

Austin Strategic Housing Plan



Presentation to the Community Development Commission
December 13, 2016



Neighborhood Housing
and Community Development

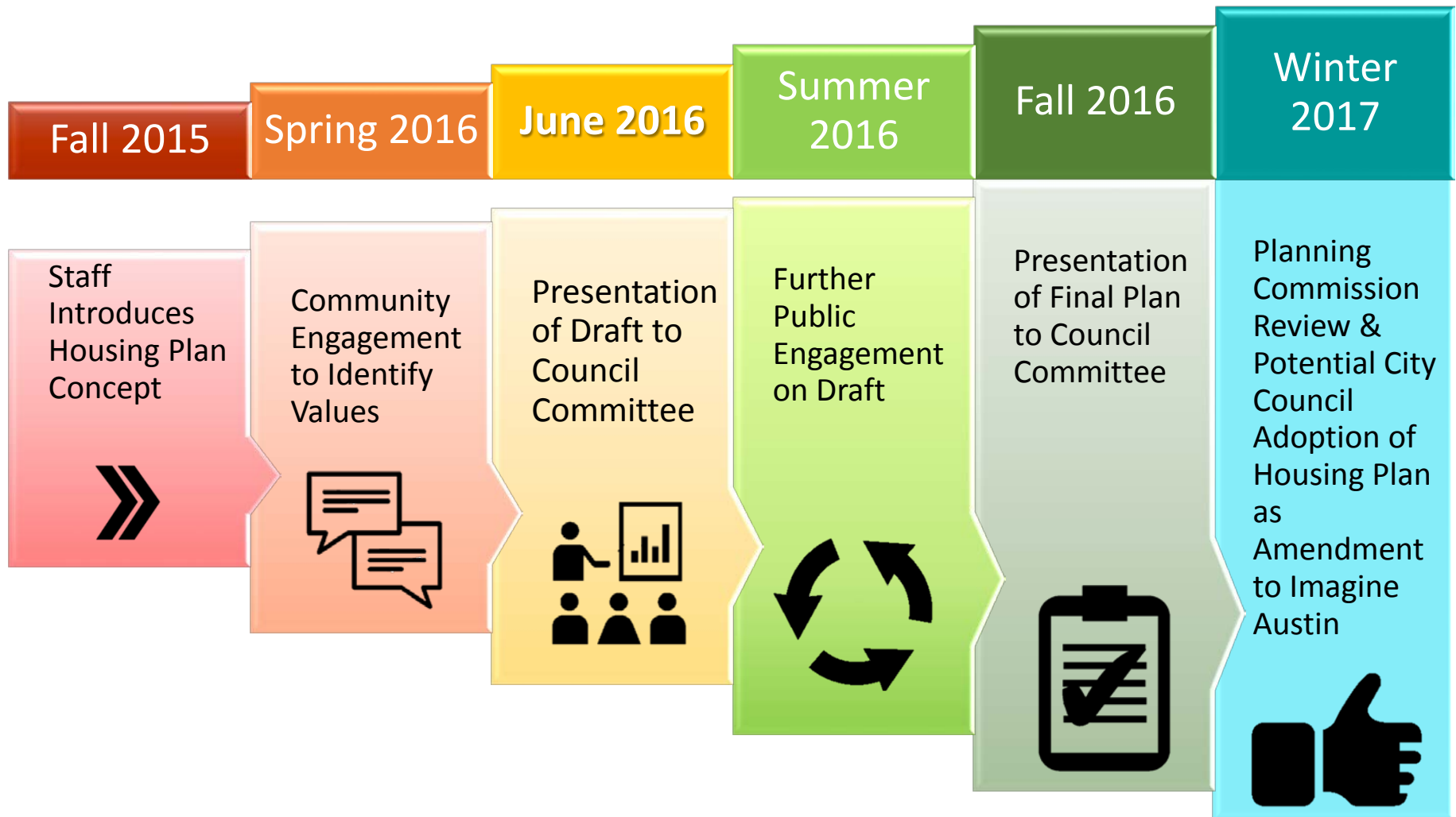
Purpose

- Review Timeline
- Major Themes in Comments Received
- Major Changes to the Draft Plan
- Revised Goals
- Next Steps



Plan explores funding mechanisms, potential regulations, and other creative approaches the City of Austin and the community should utilize to achieve housing goals

