

HousingWorks

Human Rights Commission Briefing

Overview of Affordable Housing
Challenges and Opportunities

July 28, 2014



HousingWorks
AUSTIN

Overview

- What is Affordable Housing?
- What is the Spectrum of Housing?
 - Homelessness
 - Affordable Rental Homes
 - First Time Homeownership
 - Home Repair
- What is HousingWorks?

Who Needs Housing That's Affordable?



Extremely Low-Income Seniors and People with Disabilities

CURRENTLY = 17,165 PEOPLE

People 65 years of age or older; People with physical, developmental, and mental disabilities who live on a fixed income such as Social Security

\$10,248 or less
per year



Low-Wage Workers

CURRENTLY = 84,355 PEOPLE

Childcare Providers, Nurses Aides, Bus Drivers, Salespeople, Cashiers, Cooks, Custodians, Visual/Performance Artists, Teachers' Aides

\$15,400-\$25,650
per year for an individual
30% - 50% Median Family Income



Low-Income Families

CURRENTLY = 67,150 HOUSEHOLDS

Librarians, Dental Assistants, Book Keepers, Social Workers, Elementary School Teachers, Electricians, Plumbers, Paralegals

\$36,608-\$58,550
per year for family of four
50%-80% Median Family Income



Middle-Income Families

CURRENTLY = 57,951 HOUSEHOLDS

Teachers, Public Safety Workers, Nurses, Database Administrators, Architects, Physical Therapists, Computer Programmers, Dental Hygienists

\$58,550-\$87,840
per year for family of four
80% - 120% Median Family Income



Approximately 18,500 Subsidized Rental Units in the City of Austin

- Deeper Affordability
- Long-term Affordability
- Geographic Dispersion

Key Trends

- Growth
- Changing Demographics
 - Elderly
 - Smaller Households
 - Loss of Families
- Rising Housing Costs
 - Rental
 - Homeownership
- Increased Income Disparity and Economic Segregation

The pace of growth: AUSTIN BECOMES A BIG CITY

AUSTIN POPULATION

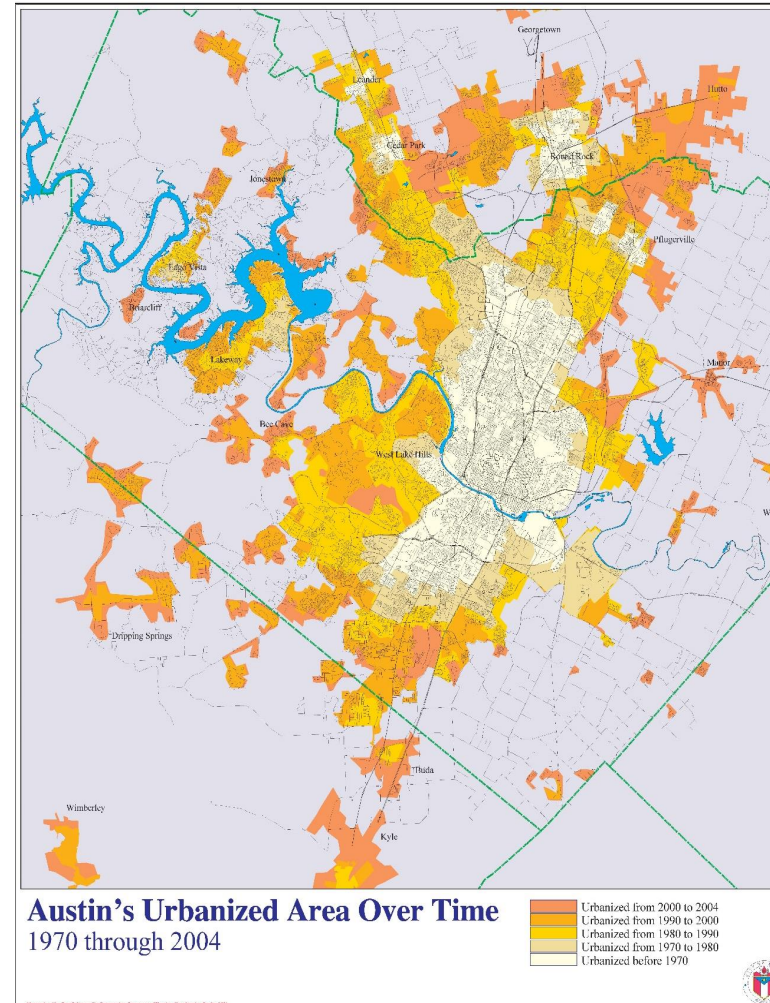
1970	2014	% change
251,808	859,814	+241%

