

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 meet the goals outlined in the Austin Strategic Housing Blueprint (ASHB) - see page 16 for donut chart goals. Analysis of homeownership units based on Methodology 1.
 - Affordable Housing Inventory and Home Repair Program data, Neighborhood Housing and Community Development City of Austin (NHCD), Accessed 2020
 - Texas Department of Housing & Community Affairs, Accessed 2020
 - National Housing Preservation Database, Accessed 2020
 - Housing Authority of the City of Austin, Accessed 2020
 - United States Department of Housing and Urban Development (HUD), Accessed 2020
 - Austin Board of Realtors (ABOR), Accessed 2020
 - CoStar, Accessed 2020
- **SOURCE 3 (GOAL 5):** Geospatial data of the Imagine Austin Corridors and Centers from the Austin Planning and Zoning Department and Austin Housing and Planning Department shapefiles based on data from Enterprise Community Partners Opportunity360 Index, Accessed 2020. Analysis based on Methodology 3.
- **SOURCE 4 (GOAL 6):** Affordable Housing Inventory and Home Repair Program data, Neighborhood Housing and Community Development City of Austin (NHCD), Accessed 2020
- **SOURCE 5 (GOAL 7):** City of Austin Housing and Planning Department, Accessed 2020



HousingWorks
AUSTIN

AUSTIN STRATEGIC HOUSING BLUEPRINT SCORECARD 2018

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.

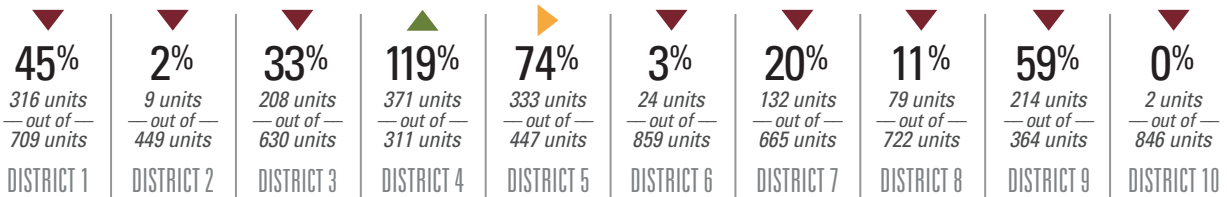
Source
1

GOALS

KEY: ▲ MAKING PROGRESS ▶ SLOW PROGRESS ▼ LOSING GROUND
See scoring section in Methodology for further information

GOAL 1: DISTRIBUTION - NEW AFFORDABLE HOUSING UNITS

1-YR GOAL

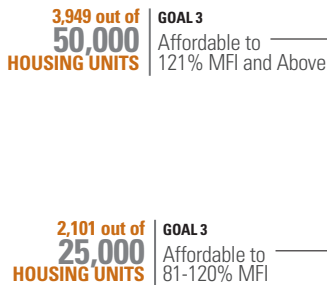


DISTRICT BY DISTRICT ANNUAL GOALS

Source
2

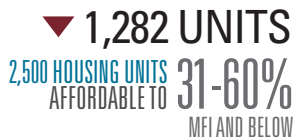
KEY:

- 10-YEAR GOAL 2 (2018-2028)
- CUMULATIVE GOAL 2 UNITS BUILT (achieved in 2018)
- 10-YEAR GOAL 3 (2018-2028)
- CUMULATIVE GOAL 3 UNITS BUILT (achieved in 2018)



