

“The People’s Plan”

- 1) start a **Low Income Housing Trust Fund** and appropriations (modeled on Denver's plan);
- 2) identify at least four city-owned properties to be used for **low-income housing**;
- 3) expand use of **Neighborhood Conservation Combining Districts** and **Historic Districts** to preserve Austin's historically black and brown neighborhoods;
- 4) establish **interim development regulations** in areas with inadequate drainage;
- 5) implement an **environmental quality review program**;
- 6) adopt **Right to Stay** and **Right to Return** programs in East Austin (modeled off Portland's Right to Return), which would allow families who were priced out of these neighborhoods to return to the Eastside

“Austin Housing Justice Agenda”

1. \$250 million to \$300 million major housing bond.
2. Renter protections that require developers to pay the relocation costs of tenants who are displaced if the property they live on is redeveloped;
3. Creating a centralized list of low-income people who are seeking affordable housing that social service providers could direct their clients to;
4. Developing an Affordability Multiplier Program with tax increment financing to create more affordable housing along the major corridors that will be receiving mobility improvements through the transportation bond;
5. Providing low-income housing in every Council district, including affluent parts of West Austin that currently have very little subsidized housing;
6. Education for homeowners on how to protect themselves against “fraud and exploitation from predatory home investors and lenders.”
7. The final point in the plan called for revamping the land development code through CodeNEXT to promote more residential density, both by allowing the construction of more units on lots that are currently zoned for single-family homes and by providing density bonuses that incentivize developers to provide income-restricted housing in exchange for additional height or units.

CDC Recommendations

Date: December 12, 2017

Affordable and Fair Housing Concerns in CodeNEXT

We call upon the city council to direct CodeNEXT to:

1. Retain VMU's structure so that it remains viable.
2. Use the VMU model to capture density bonus benefits for affordable housing in other zoning.
 - a. Apply affordability bonuses wherever residential use is appropriate.
 - b. Incorporate affordability requirements into single-family bonus with protections.
 - c. Do not increase ownership eligibility to 100% MFI, but look at setting rental at 50% MFI.
3. Make density bonus calculations and any proposed fee-in-lieu schedule available

Date: March 22, 2018

Subject: CodeNEXT affordability tools

Regarding Draft 3 of CodeNEXT, the CDC recommends:

- The affordable units should be calculated from the number of total units and not the increased entitlements.
- If bonus units are part of the formula for determining the percentage of affordable units, the base for calculating entitlements should be the current Pre-CodeNEXT base.
- As in vertical mixed use, dwelling unit cap should only be removed from Main Street Zones as a lever to encourage affordable housing units.
- If it is determined that any of the above tools are infeasible, we request public access to the formulas and data used in the infeasibility assessment.