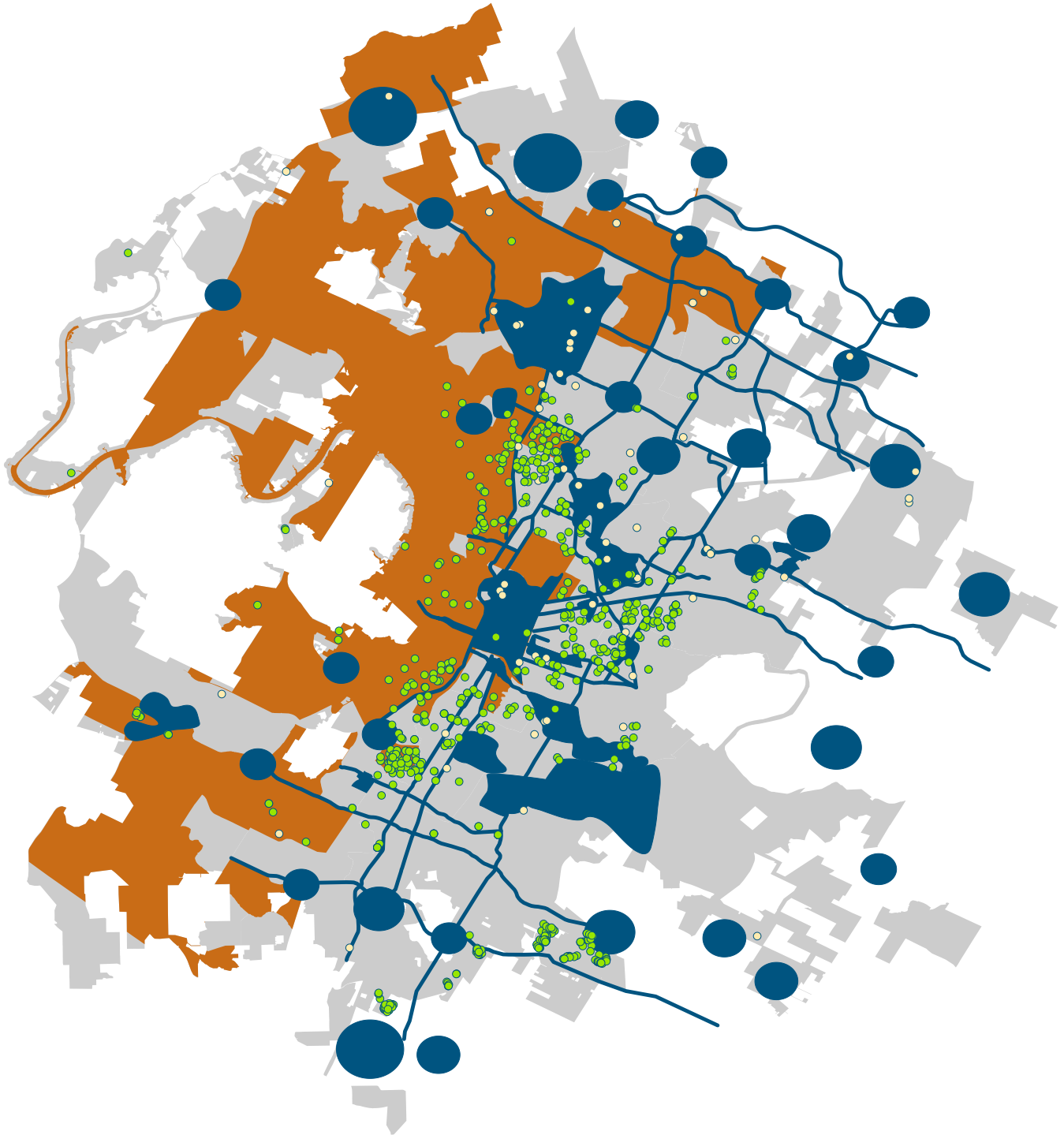
## LIMITATIONS

- Similar to the data for last year, rents and home sales prices decreased in the 2024 reporting period, with market rate units that would have previously served moderate and high-income households that earn above 80% MFI 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.
- Reported rent figures may not fully reflect all costs associated with housing considering that these figures likely do not include mandatory fees, such as those for parking, trash pickup, utilities, or other charges. These additional costs can significantly add to the base rent amount and thus impact affordability, particularly for lower-income households.
- 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.

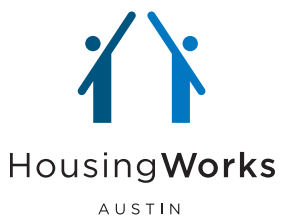
# AUSTIN STRATEGIC HOUSING BLUEPRINT SCORECARD 2024



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



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