GOAL 2: AFFORDABLE UNITS 2018

1-YR GOAL



GOAL 3: MIDDLE - & HIGH-INCOME UNITS 2018

1-YR GOAL



*Revised 05/2021



HousingWorks
AUSTIN

AUSTIN STRATEGIC HOUSING BLUEPRINT SCORECARD 2018

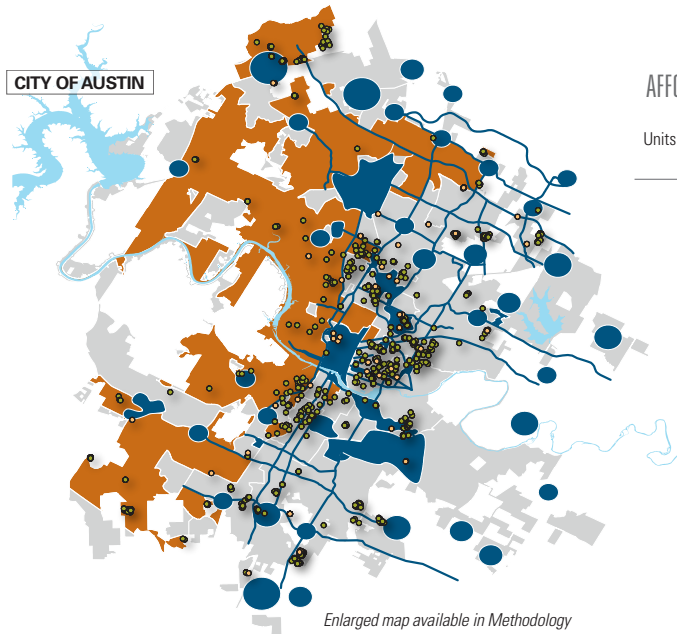
GOAL 4: HOUSING UNITS WITHIN EACH DISTRICT (DATA UNAVAILABLE FOR THIS YEAR)

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

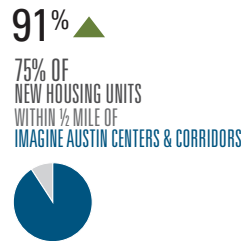
KEY: ● INCOME-RESTRICTED UNITS (\leq 80% MFI) ● UNITS AFFORDABLE TO \geq 80% MFI ■ IMAGINE AUSTIN CENTERS & CORRIDORS ■ HIGH OPPORTUNITY AREAS



1,430 UNITS AFFORDABLE TO \leq 80% MFI

5,899 UNITS AFFORDABLE TO \geq 80% MFI

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.

Source
4

GOAL 6: PRESERVATION

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.

Source
5

GOAL 7: PREVENT HOMELESSNESS

PRODUCE 1,000 PERMANENT SUPPORTIVE HOUSING (PSH)/ CONTINUUM OF CARE (COC) UNITS OVER 10 YEARS



Permanent Supportive Housing and Continuum of Care: 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.

No PSH units produced in 2018 because Affordable Housing Bonds were fully committed/expended and the RHDA program was in transition.

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.

*Revised 05/2021

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 sales price of the home was found by first 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 its 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 the Enterprise Community Partners Opportunity360 Index. A ½ mile buffer surrounding the locations of the Imagine Austin Centers and Corridors is 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

MFI LEVEL

- Nearly all units were calculated on a 4-person MFI level. However, units in unsubsidized newly constructed 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 would have their affordability measured by the rents for each bedroom-count per unit and how affordable they were to the corresponding household size in the area's MFI breakdown by HUD.

AFFORDABILITY PERIOD

- Affordability period varies by programs, 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 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. Accordingly, units noted as "Affordability Period Expired" in the "Status" field were not counted.
- 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.



PERMANENT SUPPORTIVE HOUSING (PSH)

- PSH as a Blueprint goal is pivoting to a Continuum of Care (COC) goal. Continuum of Care represents the unit itself and requires a contract with Ending Community Homelessness Coalition (ECHO), the organization that serves as the lead agency for the City of Austin for Continuum of Care funding. If the unit that NHCD is creating gets paired with a permanent subsidy and services, then it becomes a Permanent Supportive Housing unit. If the unit does not get paired with a permanent subsidy and services, then it becomes a Rapid Rehousing unit, which was not counted in this goal. 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 (RHDA) program.

SCORING

The Blueprint Scorecard goals were measured using the following scoring system:

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 where its affordability would have otherwise expired. This includes programs like the NHCD’s Home Repair Program, units purchased through Affordable Central Texas programs, or units purchased by the Housing Authority of the City of Austin.
- Permanent Supportive Housing and Continuum of Care: 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 represents Permanent Supportive Housing units produced through new housing developments with funding from the City of Austin’s Rental Housing Development Assistance program.

LIMITATIONS

- NHCD’s Home Repair Program is based on Fiscal Year while all other data sources are based on Calendar Year. The FY 2018-2019 data was split one-fourth (October-December 2018) and three-fourth (January to September) towards each calendar year (2018 and 2019) respectively. The comprehensive list for FY 19-20 will be made available at the end of FY 2019-2020 on 9/30/20.
- There is a margin of error for the MFI threshold whereas some units were reported at 30% MFI and below while the range for this Blueprint Scorecard reports at 31%-60% MFI and so on.
- 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.

