

# AUSTIN STRATEGIC HOUSING BLUEPRINT IMPLEMENTATION PLAN BRIEFING

City Council Housing and Planning Committee

August 14, 2018



[www.austintexas.gov/housingblueprint](http://www.austintexas.gov/housingblueprint)

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Asakura Robinson (lead consultant): Alexandra Miller  
Austin Community Design and Development Center (subconsultant): Nicole Joslin

# AGENDA

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- 1. Why This Implementation Plan?**
- 2. Implementation Plan Overview**
- 3. Atlas of Existing and Historical Conditions Overview**
- 4. Council District-Level and Corridor-Level Housing Goals**
- 5. Review and Next Steps**
- 6. Questions and Comments**

# WHY CREATE A STRATEGIC HOUSING BLUEPRINT IMPLEMENTATION PLAN?

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# WHY THIS IMPLEMENTATION PLAN?

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**Create actionable strategies** to address the issues identified in the Imagine Austin and Strategic Housing Blueprint plans, including:

- **Few affordable housing units** in high-opportunity areas.
- **Rental gap** for households earning \$25,000 or less per year.
- **Rising housing prices** in Austin's urban core that are causing **displacement of existing residents**.
- **Need to limit urban sprawl** by concentrating new development in key centers and corridors.

# WHY THIS IMPLEMENTATION PLAN?

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## COUNCIL RESOLUTION 20170413-024

The first ever Austin Strategic Housing Blueprint will provide the **critically important foundation** to articulate the vision and achieve success ... **it will be necessary to have clear, specific steps**, including identified resources necessary to achieve the specific goals.

## COUNCIL RESOLUTION 20170413-025

Past corridor plans developed **without affordable housing goals or strategies** for preservation in place ahead of time resulted in **significant loss** of existing affordable housing.

# IMPLEMENTATION PLAN OVERVIEW

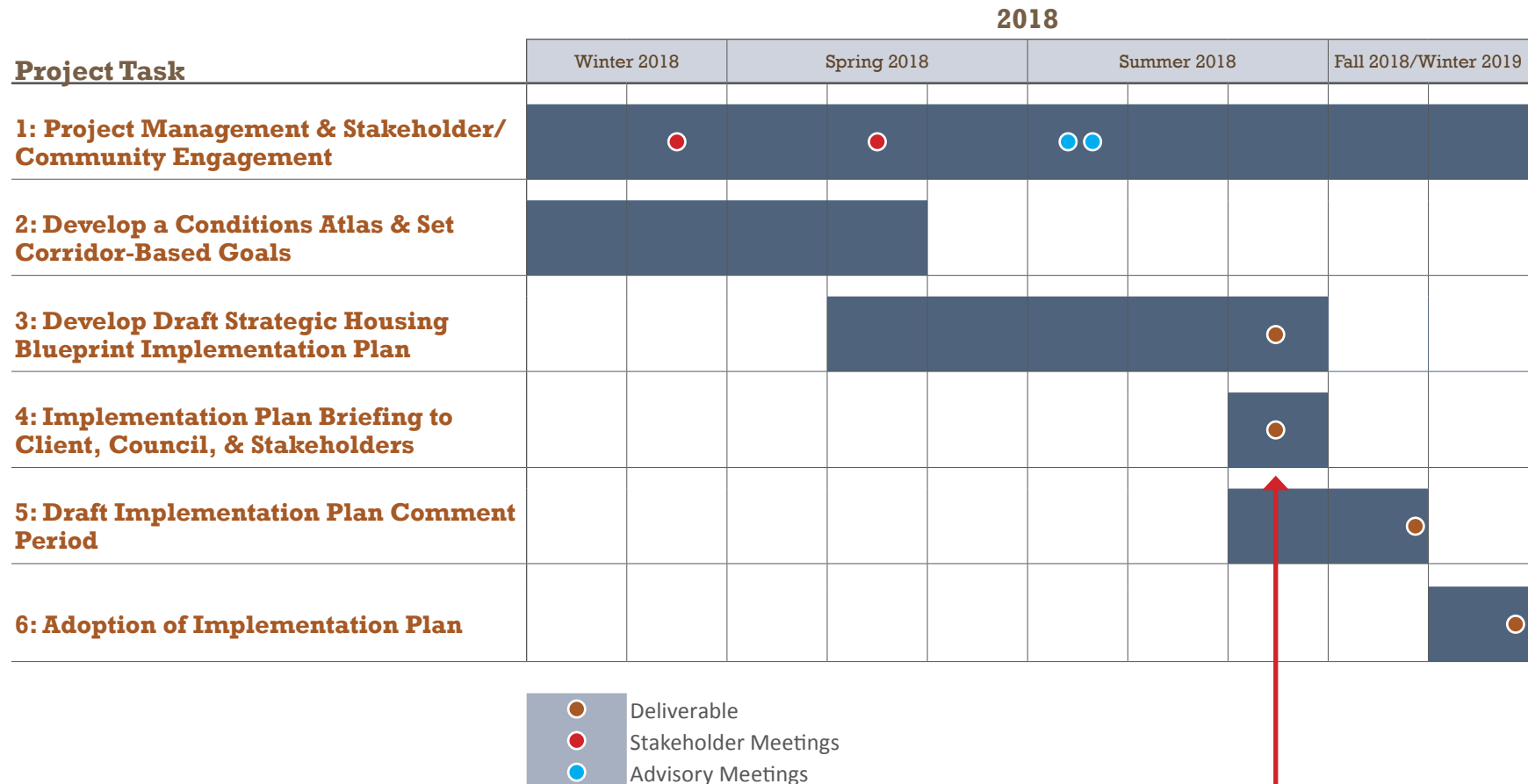
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# IMPLEMENTATION PLAN COMPONENTS

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- 1. Implementation Plan:** Stakeholder engagement and use of the Atlas and Corridor Analysis to create detailed, schedule-driven action items based on each Blueprint strategy.
- 2. Atlas of Existing and Historical Conditions:** Citywide mapping and analysis to help operationalize key metrics in the Blueprint.
- 3. Corridor Analysis:** Use of University of Texas Corridor Preservation Tool to help define key goals at a corridor level for the 2016 Mobility Bond corridors.

# IMPLEMENTATION PLAN TIMELINE



We Are Here



# IMPLEMENTATION PLAN PROCESS

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**15 stakeholder meetings in Spring 2018 with numerous housing stakeholders in discussing all of the Blueprint recommendations and the Atlas and Corridor Analysis methodologies.**

- COA Neighborhood Housing and Community Development
- COA Planning and Zoning
- COA Economic Development
- COA Transportation
- COA Corridor Program Office
- COA Equity Office
- COA Intergovernmental Relations
- COA Office of Real Estate Services
- COA Commission on Seniors
- COA Code Department
- COA Public Works
- COA Telecommunications and Regulatory Affairs
- UT Austin, Law and Community and Regional Planning
- Cap METRO
- Bank of America
- Community Wheelhouse
- Community Advancement Network
- Meals on Wheels
- Central Health
- Guadalupe Neighborhood Development Corporation
- Six Square
- Austin Chamber of Commerce
- Travis County
- CAP COG
- Foundation Communities
- ECHO
- Housing Works
- Austin Habitat
- Home Builder Association of Greater Austin
- Austin UP
- Legal Aid/BASTA
- Austin Tenants Council
- Caritas of Austin

# IMPLEMENTATION PLAN PROCESS

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**Two Advisory Group meetings in Summer 2018 allowed the Blueprint team to drill down on critical action items that require extensive collaboration between City departments and public-sector agencies.**

- COA Neighborhood Housing and Community Development
- COA Planning and Zoning
- COA Financial Services Department
- COA Development Services
- COA Law Department
- COA Corridor Program Office
- COA Economic Development Department
- COA Real Estate Department
- COA Office of Sustainability
- Capital METRO
- COA Transportation Department
- COA Public Health

# STAKEHOLDER FEEDBACK: THEMES

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- **Geographic numerical goals are critical.** Establishing housing goals at a Council District and corridor level will help City, non-profit, and private-sector stakeholders work together toward common ends.
- **Land Development Code revisions** are an essential opportunity to grow the number of mid-density residential units and affordable density bonus units that provide affordability without direct City subsidy.
- **S.M.A.R.T. Housing** also needs re-invigoration with additional review teams to conduct rapid and coordinated permitting, and strategies to minimize the financial impact of fee waivers on affected agencies.

# STAKEHOLDER FEEDBACK: THEMES

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- **Land is precious**, particularly in the urban core. Maximize the use of **publicly-owned properties** for affordable housing. Begin **land banking** in future areas of growth.
- Policy and program recommendations must be **legally feasible and vetted** through coordination with the Law Department.
- City staff must have adequate support and time to **build partnerships** with other City agencies, with regional jurisdictions, with housing stakeholders, and with other Texas cities to ensure implementation.

# STAKEHOLDER FEEDBACK: THEMES

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- **A wide-ranging funding framework** will be necessary to meet Blueprint goals for households at 80% MFI and below.
  - Ask voters for new General Obligation bond issues
  - Expand the ability to use Tax Increment Financing (TIF) for affordable housing
  - Implement tax abatement options through Neighborhood Empowerment Zones
  - Dedicate General Fund resources to staffing and shared-equity, permanently affordable units
  - Facilitate public-private partnerships and coordinated efforts with philanthropy, employers, and investors

# IMPLEMENTATION PLAN STRUCTURE

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- **The Implementation Plan follows the structure of the Blueprint and is organized into five Community Values, together with the strategies defined in the Blueprint.**
  - Community Value I: Prevent Households from Being Priced Out of Austin
  - Community Value II: Foster Equitable, Integrated, and Diverse Communities
  - Community Value III: Invest in Housing for Those Most In Need
  - Community Value IV: Create New and Affordable Housing Choices for All Austinites in All Parts of Austin
  - Community Value V: Help Austinites Reduce their Household Costs
- **The only difference in structure is that some of the Blueprint strategies have changed in order within each Community Value based on stakeholder input on the importance and feasibility of each strategy. The first four to five strategies within each Community Value in the Implementation Plan are high-impact, achievable, and have clear short-term actions to take.**

# FROM STRATEGY TO ACTION ITEMS

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**The Implementation Plan ensures that all strategies in the Blueprint have associated Action Items. These items are all “actionable” and incorporate stakeholder feedback.**

## **What is “actionable?”**

- Action that can be **measured** (What? How much? How many? What data?)
- Action that has a **due date** (When?)
- **Implementers** and **responsibilities** are clear (Who?)
- Might have a **geographic** focus (Where?).