Fastest growing city, 2013: 2.5% annual growth

YEAR SIZE RANK

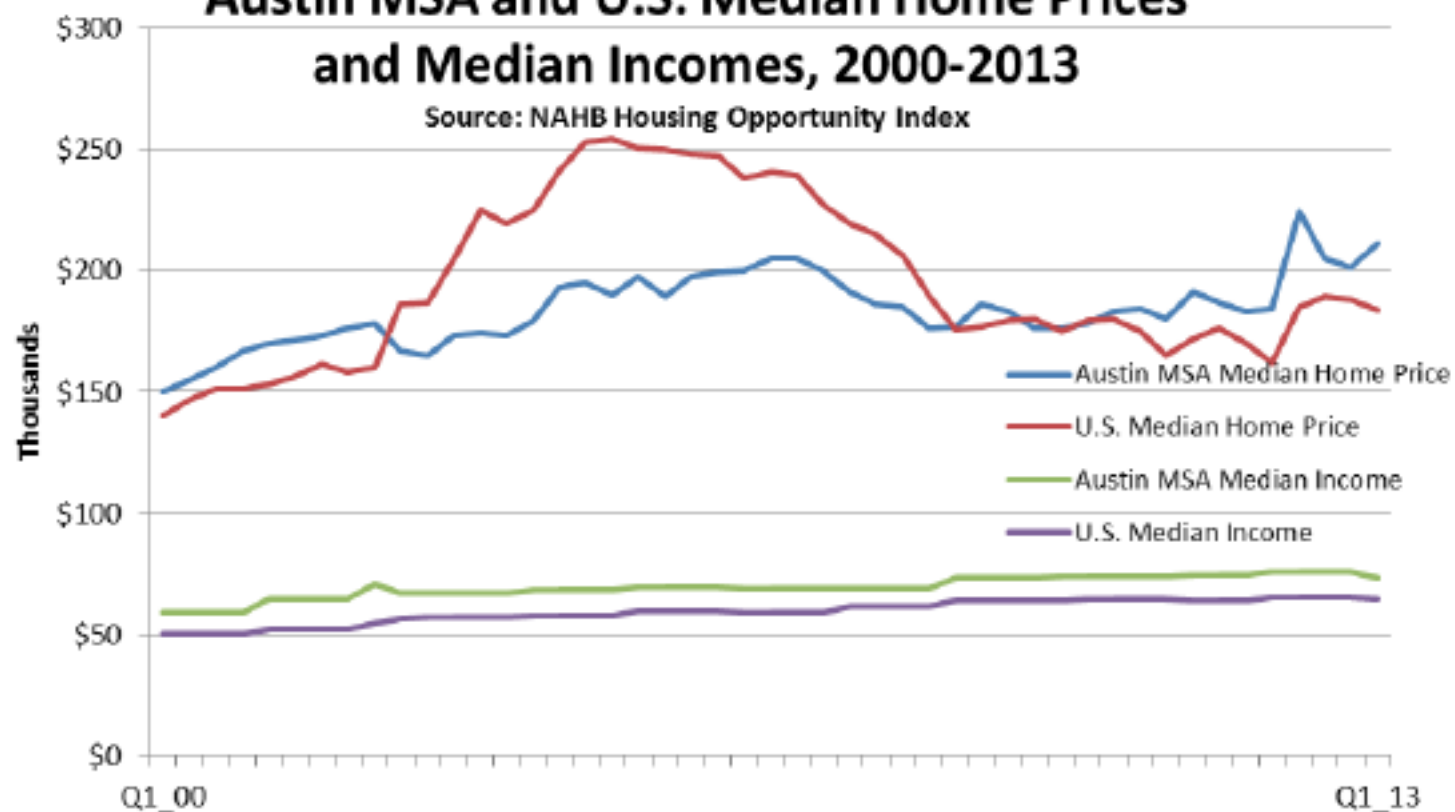
1990	25 th
2010	14 th
2012	11 th

