

Engaging Neighborhoods:

To promote all types of homes in all parts of Austin



November 17, 2011

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Community Development Commission
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What is the need in Austin?



- ❧ 20 percent poverty rate in Austin (\$22,350 for a family of four)
- ❧ 38 percent of Travis County's population is cost burdened (households spending more than 30 percent of their income on housing)
- ❧ On any given night, about 2,327 people are living on the streets or on shelters.
- ❧ ~40,000 units of rental housing for extremely low income households
- ❧ Ownership opportunities with price points ranging from \$113,000 to \$240,000
- ❧ ~2,000 units of permanent supportive housing

Source: 2010 American Community Survey;
2011 HUD Point in Time Count;
Community Action Network (2010)

Source: Austin Comprehensive Housing Market
Study (2009); Permanent Supportive
Housing Program and Financial Model
for Austin/Travis County, Texas (2010)

Housing policies, practices



- ❧ Affirmatively Furthering Fair Housing
- ❧ Housing Continuum (shelters, supportive, rental, homeownership, home repair)
- ❧ Core Values
 - ❧ Deep Affordability
 - ❧ Long-term Affordability
 - ❧ Geographic Dispersion
- ❧ Permanent Supportive Housing: 350 units of PSH by 2014

Permanent Supportive Housing



1. Homes, apartment units with leases people can afford long-term, where they can live independently and participate in community life.
2. Support services for formerly homeless tenants such as health checkups, job-search assistance, case management for mental or health needs.

Austin's tool to promote Geographic Dispersion



- ❧ Kirwan Opportunity Map: Instrument to identify high opportunity areas in Austin
- ❧ “Opportunity” defined as resources or environmental factors that create healthy, vibrant communities
- ❧ Tool used to score development funded by City
 - ❧ Very high priority area: 25 points
 - ❧ High priority area: 20 points
 - ❧ Moderate priority area: 15 points
 - ❧ Low priority area: 10 points
 - ❧ Very low priority area: 5 points

Other Practices



- ❧ Siting Policies
 - ❧ Goal-based
 - ❧ Capacity-based
 - ❧ Strategic

Goal-Based Siting Policies



- ❧ Divide jurisdictions by new or existing geographic boundaries
- ❧ Assign affordable housing goal for each area

Capacity-Based Siting Policies



- ❧ Define capacity in geographic areas through the creation of a formula
- ❧ Based on various grounds, including the proportion of extremely low-income persons in the community; the geographic area's capacity to absorb new growth; and projected future population and job growth

Strategic Siting Policies



- ❧ Target funding for affordable housing on geographic areas of strategic interest
- ❧ Align with other systems to ensure maximum investment in affordable housing siting (e.g. public transit, employment centers, social services, health facilities, schools)



DISCUSSION

GEOGRAPHIC DISPERSION



- ❧ What mechanisms/approaches could be considered to successfully achieve geographic dispersion in Austin?
- ❧ What practical impediments might we encounter in achieving geographic dispersion?

NOTIFICATION, ENGAGEMENT, IMPLEMENTATION



SEE HANDOUT