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Affordable Housing Incentives Task Force Report – Staff Response



City of Austin
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AHITF MEMBERS

- ❑ Ken Blaker, Capital Area Home Builder's Association
- ❑ Brett Denton, Ardent Residential
- ❑ Cathy Echols, HousingWorks
- ❑ Frank Fernandez, Community Partnerships for the Homeless (Co-Chair)
- ❑ Charles Heimsath, Downtown Austin Alliance
- ❑ Johnny Limon, East Austin Community Leader
- ❑ Bo McCarver, Austin Neighborhoods Council
- ❑ Walter Moreau, Foundation Communities
- ❑ Elizabeth Mueller, University of Texas
- ❑ Karen Paup, Community Development Commission
- ❑ Carl Richie, Housing Authority of the City of Austin
- ❑ Mark Rogers, Guadalupe Neighborhood Development Corp.
- ❑ Eugene Sepulveda, University of Texas
- ❑ Greg Smith, African American Quality of Life Community Rep.
- ❑ Tom Stacy, T. Stacy and Associates
- ❑ Tim Taylor, Real Estate Council of Austin (Co-Chair)
- ❑ Jeannie Wiginton, Design Commission
- ❑ Council Member Kim and Mayor Pro Tem Dunkerley

Staff Presentation on AHITF Recommendations

- ❑ **Staff Recommendations**
- ❑ **Areas for Council Guidance**
- ❑ **Next Steps**

Adopt AHITF Recommendations

1. Reward Core Values

- Deeper Affordability Targets
- Long-term Affordability
- Geographic Dispersion

Adopt AHITF Recommendations (continued)

2. Develop Publicly Owned Land More Affordably

3. Preservation of Affordable Housing

4. Homebuyer Counseling

5. Encourage Donations to Community Land Trusts

6. Multifamily Development for “Greenfield Sites”

Modify AHITF Recommendations

Central Business District (CBD)/ Downtown Mixed Use (DMU)

Modifications:

- ☐ **Refer to Downtown Planning Team**
- ☐ **Increase number of accessible units**
- ☐ **Require 1-Star Green Building**

Modify AHITF Recommendations

Single-Family Development

Modifications:

- ❑ **Density Tools**: Refer to Neighborhood Planning Process
 - ❑ Alternate building standards
 - ❑ Flexible development standards
- ❑ **Residential Design Standards**: Refer to Residential Development Regulation Task Force for Consideration

Additional Staff Recommendations

- ❑ **Housing Market Study**
(An AHITF “parking lot” item)

- ❑ **Strategic Plan for Housing:**
(Recommended by AAQL and
G.O.Bond Oversight Committee)

Areas for Council Guidance

1. Fiscal Impact

- Limit Incentives on a Per Unit Basis
- Overall Program Budget Cap
- Expedited Review

Areas for Council Guidance

2. Enhance S.M.A.R.T. Housing Policy

- Incent affordability in the redevelopment of existing multifamily housing
- Modify accessibility requirements from 10 percent to 5 percent of units for multifamily developments
- Relax the requirement that a homebuyer may only pay 28 percent of their income for housing

Next Steps:

Items for Potential Action June 7th

1. Enhance S.M.A.R.T. Housing Policy:

- a) Address developments with fewer than four units;
- b) Allow the donation of units/lots to Community Land Trusts;
- c) Create new income payment standard (35 percent of income with housing counseling)
- d) Increase accessibility requirements to 5 percent for CBD-DMU and VMU developments;
- e) Allow VMU developers to apply for S.M.A.R.T. Housing
- f) Increase income limits to accommodate VMU and AHITF recommendations for CBD-DMU developments.

2. Direct Downtown Planning Team to evaluate CBD/DMU recommendations

Next Steps:

Items for Potential Action June 7th

- 3. Direct Residential Development Regulation Task Force to review single-family design standards recommendations**
- 4. Direct Staff to Undertake a Market Study and Strategic Housing Plan**
- 5. Direct Staff to Develop a Preservation Policy**

Next Steps:

Items for Potential Action in 120 Days

1. Further Enhance S.M.A.R.T. Housing

- Reduce accessibility requirements for multi-family developments from 10% to 5%
- Expand eligibility to multifamily rehabilitation, condo-conversion, other residential uses;
- Increase penalties for failure to meet S.M.A.R.T. Housing goals;
- Increase fee waivers for single-family developers and those meeting core values

2. Commercial-Light Industrial (CS-LI)

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Thank you.