# FROM STRATEGY TO ACTION ITEMS

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## **Community Value: Prevent Households from Being Priced Out of Austin**

### **Objective I.1: Expand the Use of Community Land Trusts and other forms of Shared Equity Ownership**

Between rental and conventional homeownership, shared equity ownership ensures that homes remain affordable to lower-income households on a long-term basis. One form of this, community land trusts, enable eligible households to purchase a home and lease the land underneath it (Figure 9). By taking the cost of the land out of the real estate transaction, homes in a community land trust are much more affordable than houses on the open real estate market. **Dedicating additional resources** to the program could help expand it. **Combining the land trust tool with Land Development Code changes that allow for a range of multifamily housing types** such as missing middle housing could result in greater homeownership opportunities at an even lower cost to prospective income-eligible buyers.



# FROM STRATEGY TO ACTION ITEMS

Austin Strategic Housing Blueprint Implementation

## PREVENT HOUSEHOLDS FROM BEING PRICED OUT OF AUSTIN

Blueprint Strategies and Actions	What changes or added language would help make this strategy actionable, if any?	What data would we need to inform actionable items or track results?	What new resources (staffing, funding, other) are required to implement?	Is this a short-term action (0-2 years) or long-term action (3-10 years)?	Who is the lead implementer? Who else needs to be involved?	Is there, or should there be, a geographic focus for this recommendation?
<b>*Expand the Use of Community Land Trusts and other forms of Shared Equity Ownership</b>						
Dedicate additional resources to Shared Equity Ownership programs						
Combine Community Land Trust with regulatory changes through CodeNEXT that allow for a range of multifamily housing types						
<b>*Support Legislation to Allow a Flat Dollar-Amount Homestead Exemption</b>						
Current state law only allows homestead exemptions as a percentage of appraised value, which benefits owners of high-value homes while offering little relief to owners of low-value homes. Support legislation to instead allow a flat dollar-amount homestead exemption.						
<b>*Support Legislation or other Mechanisms to Create a Preservation</b>						
Develop strategy to implement Preservation Property Tax Exemption for rental properties. Exemption would be granted in return for ongoing rental affordability restrictions in areas most at risk of experiencing displacement of low-income renters.						

\* Indicates a strategy with highest impact.

ACTION TITLE: 1.1 Strengthen policies to direct public subsidies for the preservation and creation of income-restricted affordable housing within 1/4 mile of a transit stop. (p. 36)

<p><i>Action summary</i></p> <p><b>*Strengthen Scoring Criteria and Develop Policies to Prioritize Affordable Housing Near Current and Future Transit Service:</b></p> <p>The City of Austin Neighborhood Housing and Community Development Office (NHCD) awards Rental Housing Developer Assistance (RHDA) and other programs through a scoring criteria based on various community values and objectives. These scoring criteria should be amended to prioritize assistance in areas currently serviced by public transportation. Changes like this would help NHCD reach its goal of 25% of affordable housing units created or preserved within 1/4 mile of a transit stop.</p> <p><i>Feedback to date</i></p> <ul style="list-style-type: none"> <li>Strike Fund and prioritizing preservation of housing close to transit</li> <li>Broaden definition of transportation access <ul style="list-style-type: none"> <li>How do new technologies expand access beyond TODs and rapid transit areas</li> </ul> </li> </ul>	<b>Obstacles to success:</b>		<b>Solutions to overcoming obstacles:</b>	
	<b>Next steps:</b>	<b>Resources needed:</b>	<b>Lead Department:</b>	<b>Timeline:</b>
<b>How will progress on this action be tracked and reported?</b>				

# FROM STRATEGY TO ACTION ITEMS

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## **Action Item I.1.A: Dedicate additional resources to shared-equity ownership programs.**

- Issue Request for Information to shared-equity housing providers on their history of units created, level of subsidy required per unit, current status of units.
- Also request capacity-building, lending, and community education needs to scale up shared-equity homeownership, rental, and cooperative options in next 10 years.
- Devote resources of \$2 million per year to shared-equity funding programs.

# ATLAS OF EXISTING AND HISTORICAL CONDITIONS OVERVIEW

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# ATLAS OF EXISTING AND HISTORICAL CONDITIONS

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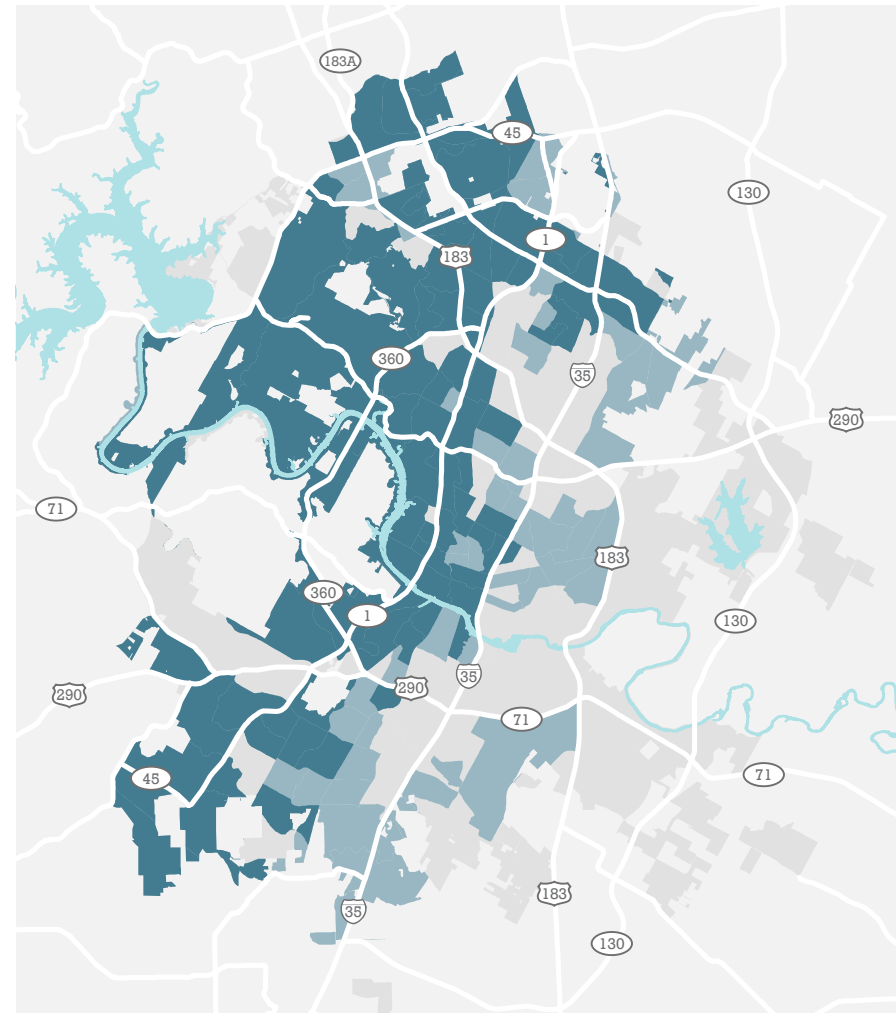
- 1. Opportunity Index:** Defines metrics of opportunity and creates an operational definition of “high-opportunity” areas for use in Blueprint implementation to replace the Kirwan Opportunity Map that was previously used by the City.
- 2. Displacement Risk Index:** Use of University of Texas Gentrification Study to define areas at immediate risk of displacement and those at future risk of displacement
- 3. Environmental Index:** Defines areas of environmental risk where affordable housing should either not be located or should require additional due diligence

# ATLAS - OPPORTUNITY INDEX

- High-opportunity and emerging opportunity areas were categorized using the nine indicators from Enterprise Community Partners' Opportunity360 database. **Outcomes** indicators focus on the characteristics of current residents. **Pathways** indicators focus on access to resources that promote better outcomes.