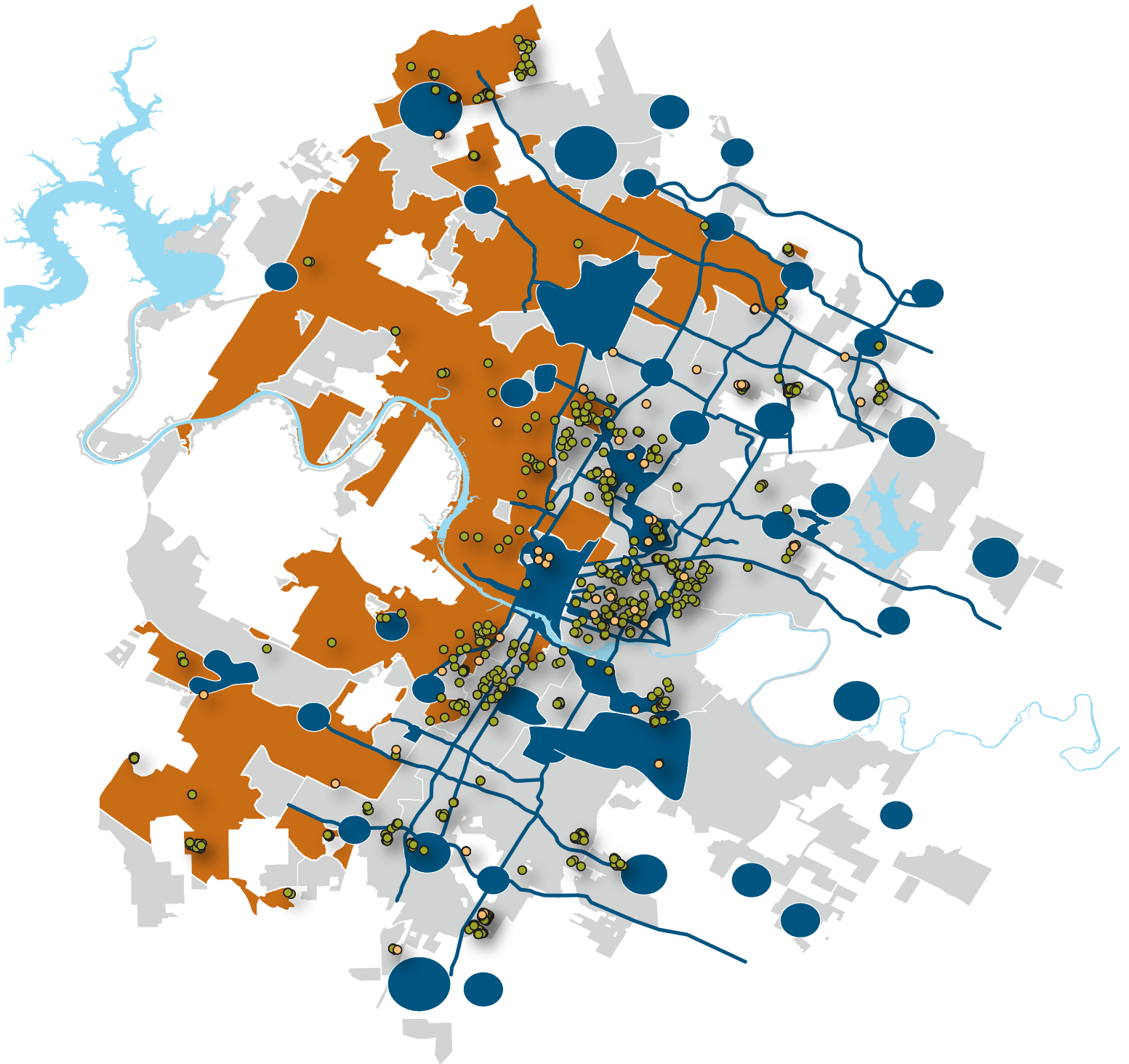
100% Metric	75% Metric	25% Metric
▲ 100% or Above	▲ 75% or Above	▲ 25% or Above
▶ 60-99%	▶ 50-74%	▶ 15-24%
▼ Below 60%	▼ Below 50%	▼ Below 15%



HousingWorks
AUSTIN

AUSTIN STRATEGIC HOUSING BLUEPRINT SCORECARD

2018



KEY: ● INCOME-RESTRICTED UNITS (< 80% MFI) ● UNITS AFFORDABLE TO < 80% MFI ■ IMAGINE AUSTIN CENTERS & CORRIDORS ■ HIGH OPPORTUNITY AREAS