

HOUSING STRATEGY AND DENSITY BONUSES

Stuart Harry Hersh [REDACTED]

The 6/6/16 Austin Strategic Housing Plan draft is not a path to housing affordability for Austin, but is a good description of what others are doing elsewhere.

Page 11 of the draft sets a 40,000 market rate housing unit goal. This seems unnecessary since market rate housing is created by builders and bankers. The 7/19/16 City of Austin Multi Family Report reminds us that “there are now over 40,000 upstream units headed toward what has got to be a maturing market”. Why would market rate housing be a strategic goal for City staff given what is already in the pipeline?

What is the 160 home repair goal with \$3,000,000 in 2016-2017 funding recommended by the Austin Home Repair Coalition and the Austin Housing Coalition not in the City staff draft budget when we supposedly embrace homeownership and safe housing for the poorest among us, particularly in neighborhoods facing gentrification pressures?

Where are the goals in the draft 2016-2017 budget that move us toward the 35,000 affordability housing unit production highlighted in the Strategic Housing Plan? What are the affordability sub-goals for Mueller, the University Neighborhood Overlay, Colony Park, city owned land and other sites where S.M.A.R.T. Housing production is expected? I hope we can discuss this at a future Committee and Council meeting. 8/1/16

DENSITY BONUS

The Density Bonus Report contains much information about what other cities do to achieve housing affordability that exist in a different legislative context than Texas. Here are the questions that should have been asked and answered:

1. Why was the University Neighborhood Overlay able to achieve on-site affordability and fee-in-lieu payments or 50% Median Family Income rental housing units when other density bonus initiatives failed to do so?
2. Why were none of the 50 Rainey Street affordable housing units required to be affordable for more than one day, and no applications filed in Rainey since the 5% of dwelling unit square footage standard replaced the 5% of housing unit standard in Rainey?
3. How do the density bonuses roll up to 35,000 affordable housing unit production goal describe in the Austin Strategic Housing Plan? Where can this information be found in the 2016-2015 draft City budget?
4. Is there a plan to replace housing in Austin for homeowners who participated in Flood Plain buyouts in Onion and Williamson creeks respectively?
5. Why aren't rental housing goals at 50% Median Family Income rather than 60% Median Family Income given the two most recent housing market studies?

If you are interested I am prepared to offer some preliminary answers.

HOUSING AFFORDABILITY PERFORMANCE GOALS AND TERMS

Stuart Harry Hersh [REDACTED]

MEDIAN FAMILY INCOME (MFI) Published annually for Austin area based on family size

MODERATE INCOME = 80-120% MFI

LOW INCOME=50-80% MFI

VERY LOW INCOME=30-50% MFI

EXTREMELY LOW INCOME=Below 30% MFI

REASONABLY PRICED=Spends no more than maximum rent/mortgage based on income level and housing type/bedroom type published annually for the Austin area

PORTFOLIO OF HOUSING AFFORDABILITY= Each property required to continue to meet level of housing affordability

REHABILITATION = Any work undertaken in an existing building (INTERNATIONAL EXISTING BUILDING CODE = IEBC)

REPAIR=patching or restoration or replacement of damaged materials, elements, equipment or fixtures for the purpose of maintaining such components in good or sound condition with respect to existing loads or performance requirements. Work on non-damaged components shall be considered part of the repair. (IEBC)

ALTERATION LEVEL 1 = Removal and replacement or the covering of existing materials, elements, equipment or fixtures that serve the same purpose (IEBC)

ALTERATION 2 = includes the reconfiguration of space, the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment (IEBC)

ALTERATION LEVEL 3 = Where the work area exceeds 50% of the aggregate area of the building (IEBC)



8/1/16

Dear Mayor Adler and City Council members,

I am writing on behalf of members of ADAPT of Texas. It is our understanding that you have begun a nationwide search for an executive director of Neighborhood Housing and Community Development. We urge you find someone who as director of NHCD will be committed to advancing disability rights issues.

The need for housing for the lowest income levels is tremendous and creation of this kind of housing should be a top priority for the city. The further extremely low-income people are pushed from the center of town, the more difficult you make their lives. The City of Austin needs an NHCD director who is able to work with ADAPT to find creative solutions to Austin's affordability crisis.

ADAPT members believe in accessible, affordable, integrated, housing. We support the units being as generic as possible, so that as many people who need them can use them over time, and there are not units targeted to specific populations. It should be basically accessible for people with disabilities, it should be affordable at the lowest income levels and it should integrate people with disabilities and people without disabilities. Literally thousands of Texans of all ages and all disabilities live in integrated, affordable housing and get their services separately. Housing and eligibility should not be tied to services. NHCD needs a director who understands the importance of people with disabilities being fully integrated in society and who will work with us to make it a reality.

Last but not least, we need a director of NHCD who will work with ADAPT to ensure that housing throughout the city is fully compliant with disability rights laws.

Sincerely,

Jennifer McPhail
Community Organizer,
ADAPT of Texas



Members

July 26, 2016

Accessible Housing Austin!

Austin Community Design &
Development Center

Austin Habitat for Humanity

Blackland Community
Development Corporation

Caritas of Austin

Chestnut Neighborhood
Revitalization Corporation

College Houses

Ending Community
Homelessness Coalition (ECHO)

Foundation Communities

Frameworks Community
Development Corporation

Guadalupe Neighborhood
Development Corporation

HousingWorks Austin

Jeremiah Program

LifeWorks

Meals on Wheels Central Texas

National Church Residences

Neighbors United for Progress

Triple Bottom Line Foundation
(ICAST)

Mayor Adler and City Council Members

Mr. Bert Lumbreras, Assistant City Manager

All,

In light of the absence of an NHCD director, the members of the Austin Housing Coalition would like to make the following Housing Department budget recommendation revision:

Direct NHCD to fund GO Repair at \$3 million. This year's budget was \$2.5M, but the staff recommendation is currently for \$2M in next year's budget.

- Over 13,000 low income home owners in Austin live in substandard, unsafe housing and cannot afford to make necessary repairs. The GO Repair Program is the only program that can effectively repair these homes, allowing these citizens to live in safe, accessible housing for the remainder of their lives, thereby stabilizing neighborhoods and eliminating blight. This program strengthens Austin's initiative to make it the best city in America.
- The Austin Housing Repair Coalition agencies all have long waiting lists and are fully capable of effectively utilizing \$3M. Additionally, all agencies entered into the Green and Healthy Housing Initiative Compact which maximizes the effect of repair efforts within the City.
- GO Repair is the major matching fund to leverage the City's ABR, HOME and Lead Safe programs as well as leveraging over \$500,000 in other funding through partner agencies' direct grants.
- \$3M will allow us to repair 160 homes this year.

Sincerely,

A handwritten signature in black ink, appearing to read "Sunshine", followed by a long horizontal line.

Sunshine Mathon, Chair
Austin Housing Coalition

A handwritten signature in blue ink, appearing to read "Charles", followed by a long horizontal line.

Charles Cloutman, Vice-Chair
Austin Housing Coalition