Outcomes	Pathways
<i>For Current Residents</i>	<i>Access to Resources</i>
Housing Stability	Community Institutions
Mobility	Social Capital & Cohesion
Education	Access to Jobs & Services
Economic Security	Environmental
Health & Well-Being	

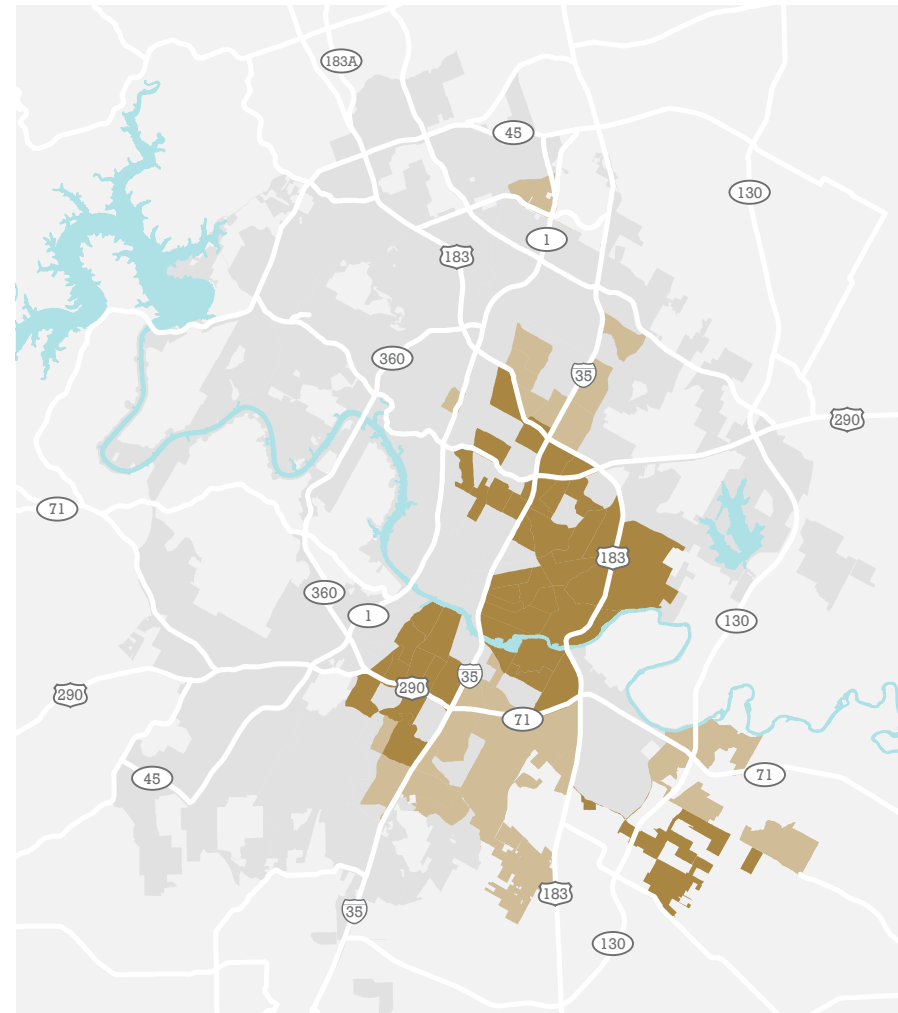
- Other opportunity variables were examined:
  - Homeless Services
  - School Quality
  - Crime, Food Access, and Park Access



- Current High Opportunity Areas (6 of 9 Total Indices)
- Emerging Opportunity Areas (2 of 4 Pathways, not in Current High Opp Areas)

# ATLAS - DISPLACEMENT RISK INDEX

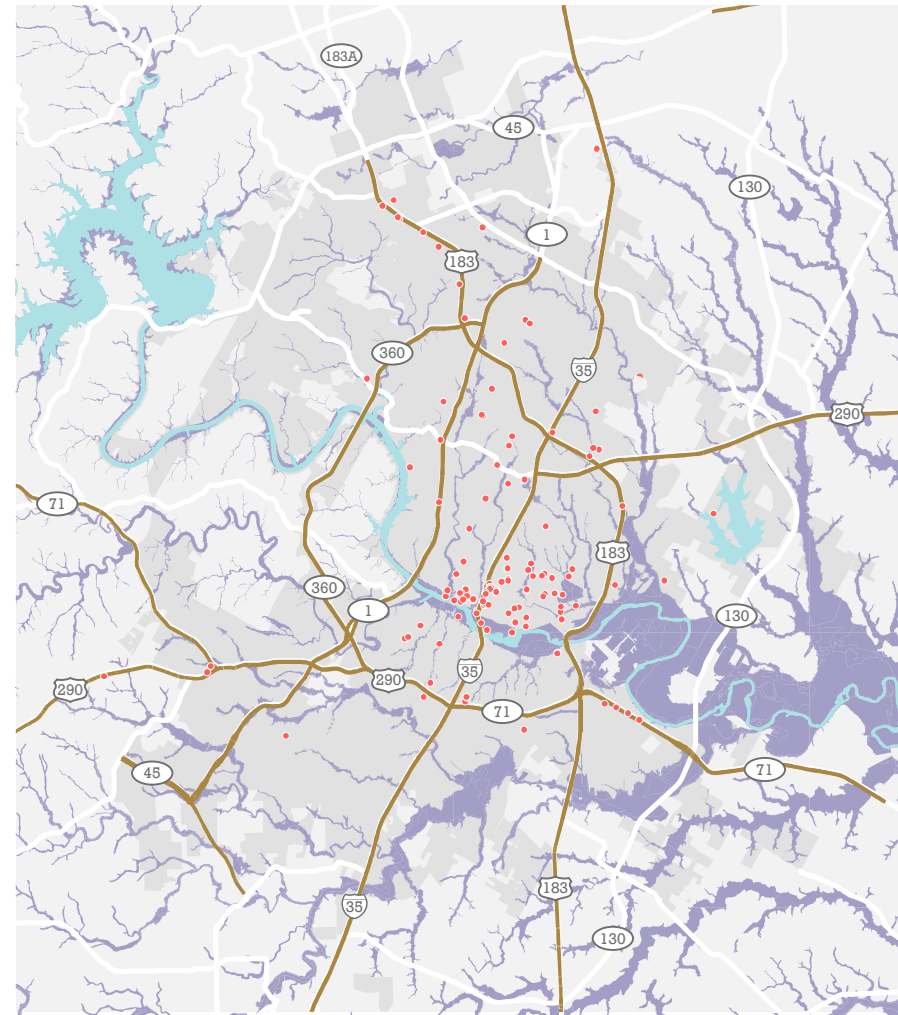
- The City launched an Anti-Displacement Task Force in 2018 and commissioned a Gentrification Study by researchers at the University of Texas.
- The study identifies Census tracts that are in different stages of gentrification, and it also looks at the vulnerability of Census tracts to future gentrification.
- The Atlas combines the two maps simplifying the classification scheme. The Atlas categorizes Census tracts into High Displacement Risk Areas and Future Displacement Risk Areas.
- The Atlas classifications will be useful for monitoring projects and land acquisition at a portfolio level, while the UT study's detailed classifications will be useful in directing investment at a project-by-project level.



- High Displacement Risk Areas
- Future Displacement Risk Areas

# ATLAS - ENVIRONMENTAL INDEX

- The goal of the Environmental Index is to identify key environmental risks that could preclude the development of new affordable housing in certain areas, or require a due-diligence process to show that risks have been mitigated.
- The index examines highways, floodplains, and environmentally hazardous sites to mitigate negative consequences for future residents of affordable housing.



- 500-Year Floodplains
- Highways with 500-Foot Buffer
- Environmentally Hazardous Sites with 300-Foot Buffer

# COUNCIL DISTRICT-LEVEL AND CORRIDOR-LEVEL HOUSING GOALS

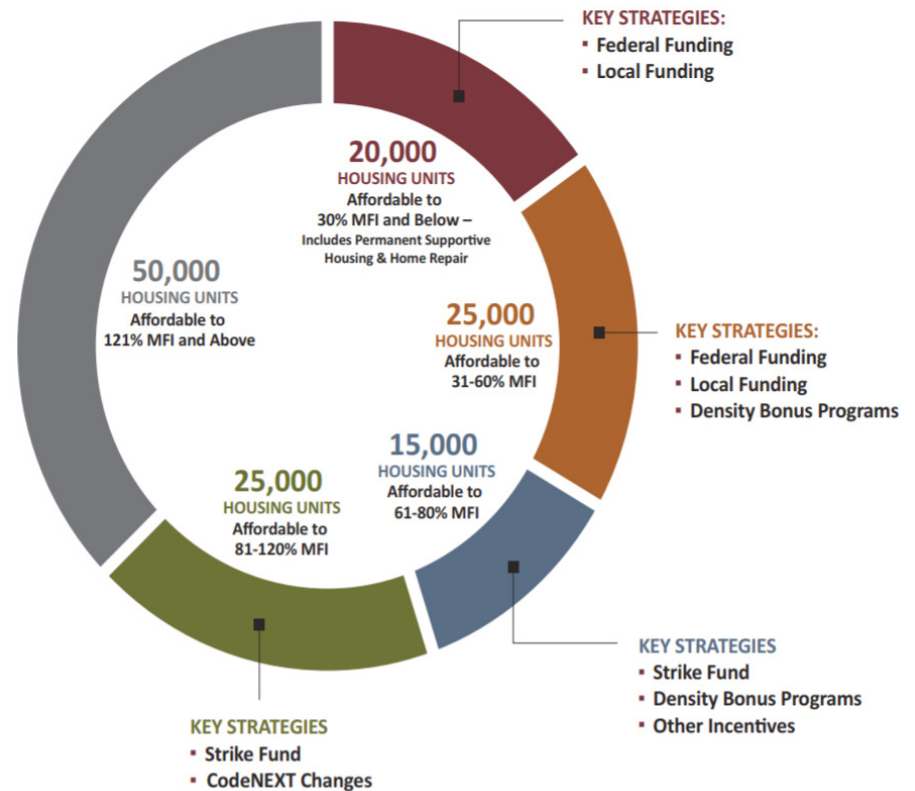
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# CITYWIDE HOUSING GOALS

The Blueprint calls for the following metrics to define how the City allocates its resources to produce affordable and workforce housing over the next 10 years.