Timeline



Outreach

11,000+ Website Views

1,572 Survey Responses

433 Meeting Attendees

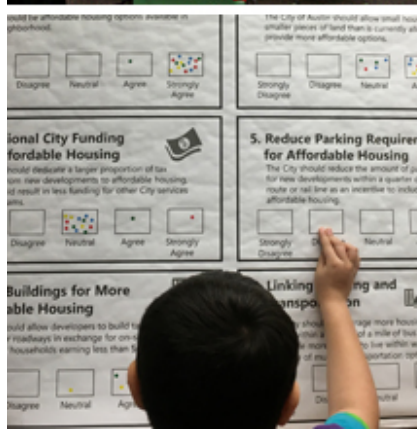
30 Community Meetings

14 Boards & Commission
Presentations

6 Email Blasts

5 Media Stories, including
ATXN

1 Fourth Grade Class



Key Actions to Support Community Values



Prevent Households From Being Priced Out of Austin



Foster Equitable Communities



Invest in Housing for Those Most in Need



Create New and Affordable Housing Choices for All Austinites in All Parts of Austin



Help Austinites Reduce their Household Costs

Word Cloud of Feedback Received on Draft Plan



Highlights of Feedback Received on Draft Plan

- Add additional detail whenever possible
- Break down goals by median family income (MFI)
- Explain methodology of how goals were established
- Prioritize actions/strategies, noting which ones will have the biggest impact
- Highlight how the plan implements Imagine Austin
- Align goals with a geography other than zip codes

All comments received on the June 6, 2016 draft of the plan are included in appendix E

Highlights of Major Changes to the Draft Plan

Changes to Goals:

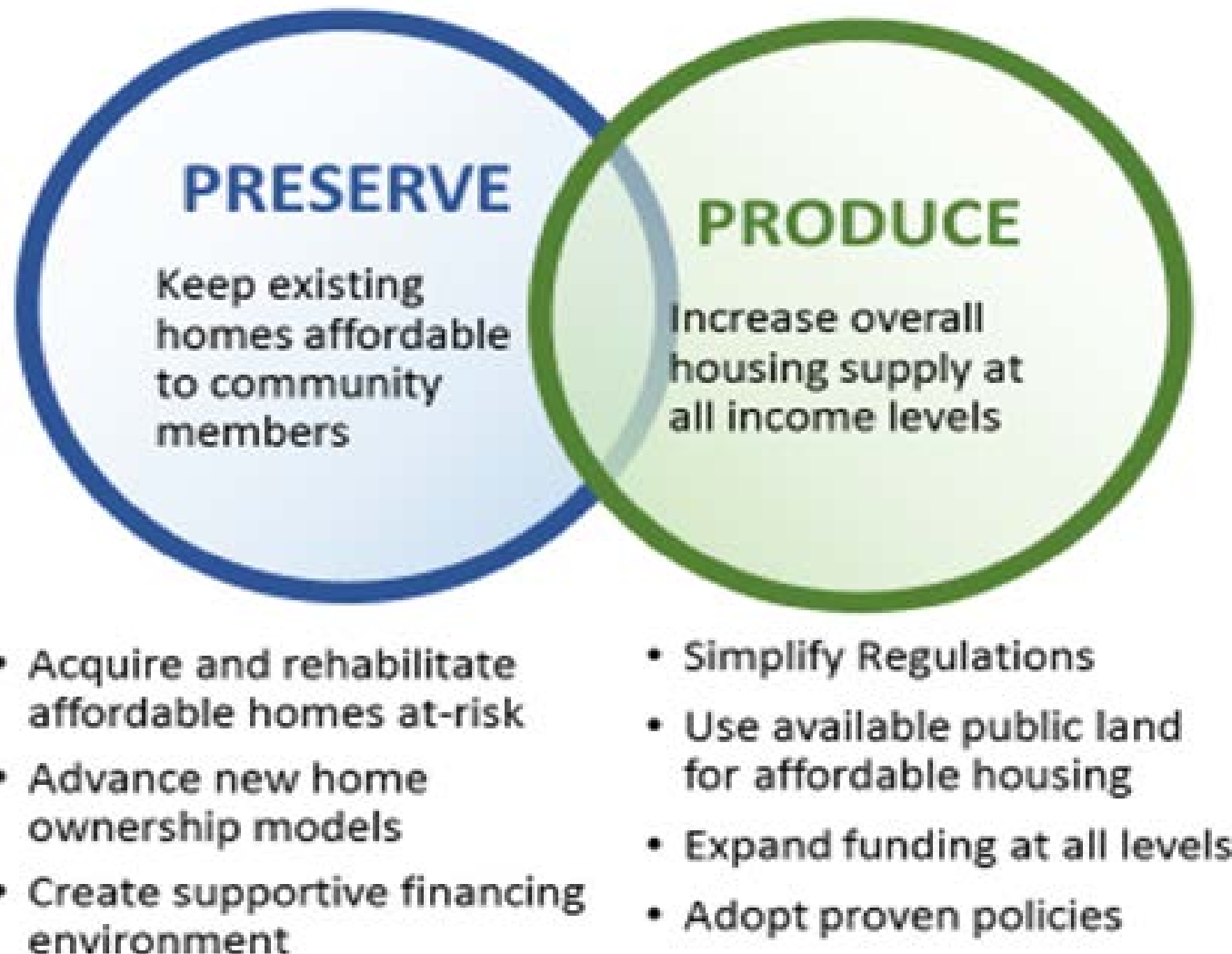
- ✓ Breaks down affordable housing goals by median family income (MFI)
- ✓ Aligns housing goals with city council districts instead of zip codes
- ✓ Increases housing goals based on regional growth rate
- ✓ Provides detailed methodology of how housing goals were established
- ✓ Sets home repair goals

