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.
  - Affordable Housing Inventory and Home Repair Program data, City of Austin Housing Department, Accessed 2023
  - Texas Department of Housing & Community Affairs, Accessed 2023
  - National Housing Preservation Database, Accessed 2023
  - Housing Authority of the City of Austin, Accessed 2023
  - Travis County Housing Finance Corporation, Accessed 2023
  - Austin Board of Realtors (ABOR), Accessed 2023
  - CoStar, Accessed 2023

- **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 2018. 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 2023.

- **SOURCE 5** (GOAL 7)**:** City of Austin Housing Department, Accessed 2023.

Source Diagram

Checking in on the Strategic Housing Blueprint after Five Years

In 2017, Austin City Council adopted the Austin Strategic Housing Blueprint detailing goals to reach 135,000 housing units over the next ten years (2018-2028). The Blueprint includes District-specific goals to ensure that there is affordable housing throughout the city, as well as overall goals for the construction of housing units affordable to households at all income levels. This Progress to Date scorecard provides a snapshot of Austin's overall progress during the past 5 years toward achieving its 10-year affordability goals outlined in the Blueprint.

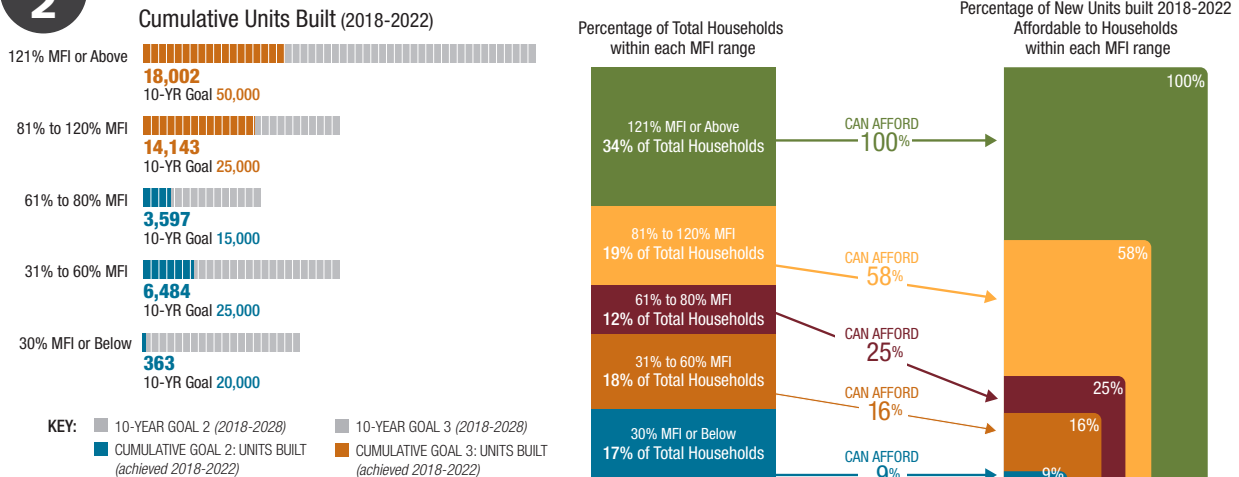## 🎯 10-YEAR GOALS - *PROGRESS TO DATE*

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
%	31%	32%	24%	50%	21%	5%	21%	2%	22%	<1%
units built	2,175 out of 7,086 units built	1,417 out of 4,492 units built	1,498 out of 6,295 units built	1,551 out of 3,105 units built	935 out of 4,473 units built	446 out of 8,590 units built	1,427 out of 6,651 units built	173 out of 7,217 units built	791 out of 3,635 units built	31 out of 8,456 units built
income-restricted units under construction	1,093	2,608	1,221	1,063	660	326	992	168	495	46

Source 2 — GOAL 2-3: NEW HOUSING UNITS 2018-2022 [10-YR GOAL]

Cumulative Units Built (2018-2022)