5th fastest growing MSA 2000-2010



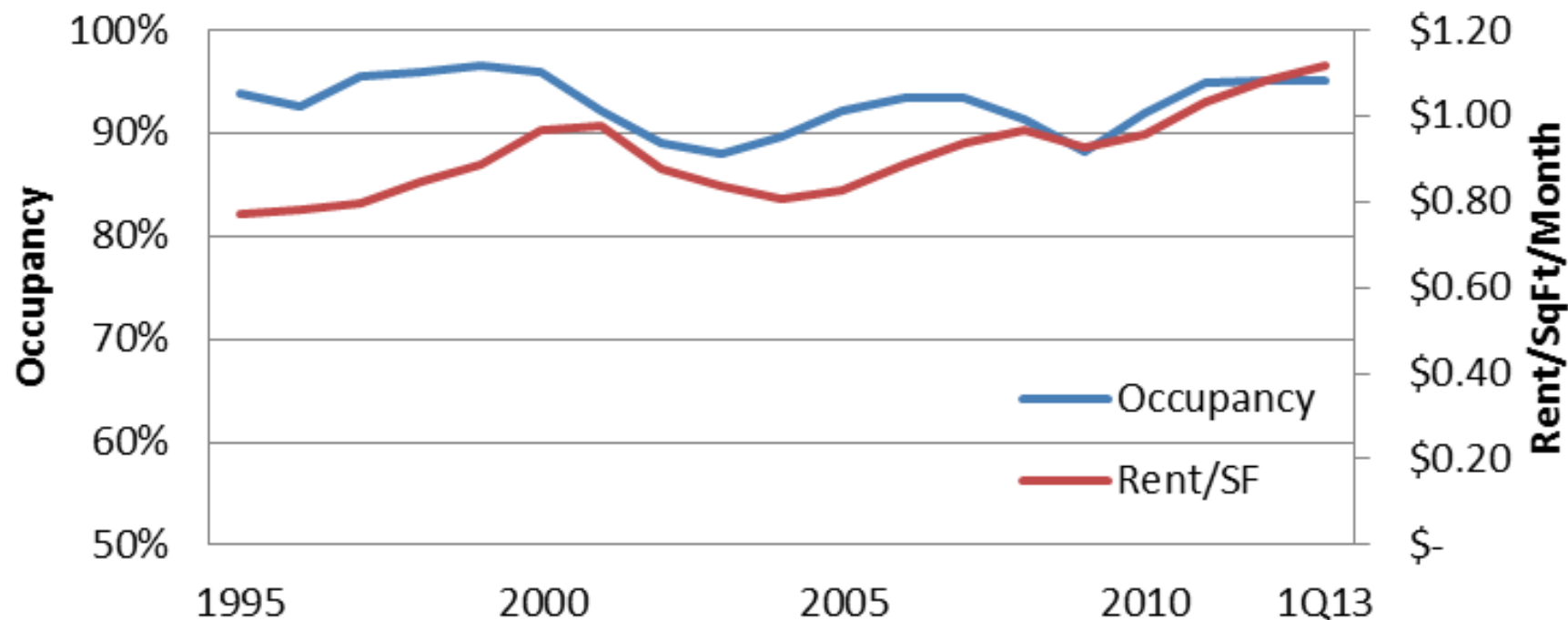
Austin MSA and U.S. Median Home Prices and Median Incomes, 2000-2013