- i. 25% of units in high-opportunity areas
- ii. 25% of units within  $\frac{1}{4}$  mile of high-frequency transit
- iii. 75% of units within  $\frac{1}{2}$  mile of Imagine Austin Centers and Corridors



**60,000 affordable units below 80% MFI over the next 10 years**

# USING THE ATLAS TO CREATE COUNCIL DISTRICT GOALS

**To create an allocation of this 60,000 affordable unit goal by Council district, our team calculated:**

- Percentage of the City's high-opportunity area located in each district
- Percentage of the City's area within  $\frac{1}{4}$  mile of high-frequency transit located in each district
- Percentage of the City's area within  $\frac{1}{2}$  mile of Imagine Austin Centers and Corridors located in each district

**Units at each income level were allocated by Council district according to these percentages.**

Percent of Citywide Area by Council District			
District	% High Opportunity	% High-Frequency Transit	% Imagine Austin
1	7.80%	1.48%	20.57%
2	5.95%	15.29%	13.16%
3	0.16%	16.68%	12.04%
4	1.58%	11.14%	8.16%
5	11.00%	8.75%	7.40%
6	21.77%	0.00%	5.50%
7	11.20%	13.98%	14.52%
8	14.22%	3.34%	3.51%
9	5.67%	26.80%	11.10%
10	20.65%	2.55%	4.04%
	100.00%	100.00%	100.00%

# COUNCIL DISTRICT GOALS

<b>Council District</b>	<b>0-30% MFI \$0-\$24,300/yr</b>	<b>31-60% MFI \$24,301-\$46,680/yr</b>	<b>61-80% MFI \$46,681-\$62,250/yr</b>	<b>81-120% MFI Ownersip \$62,251-\$93,360/yr</b>	<b>Total Units</b>
1	2,521	3,152	1,891	n/a	<b>7,564</b>
2	2,377	2,972	1,783	n/a	<b>7,132</b>
3	2,046	2,558	1,535	n/a	<b>6,139</b>
4	1,452	1,815	1,089	n/a	<b>4,357</b>
5	1,727	2,159	1,295	n/a	<b>5,181</b>
6	1,638	2,048	1,229	n/a	<b>4,915</b>
7	2,711	3,389	2,033	n/a	<b>8,133</b>
8	1,228	1,536	921	n/a	<b>3,685</b>
9	2,733	3,416	2,050	1,446	<b>8,199</b>
10	1,565	1,956	1,174	2,714	<b>4,695</b>

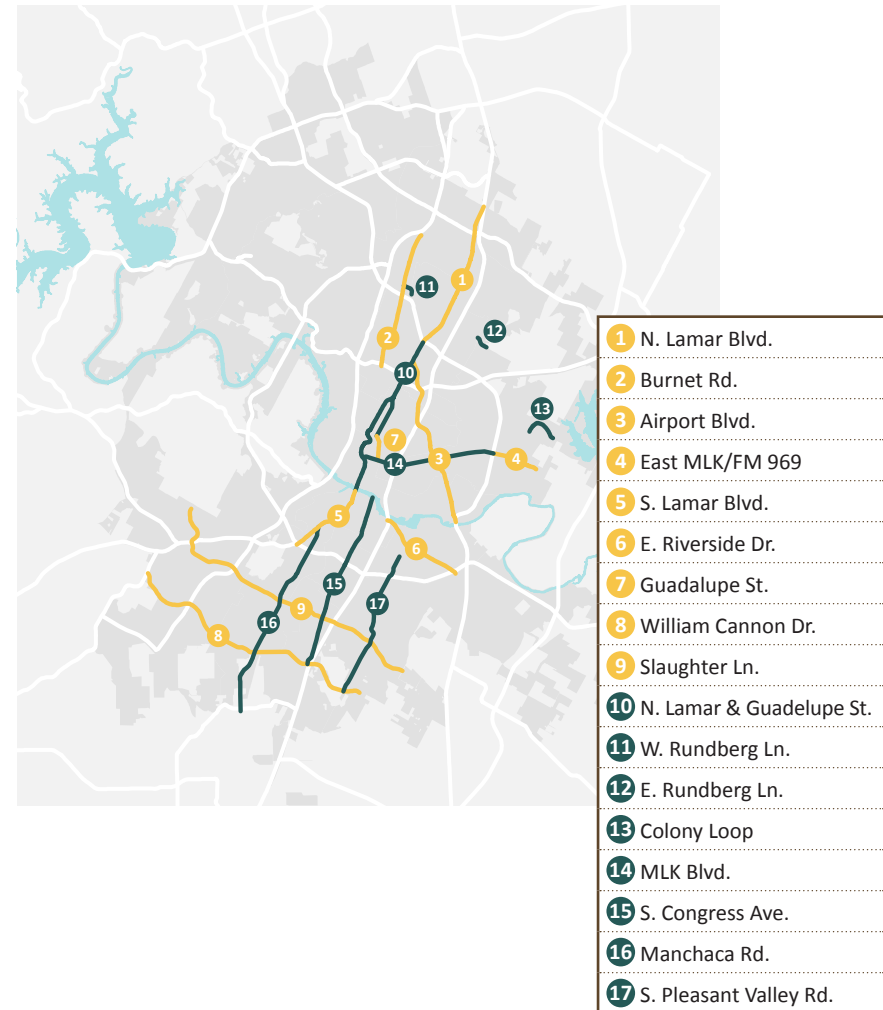
# ADDITIONAL HOMEOWNERSHIP GOALS FOR 81-120% MFI HOUSEHOLDS

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- The Blueprint calls for each council district to include at least **25% ownership units that are affordable to households earning at or below 120% MFI.**
- According to Census data, most districts currently exceed this threshold. However, due to high land costs, **Council Districts 9 and 10 have a homeownership gap.** Therefore, the Council district goals for Districts 9 and 10 include an 81-120% MFI homeownership goal in addition to goals set for all other districts. Homes affordable to these households would be priced at **\$225,000 - \$350,000.**
- Meeting these Council District goals will require **adequate mid-density housing capacity** that **enables market-rate production of homes** at these income levels.

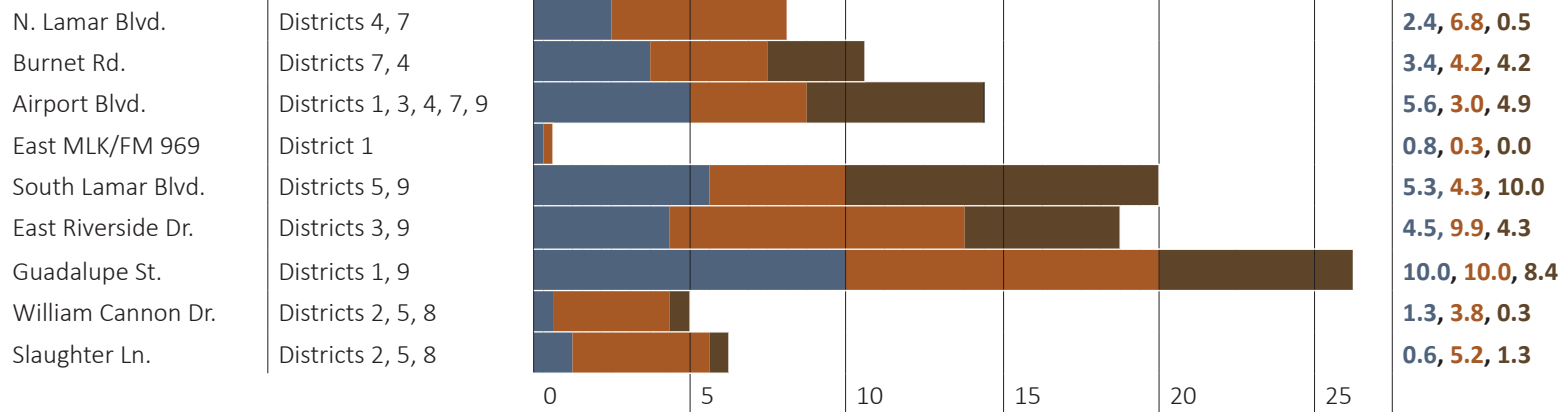
# CORRIDOR ANALYSIS

- The Corridor Housing Preservation Analysis Tool helps incorporate affordable housing in community and economic development, housing, and transportation planning efforts. The tool provides a way to analyze the stock of affordable, rental housing units that contribute to the supply of housing for low-income populations.
- The tool addresses three key questions:
  - How much transit access to jobs does a corridor provide to low income residents?
  - How many affordable rental units are vulnerable to redevelopment?
  - How intense is the development pressure?
- The Strategic Housing Blueprint Implementation analysis applies the Corridor Housing Preservation Tool to the 2016 Mobility Bond funded and preliminary corridors, shown at right.