Highlights of Major Changes to the Draft Plan

Additional Detail:

- ✓ Highlights how the plan implements Imagine Austin and how CodeNEXT can help implement the plan
- ✓ Adds implementation matrix to denote high impact actions, policymaking required, lead partners and estimated timeframes
- ✓ Details past efforts to increase Austin's supply of affordable housing, including success stories from Austin
- ✓ Includes information about the importance of preservation of older housing stock and production of new housing (both subsidized and unsubsidized)
- ✓ Includes strategies to reduce large household expenses (in addition to transportation costs)
- ✓ Includes information about public housing authorities

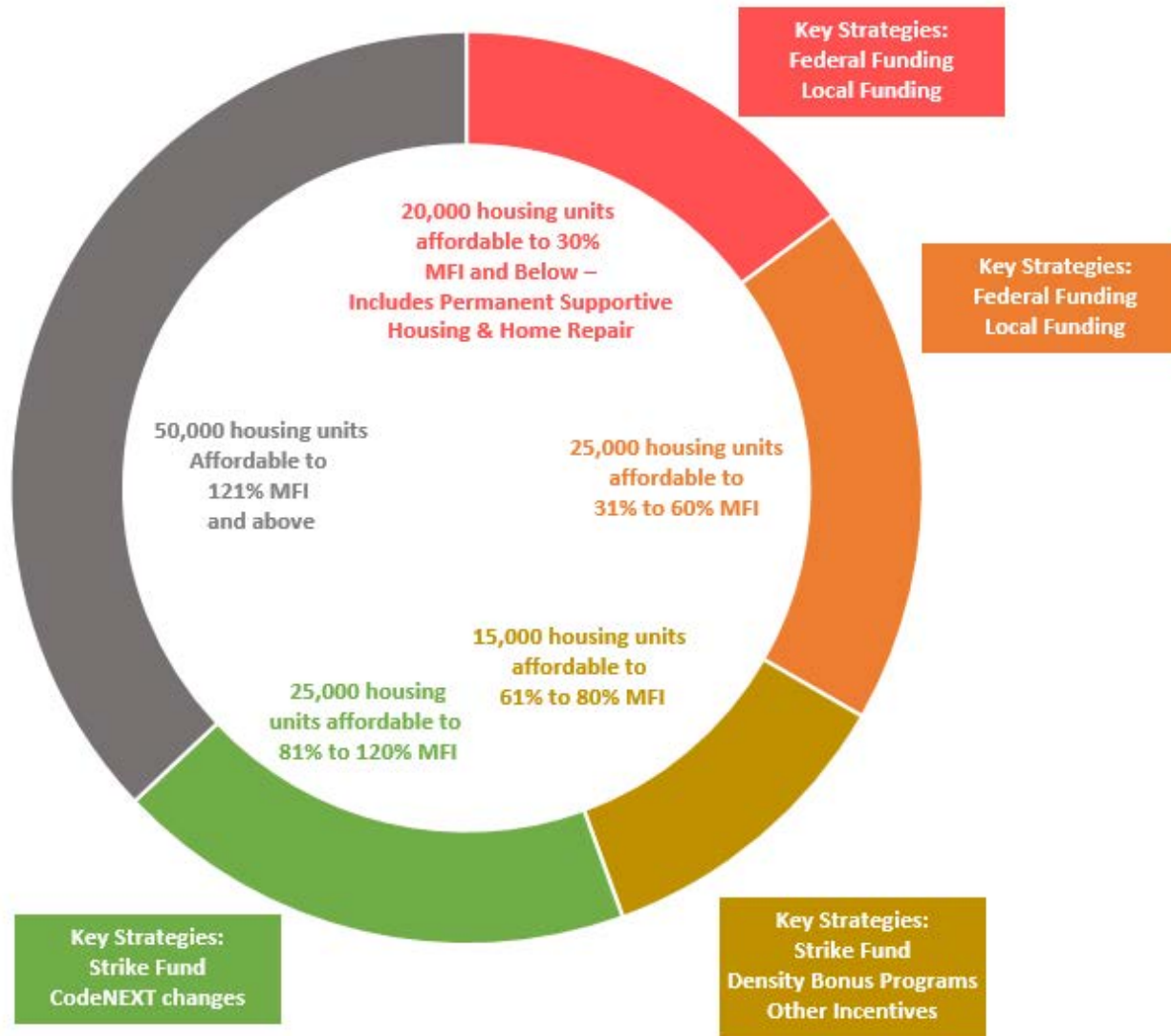
Holistic Approach to Affordable Housing



Proposed 10 Year Community Housing Goals

135,000 Housing Units in 10 Years:

60,000 at 80% MFI and below; and 75,000 at 80% MFI and above



Community Housing Goals Methodology

METHODOLOGY

Step 1: Multiply the 2015 City of Austin Total Housing stock by the 2025 MSA Population Percent Change. This shows the number of new housing units that need to be added to keep pace with population growth.

$$\begin{array}{rclcl}
 397,637 & \times & 34\% & = & 135,197 \\
 \text{2015 \# Housing Units (City} & & \text{2025 MSA Population \%} & & \text{2025 \# New Housing Units} \\
 \text{of Austin)} & & \text{Change (est.)} & & \text{Needed To Keep Pace} \\
 & & & & \text{with Population Growth}
 \end{array}$$

Step 2: Proportionally distribute the number of new units needed to keep pace with population growth by the percent of Austin households at various income levels.