- 121% MFI or Above — **18,002** — 10-YR Goal 50,000
- 81% to 120% MFI — **14,143** — 10-YR Goal 25,000
- 61% to 80% MFI — **3,597** — 10-YR Goal 15,000
- 31% to 60% MFI — **6,484** — 10-YR Goal 25,000
- 30% MFI or Below — **363** — 10-YR Goal 20,000

KEY:
- 10-YEAR GOAL 2 *(2018-2028)*
- 10-YEAR GOAL 3 *(2018-2028)*
- CUMULATIVE GOAL 2: UNITS BUILT *(achieved 2018-2022)*
- CUMULATIVE GOAL 3: UNITS BUILT *(achieved 2018-2022)*

Percentage of Total Households within each MFI range

- 121% MFI or Above — **34% of Total Households** — CAN AFFORD 100%
- 81% to 120% MFI — **19% of Total Households** — CAN AFFORD 58%
- 61% to 80% MFI — **12% of Total Households** — CAN AFFORD 25%
- 31% to 60% MFI — **18% of Total Households** — CAN AFFORD 16%
- 30% MFI or Below — **17% of Total Households** — CAN AFFORD .9%

Percentage of New Units built 2018-2022 Affordable to Households within each MFI range

- 100%
- 58%
- 25%
- 16%
- 9%

GOAL 4:

DATA UNAVAILABLE
UNTIL 2023 SCORECARD

GOAL 5: IMAGINE AUSTIN CENTERS & CORRIDORS & HIGH OPPORTUNITY AREAS — Source 3

89% — 75% OF NEW HOUSING UNITS WITHIN ½ MILE OF **IMAGINE AUSTIN CENTERS & CORRIDORS**

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.

16% — 25% OF NEW INCOME-RESTRICTED AFFORDABLE HOUSING UNITS IN **HIGH OPPORTUNITY AREAS**

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

5,725 — 10-YEAR GOAL: 10,000

Source 5 — GOAL 7: PREVENT HOMELESSNESS [3-YR GOAL]

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

184 — 3-YEAR GOAL: 1,000

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:

$$\frac{\text{\# of New Income-Restricted Affordable Housing Units in High Opportunity Areas}}{\text{All New Income-Restricted Units}}$$

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 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.

  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. Since the new goal was adopted in 2021, the Progress to Date Scorecard only reflects progress since the goal's adoption.

WATERFALL GRAPHIC – Percentage of Units Affordable to Households at different income levels

- This graphic aims to show the relative availability of newly constructed housing units affordable to households at each income group in comparison to the percentage of households that fall within that income group out of all households in Austin. Starting with the 2021 Scorecard, this graphic was introduced to better represent the percentage of newly built housing units that are affordable to households at different income levels. Since households earning above 121% MFI are able to afford any housing units that do not contain restrictions based on income, they have a much broader range of housing choices, including units produced that are affordable to households at lower income levels. The same logic applies to lower income categories.

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. It is important to note that the City of Austin defines Permanent Supportive Housing slightly differently than other entities, such as the Ending Community Homelessness Coalition (ECHO) or the Texas Department of Housing and Community Affairs (TDHCA), which have various criteria and qualifications for units to count as Permanent Supportive Housing. For instance, ECHO only qualifies units as Permanent Supportive Housing if they serve individuals using the Coordinated Entry system, which is intended to help those most in need with low-barrier selection criteria. Whereas TDHCA uses a broader definition of PSH to include units that serve individuals who have experienced chronic homelessness and require supportive services, regardless of their selection criteria. The varying definitions for PSH units may result in slightly different figures from the Scorecard being reported for new PSH unit production.

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.

- Due to changes to City Council District boundaries from the Redistricting process following the 2020 Census, 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. A full breakdown of units that have shifted Council District due to the redistricting process can be seen in the table below.