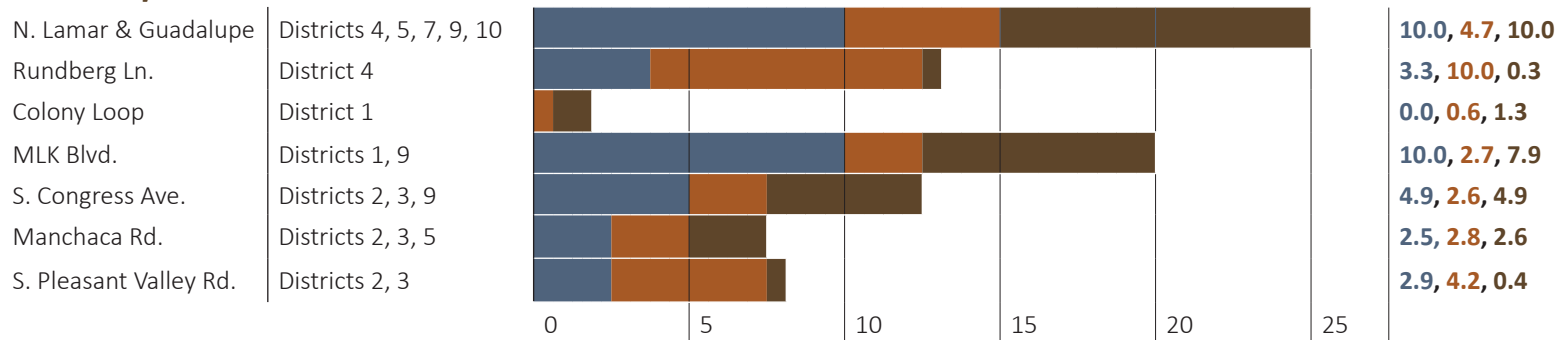


# CORRIDOR ANALYSIS

## Funded Corridors



## Preliminary Corridors

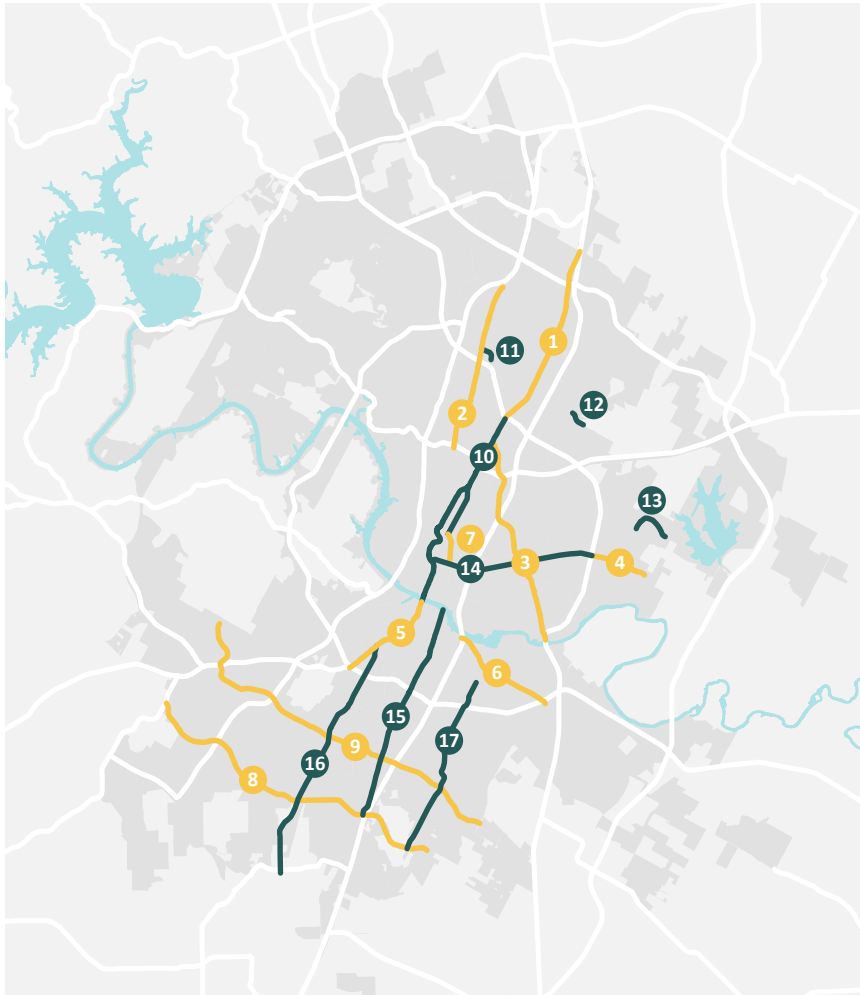


# USING THE CORRIDOR ANALYSIS TO CREATE CORRIDOR GOALS

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- Based on the Corridor Preservation Tool analysis, the Strategic Housing Blueprint Implementation team has also defined goals for producing and preserving affordable units at **80% MFI and below** within  $\frac{1}{2}$  mile of the 2016 Mobility Bond Corridors.
- These corridors constitute 31% of the total length of all Imagine Austin Corridors, and should therefore absorb **31% of the City's housing goal for the areas within  $\frac{1}{2}$  mile of Imagine Austin corridors.**
- **Production goals were defined by prioritizing areas with low development pressure** where the cost of land is feasible to purchase, while **preservation goals were defined by prioritizing areas with high development pressure.**
- Adjustments were made for the length of each corridor, and feasibility was checked based on the number of developable acres and the number of vulnerable affordable units near each corridor.

# CORRIDOR GOALS



Corridor-Level Goals for Production and Preservation		
Corridor	District(s)	Goal for Producing and/or Preserving Units at 80% MFI and Below
1 N. Lamar Blvd.	4, 7	1,326
2 Burnet Rd.	7, 4	1,098
3 Airport Blvd.	1, 3, 4, 7, 9	1,102
4 East MLK/FM 969	1	849
5 S. Lamar Blvd.	5, 9	424
6 E. Riverside Dr.	3, 9	1,144
7 Guadalupe St.	1, 9	484
8 William Cannon Dr.	2, 5, 8	1,884
9 Slaughter Ln.	2, 5, 8	1,706
10 N. Lamar & Guadalupe St.	4, 5, 7, 9, 10	1,012
11 12 W. & E. Rundberg Ln.	4	1,001
13 Colony Loop	1	940
14 MLK Blvd.	1, 9	766
15 S. Congress Ave.	2, 3, 9	1,147
16 Manchaca Rd.	2, 3, 5	1,411
17 S. Pleasant Valley Rd.	2, 3	1,360



# REVIEW PROCESS AND NEXT STEPS

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1. The Implementation Plan text for all five Community Values has been sent to City departments and agencies for review.
2. Draft Implementation Plan and Atlas of Existing and Historical Conditions will be issued for public comment.
3. Consultants will update drafts based on public feedback and will then create a scorecard that can be used to monitor progress on each action item year-over-year.
4. Begin adoption process as appendix to the Strategic Housing Blueprint and amendment to Imagine Austin Comprehensive Plan.






# QUESTIONS AND COMMENTS

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# APPENDIX

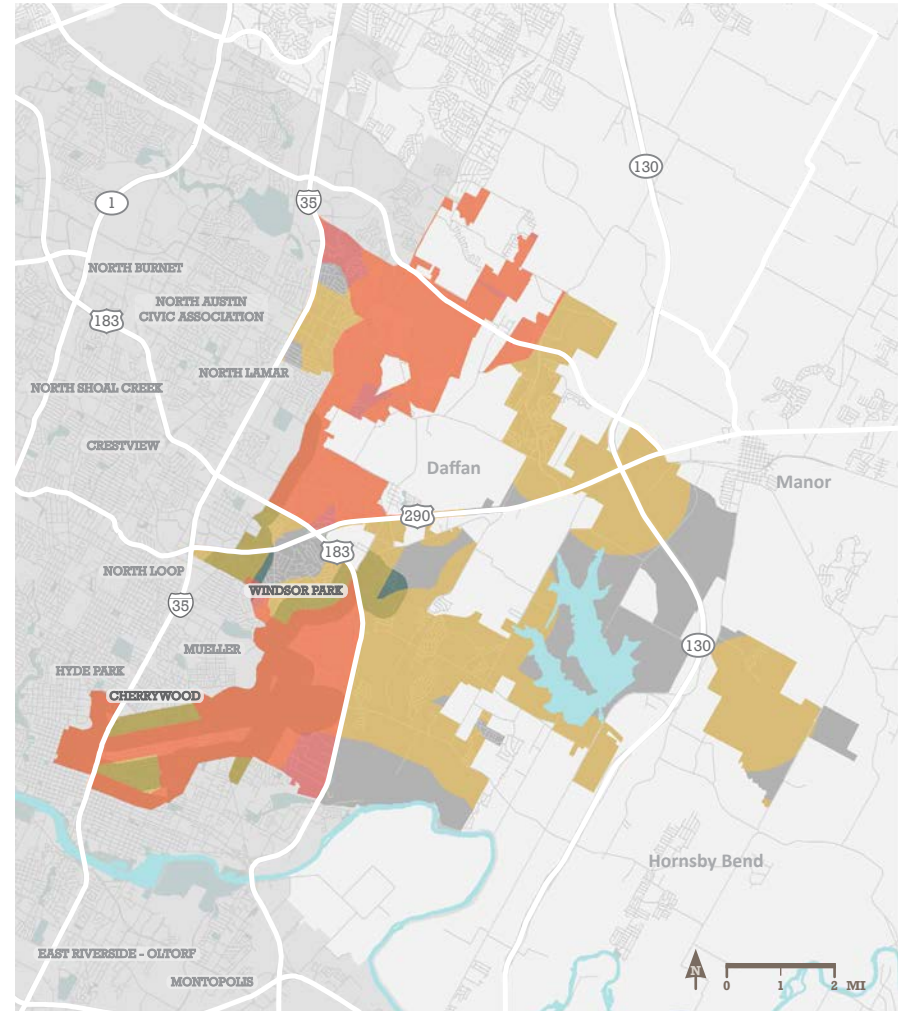
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# COUNCIL DISTRICT 1 GOALS






Income Level	Housing Type	Total Units
0-30% MFI \$0-\$24,300/yr	 Apartment	2,521
31-60% MFI \$24,301-\$46,680/yr	 Apartment  Mid-Density Residential	3,152
61-80% MFI \$46,681-\$62,250/yr	 Apartment  Mid-Density Residential	1,891
<b>Total Unit Goal</b>		<b>7,564</b>

Existing Units	
Own	17,718
Rent	15,868
<b>Total</b>	<b>33,586</b>






Legend	
	High Opportunity
	High Frequency Transit
	Imagine Austin
	Two or More Indicators
	N/A for % of Citywide Area