MFI Range	Income Ranges	Percent of Households by MFI Range	2025 # New Housing Units Needed by MFI Range	
0-30% MFI	< \$22,600	17%	22,417	
31-60% MFI	\$22,601-\$45,240	18%	24,963	
61-80% MFI	\$45,241-\$60,300	12%	15,822	
Affordable Unit Goal			63,201	→ <u>Rounded</u> 60,000
81-120% MFI	\$63,301-\$90,480	19%	25,959	
121%+ MFI	\$90,481+	34%	46,037	
Market Rate Unit Goal			71,995	→ 75,000

Proposed 10 Year Community Housing Goals

- At least 75% of new housing should be within ½ mile of **Imagine Austin Centers & Corridors**
- Preserve 10,000 affordable housing units over 10 years
- Produce 50 Permanent Supportive Housing (PSH) units each year through 2018, with half of those units (25) being Housing First
- **Each City Council District should contain:**
 - At least 10% of **rental housing** units that are affordable to households earning at or below 30% Median Family Income (MFI) (\$24,300 or less for a 4 person household in 2016);**and**
 - At least 25% of **ownership housing** units that are affordable to households earning at or below 120% Median Family Income (MFI) (\$93,360 or less for a 4 person household in 2016)

Neighborhood Housing and Community Development

10 Year Department Housing Targets

Housing for All

- Serve at least 20 people under 20% MFI without a voucher each year, in non-PSH housing
- All ground floor units in new developments funded by NHCD will be adaptable and 25% of all affordable units will be accessible
- Support the production of 50 Permanent Supportive Housing (PSH) Units each year through 2018, with half of those being Housing First

Family Friendly Housing

- 25% of affordable housing units created or preserved with two or more bedrooms AND a preference for families with children