	Affordable Unit Change	Market Unit Change	Total Unit Change
District 1	-25	-306	-331
District 2	0	1	1
District 3	13	108	121
District 4	100	60	160
District 5	-65	-320	-385
District 6	0	-67	-67
District 7	-80	-23	-103
District 8	0	5	5
District 9	57	482	539
District 10	0	60	60

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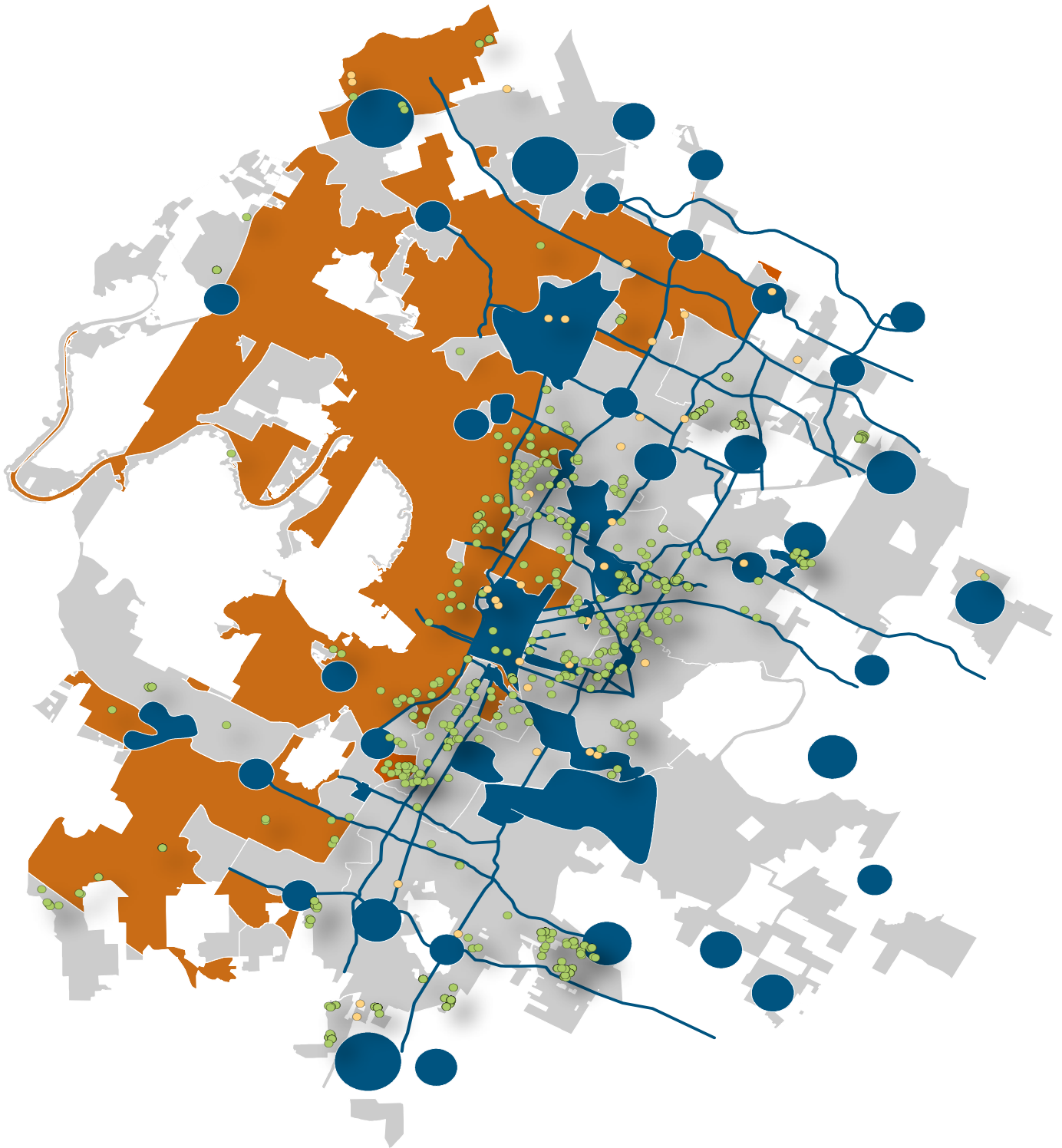
KEY: ● UNITS AFFORDABLE TO ≤ 80% MFI   ● UNITS AFFORDABLE TO ≥ 80% MFI   ■ IMAGINE AUSTIN CENTERS & CORRIDORS   ■ HIGH OPPORTUNITY AREAS