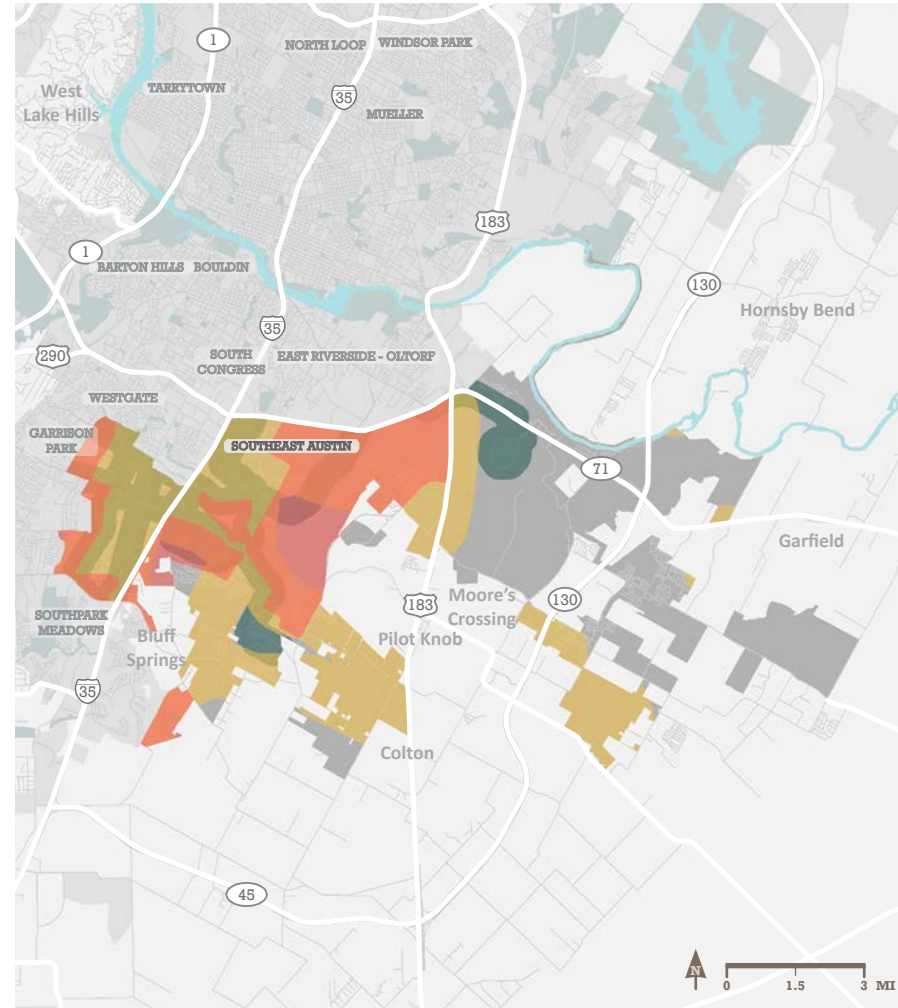


# COUNCIL DISTRICT 2 GOALS






Income Level	Housing Type	Total Units
0-30% MFI \$0-\$24,300/yr	 Apartment	2,377
31-60% MFI \$24,301-\$46,680/yr	 Apartment	2,972
	 Mid-Density Residential	
61-80% MFI \$46,681-\$62,250/yr	 Apartment	1,783
	 Mid-Density Residential	
<b>Total Unit Goal</b>		<b>7,132</b>

Existing Units	
Own	13,545
Rent	13,844
<b>Total</b>	<b>27,389</b>






Legend	
	High Opportunity
	High Frequency Transit
	Imagine Austin
	Two or More Indicators
	N/A for % of Citywide Area

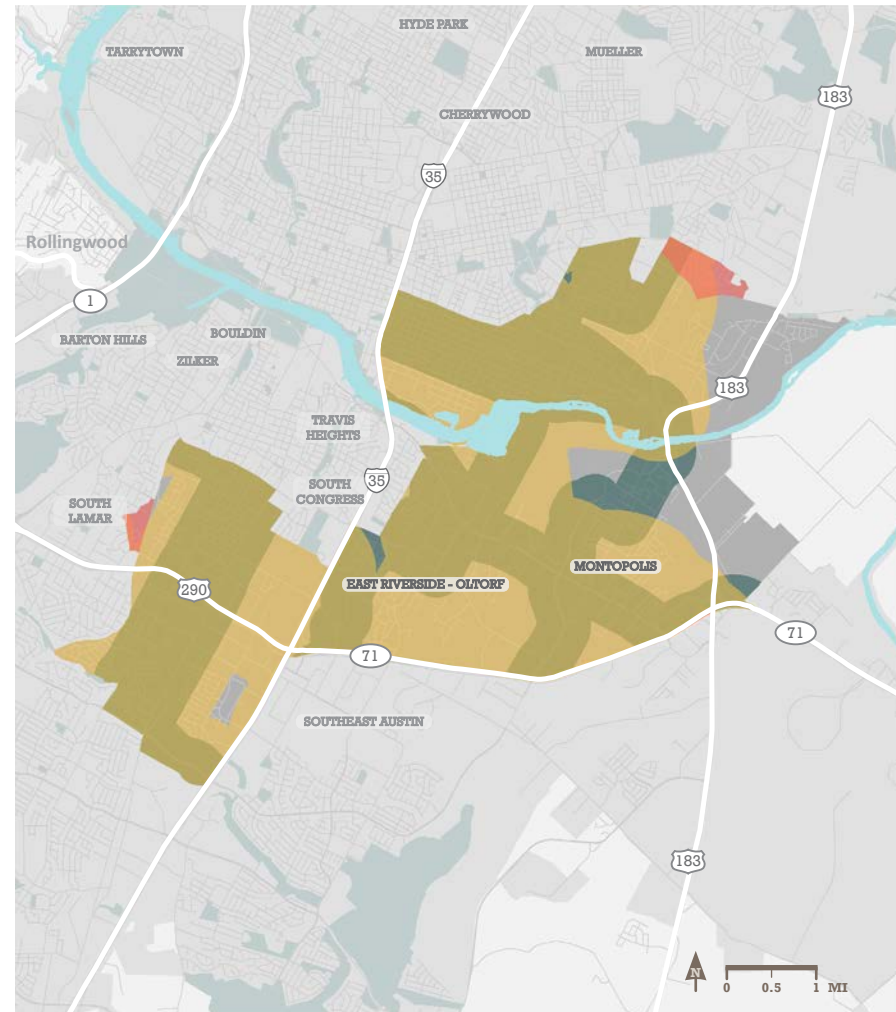


# COUNCIL DISTRICT 3 GOALS

Income Level	Housing Type	Total Units
0-30% MFI \$0-\$24,300/yr	 Apartment	2,046
31-60% MFI \$24,301-\$46,680/yr	 Apartment	2,558
	 Mid-Density Residential	
61-80% MFI \$46,681-\$62,250/yr	 Apartment	1,535
	 Mid-Density Residential	
<b>Total Unit Goal</b>		<b>6,139</b>






Existing Units	
Own	8,552
Rent	25,397
<b>Total</b>	<b>33,949</b>

Legend	
	High Opportunity
	High Frequency Transit
	Imagine Austin
	Two or More Indicators
	N/A for % of Citywide Area








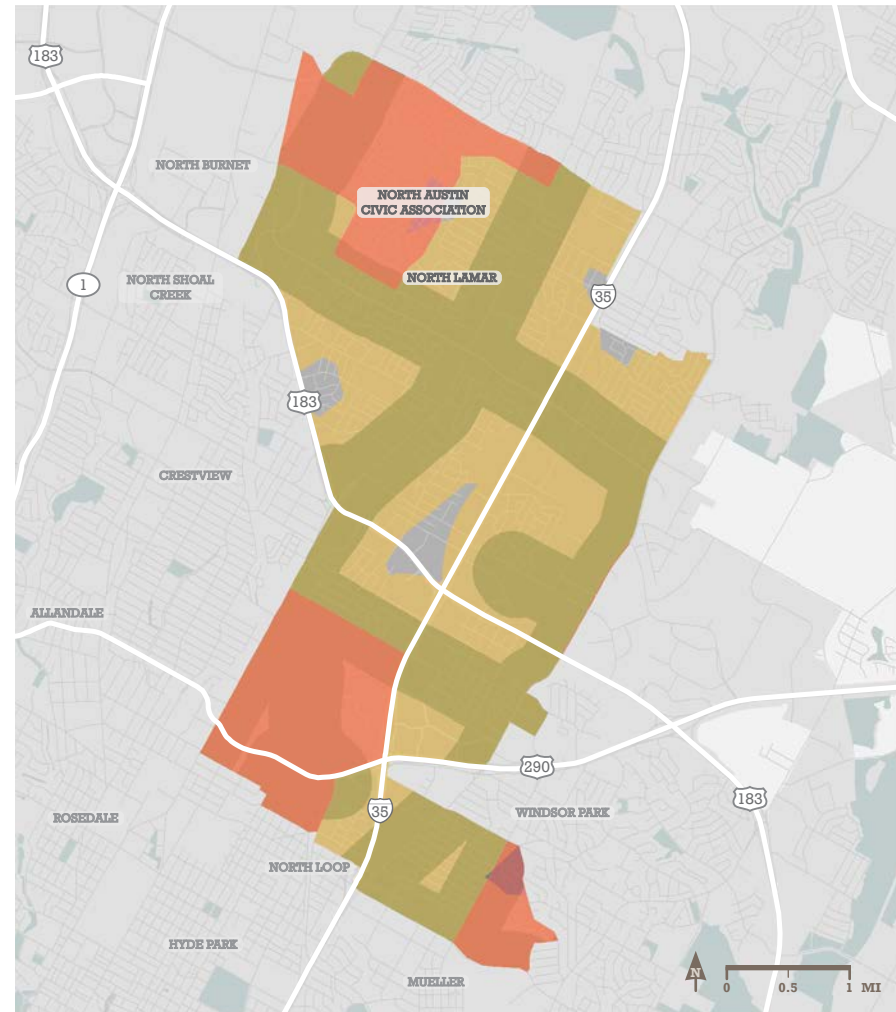


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Income Level	Housing Type	Total Units
0-30% MFI \$0-\$24,300/yr	 Apartment	1,452
31-60% MFI \$24,301-\$46,680/yr	 Apartment	1,815
	 Mid-Density Residential	
61-80% MFI \$46,681-\$62,250/yr	 Apartment	1,089
	 Mid-Density Residential	
<b>Total Unit Goal</b>		<b>4,357</b>