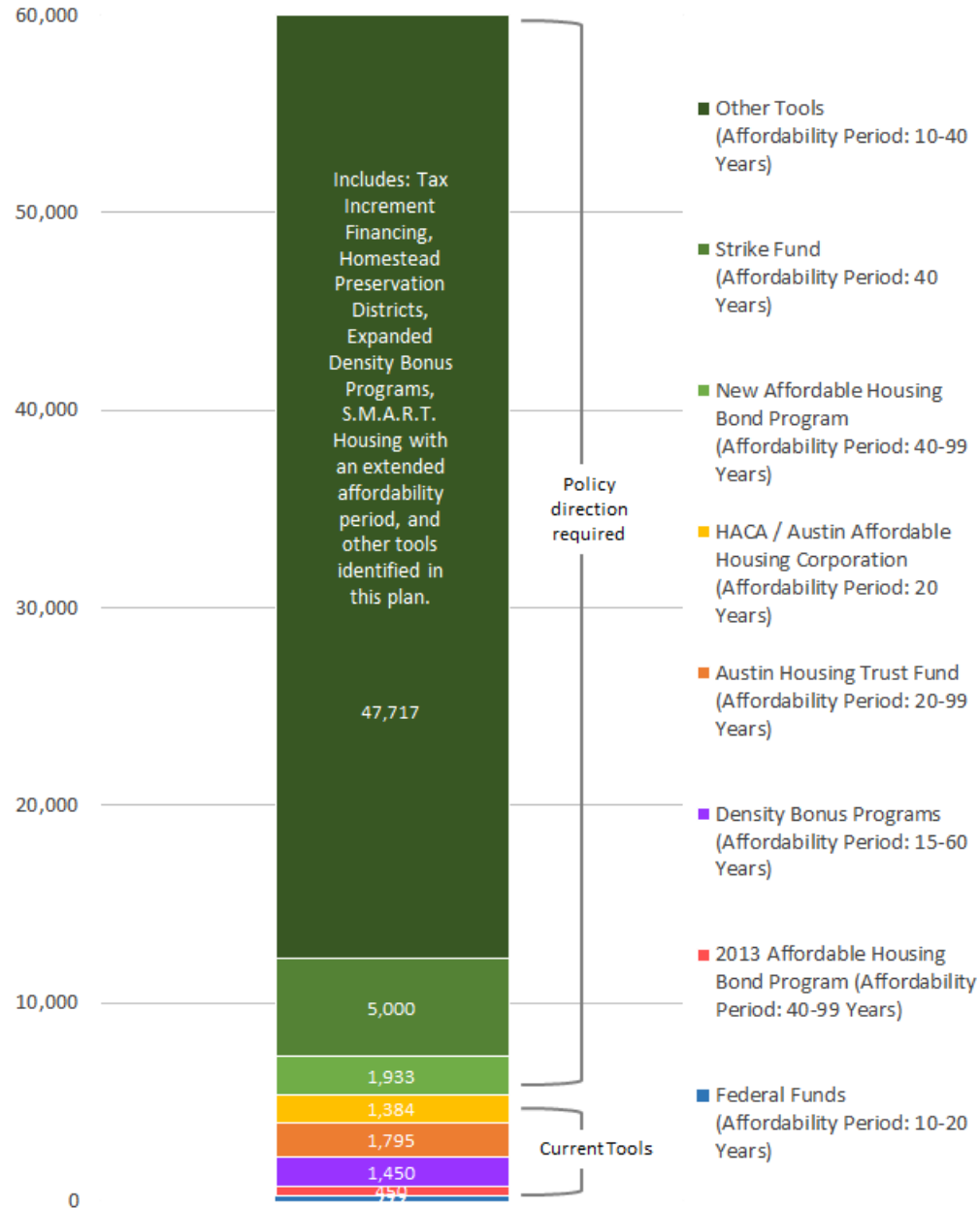
Linking Housing with Transportation

- 25% of affordable housing created or preserved are within ¼ mile of high frequency transit
- 90% of affordable housing created or preserved within ¾ mile of transit service, ensuring Metro Access service for eligible persons with disabilities.

Home Repair

- Assist 600 low income households each year

Achieving 60,000 Affordable Units in 10 Years



Year values in parenthesis denote the anticipated affordability period for each mechanism.

Next Steps



Questions



Erica Leak

**Manager, Housing Policy and Planning
Neighborhood Housing and Community Development
(512) 974-9375**

Erica.Leak@austintexas.gov