Source: NAHB Housing Opportunity Index

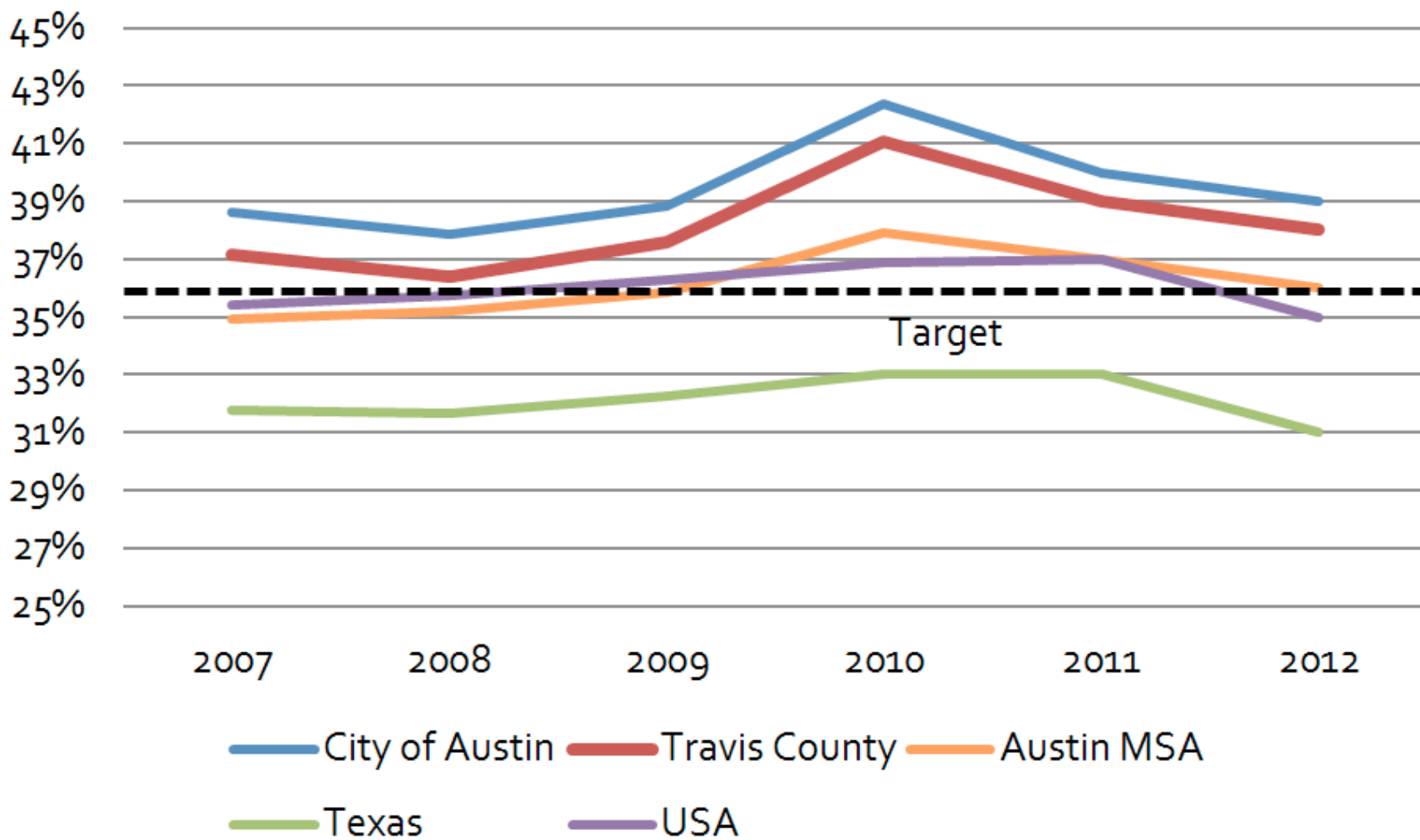


Austin MSA Apartment Occupancy and Average Rent, 1995-2013

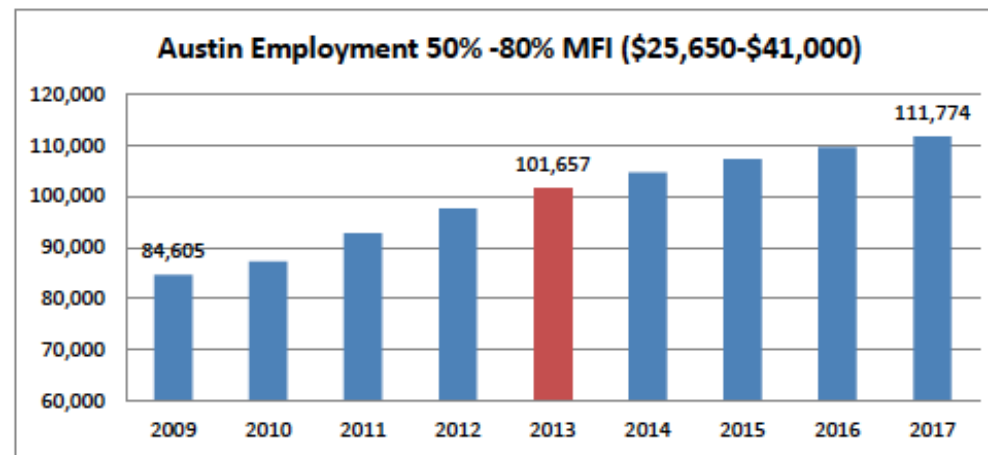
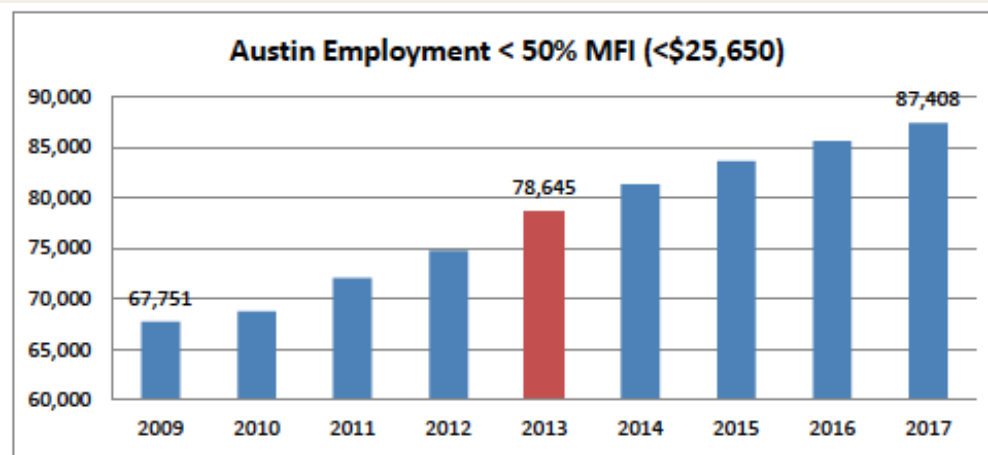
Source: Austin Investor Interests, LLC



% of Households That are Cost-Burdened



Low Wage Jobs are Growing



Key Challenges

- Deeply affordable units (< \$25,000/year)
- Permanent Supportive Housing (350 unit goal)
- Geographic Dispersion
- Housing and Transit
- Homeownership Opportunities for Families

Current Policy and Planning Efforts:

- Housing Market Study (July 2014)
- Consolidated Plan (August 2014)
- Housing-Jobs Balance (August 2014)
- Preservation Strategy (August 2014)
- Homestead Preservation Districts (Summer 2014)
- SMART Housing Restructuring (Summer 2014)
- Analysis of Impediments (December 2014)
- CodeNEXT/Imagine Austin (through 2017)

What Does Affordable Housing Look Like?



The Chicon
Mixed-Use
43 units (33 affordable)
Homeownership + 8500 sf Commercial



m station's best neighbor...the light rail, providing quiet affordable transportation across town

m station

austin, texas

M Station
150 units
Mixed Income
Rental (1 to 3-bedrooms) + On Site Services



Homeownership Opportunities
Austin Habitat for Humanity



Affordable Rental Opportunities
Guadalupe Neighborhood Development
Corporation

Questions?