Existing Units	
Own	21,128
Rent	6,364
<b>Total</b>	<b>29,254</b>






Legend	
	High Opportunity
	High Frequency Transit
	Imagine Austin
	Two or More Indicators
	N/A for % of Citywide Area

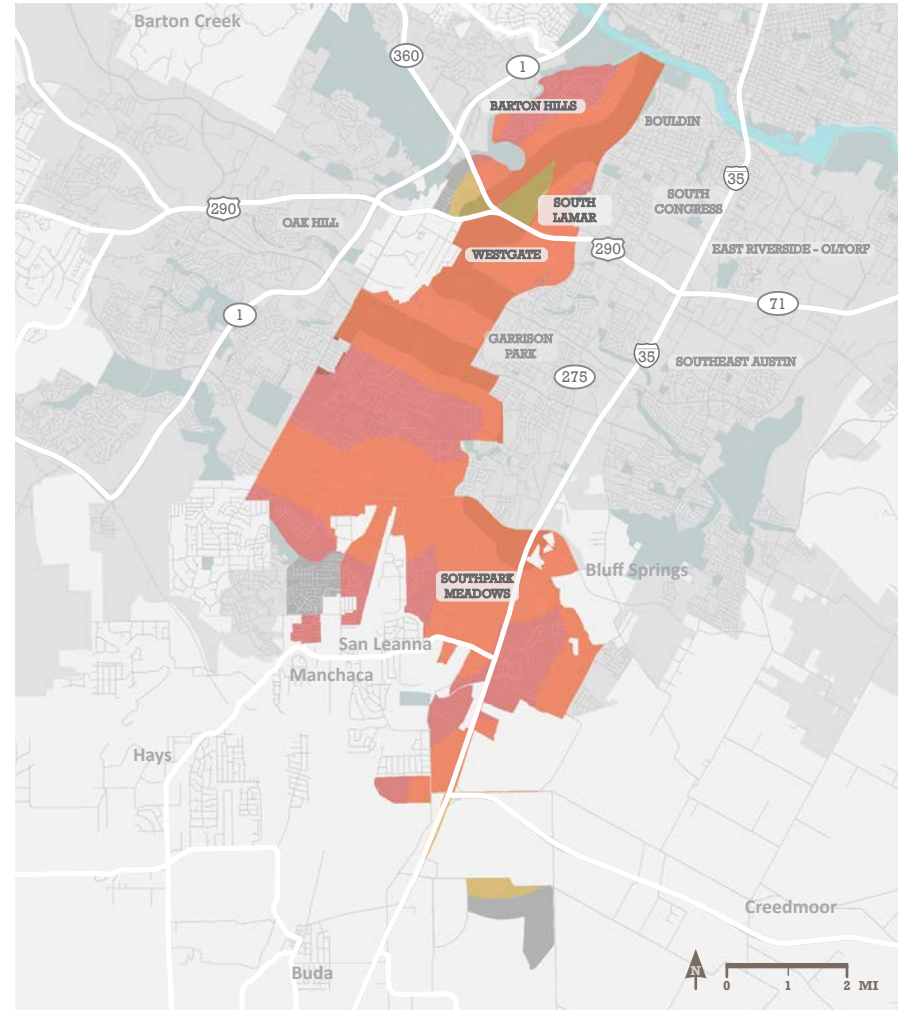


# COUNCIL DISTRICT 5 GOALS

Income Level	Housing Type	Total Units
0-30% MFI \$0-\$24,300/yr	 Apartment	1,727
31-60% MFI \$24,301-\$46,680/yr	 Apartment  Mid-Density Residential	2,159
61-80% MFI \$46,681-\$62,250/yr	 Apartment  Mid-Density Residential	1,295
<b>Total Unit Goal</b>		<b>5,181</b>






Existing Units	
Own	21,606
Rent	20,946
<b>Total</b>	<b>42,552</b>

Legend	
	High Opportunity
	High Frequency Transit
	Imagine Austin
	Two or More Indicators
	N/A for % of Citywide Area








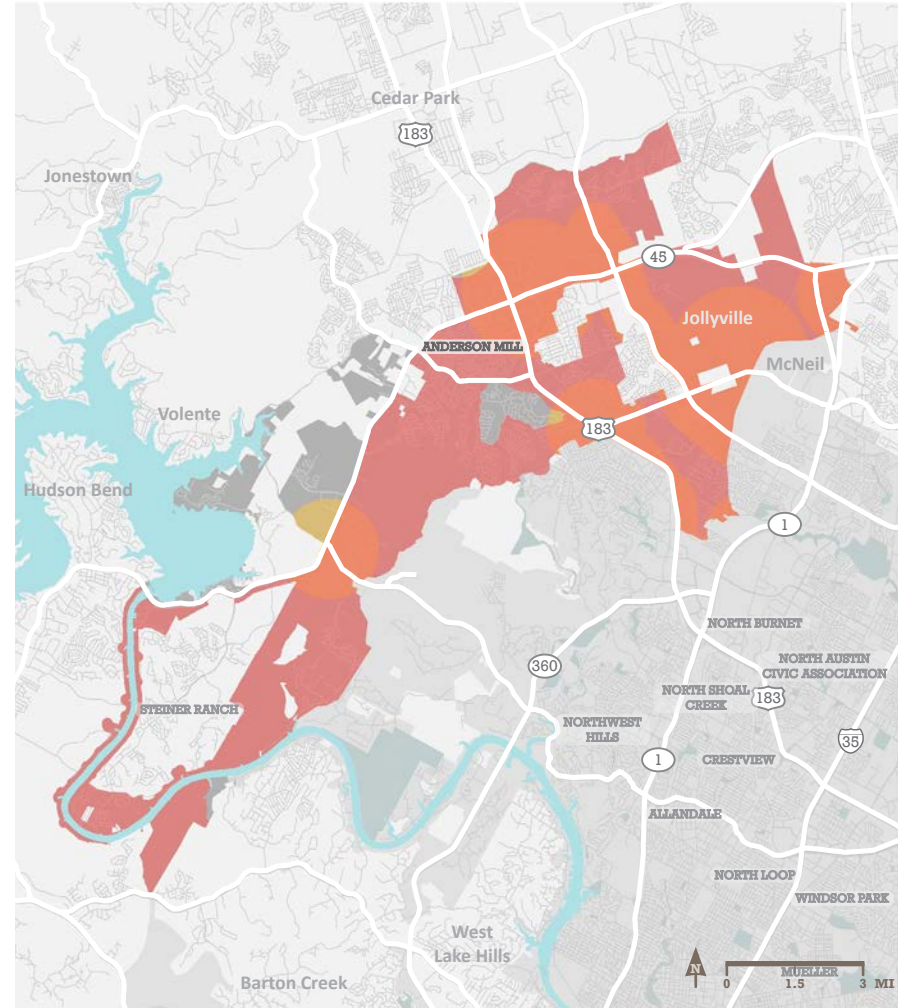


# COUNCIL DISTRICT 6 GOALS






Income Level	Housing Type	Total Units
0-30% MFI \$0-\$24,300/yr	 Apartment	1,638
31-60% MFI \$24,301-\$46,680/yr	 Apartment  Mid-Density Residential	2,048
61-80% MFI \$46,681-\$62,250/yr	 Apartment  Mid-Density Residential	1,229
<b>Total Unit Goal</b>		<b>4,915</b>

Existing Units	
Own	10,669
Rent	9,053
<b>Total</b>	<b>19,722</b>






Legend	
	High Opportunity
	High Frequency Transit
	Imagine Austin
	Two or More Indicators
	N/A for % of Citywide Area

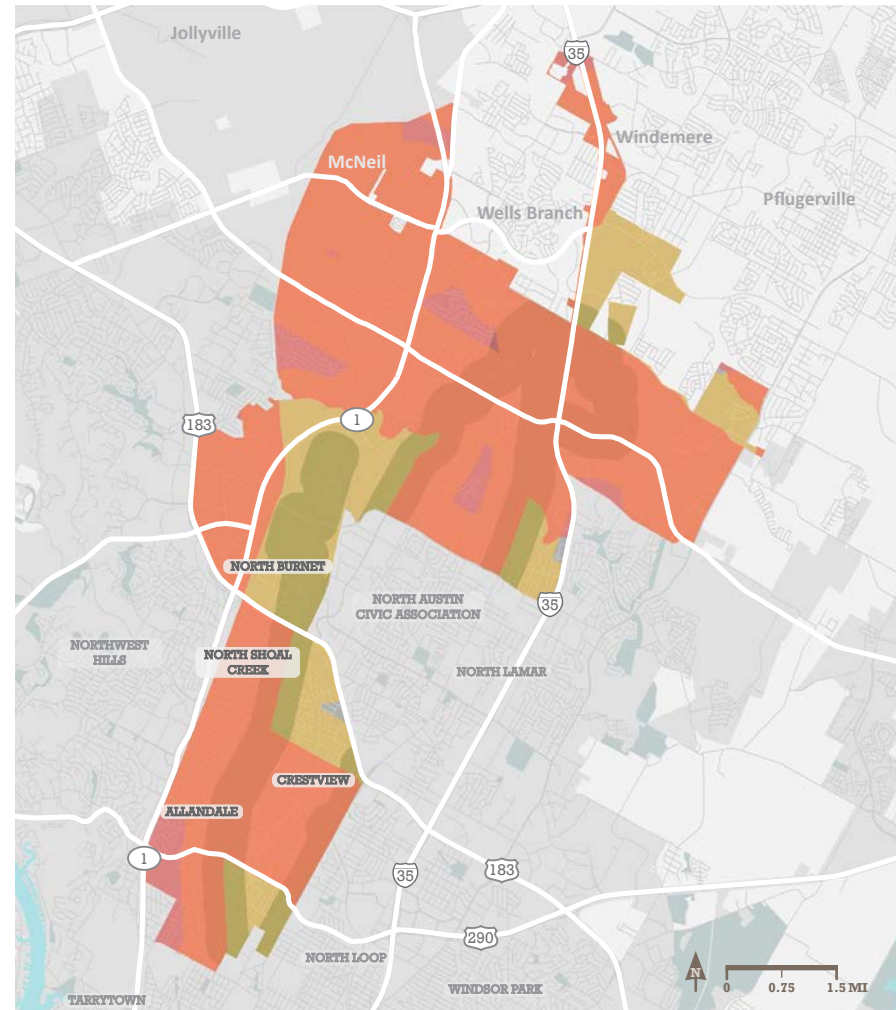


# COUNCIL DISTRICT 7 GOALS






Income Level	Housing Type	Total Units
0-30% MFI \$0-\$24,300/yr	 Apartment	2,711
31-60% MFI \$24,301-\$46,680/yr	 Apartment	3,389
	 Mid-Density Residential	
61-80% MFI \$46,681-\$62,250/yr	 Apartment	2,033
	 Mid-Density Residential	
<b>Total Unit Goal</b>		<b>8,133</b>

Existing Units	
Own	24,927
Rent	28,417
<b>Total</b>	<b>53,344</b>






Legend	
	High Opportunity
	High Frequency Transit
	Imagine Austin
	Two or More Indicators
	N/A for % of Citywide Area

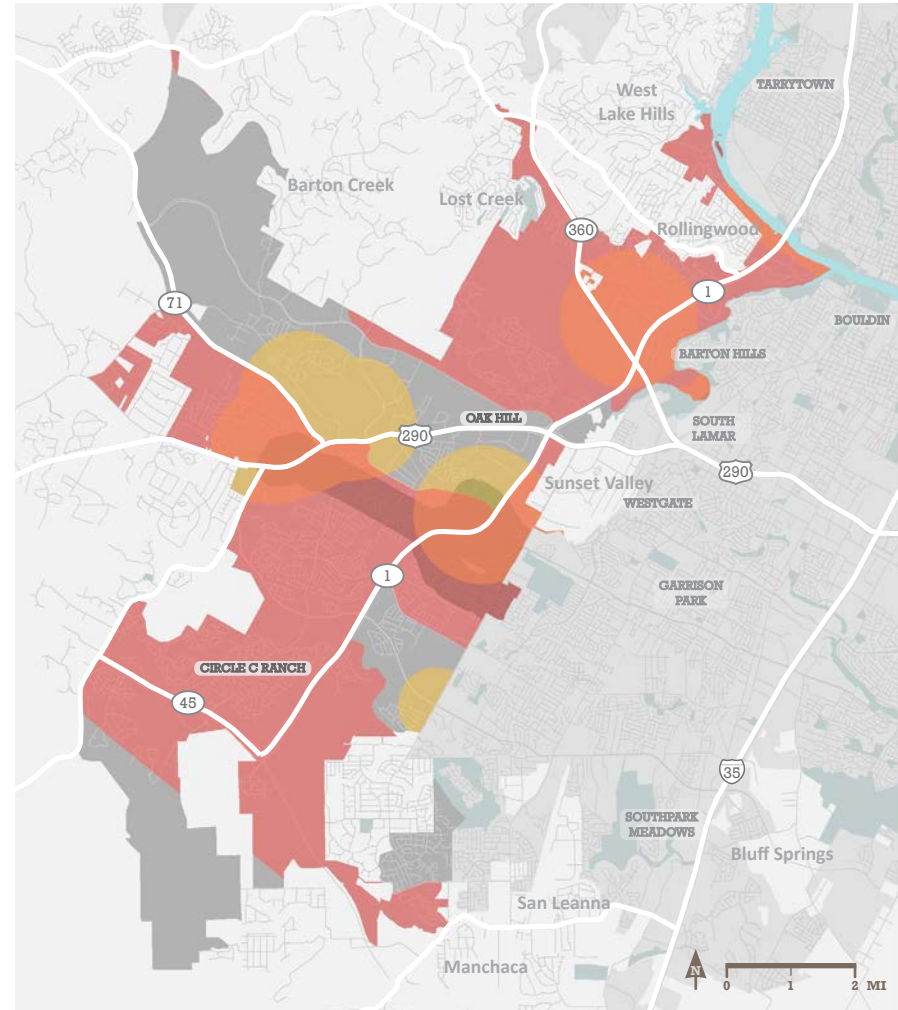


# COUNCIL DISTRICT 8 GOALS







Income Level	Housing Type	Total Units
0-30% MFI \$0-\$24,300/yr	 Apartment	1,228
31-60% MFI \$24,301-\$46,680/yr	 Apartment  Mid-Density Residential	1,536
61-80% MFI \$46,681-\$62,250/yr	 Apartment  Mid-Density Residential	921
<b>Total Unit Goal</b>		<b>3,685</b>

Existing Units	
Own	27,039
Rent	12,769
<b>Total</b>	<b>39,808</b>






Legend	
	High Opportunity
	High Frequency Transit
	Imagine Austin
	Two or More Indicators
	N/A for % of Citywide Area

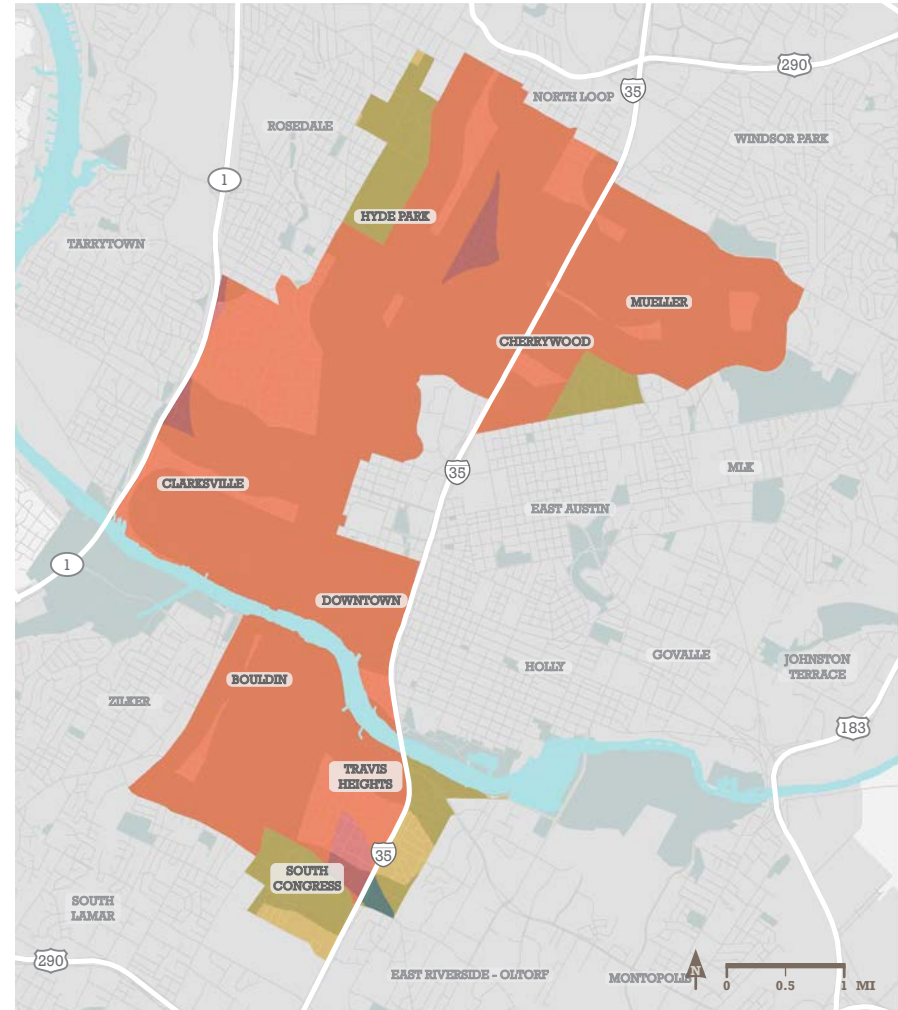


# COUNCIL DISTRICT 9 GOALS

Income Level	Housing Type	Total Units
0-30% MFI \$0-\$24,300/yr	 Primarily Apartment	2,733
31-60% MFI \$24,301-\$46,680/yr	 Apartment  Mid-Density Residential	3,416
61-80% MFI \$46,681-\$62,250/yr	 Apartment  Mid-Density Residential	2,050
81-120% MFI \$62,251-\$93,360/yr	 Mid-Density Residential	1,446
<b>Total Unit Goal</b>		<b>9,645</b>







Existing Units	
Own	11,120
Rent	23,101
<b>Total</b>	<b>34,221</b>

Legend	
	High Opportunity
	High Frequency Transit
	Imagine Austin
	Two or More Indicators
	N/A for % of Citywide Area










# COUNCIL DISTRICT 10 GOALS

Income Level	Housing Type	Total Units
0-30% MFI \$0-\$24,300/yr	 Primarily Apartment	1,565
31-60% MFI \$24,301-\$46,680/yr	 Apartment  Mid-Density Residential	1,956
61-80% MFI \$46,681-\$62,250/yr	 Apartment  Mid-Density Residential	1,174
81-120% MFI \$62,251-\$93,360/yr	 Mid-Density Residential	2,714
<b>Total Unit Goal</b>		<b>7,409</b>

Existing Units	
Own	22,026
Rent	17,647
<b>Total</b>	<b>39,673</b>

Legend	
	High Opportunity
	High Frequency Transit
	Imagine Austin
	Two or More Indicators
	N/A for % of Citywide Area

