# AUSTIN STRATEGIC HOUSING BLUEPRINT
# UPDATE BRIEFING

Planning Commission Briefing

October 9, 2018

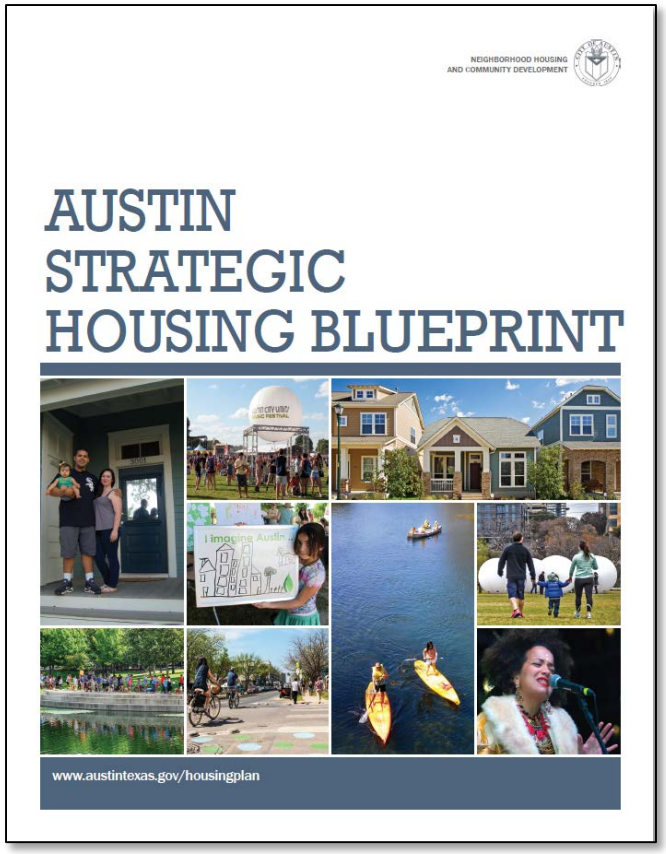
www.austintexas.gov/housingblueprint

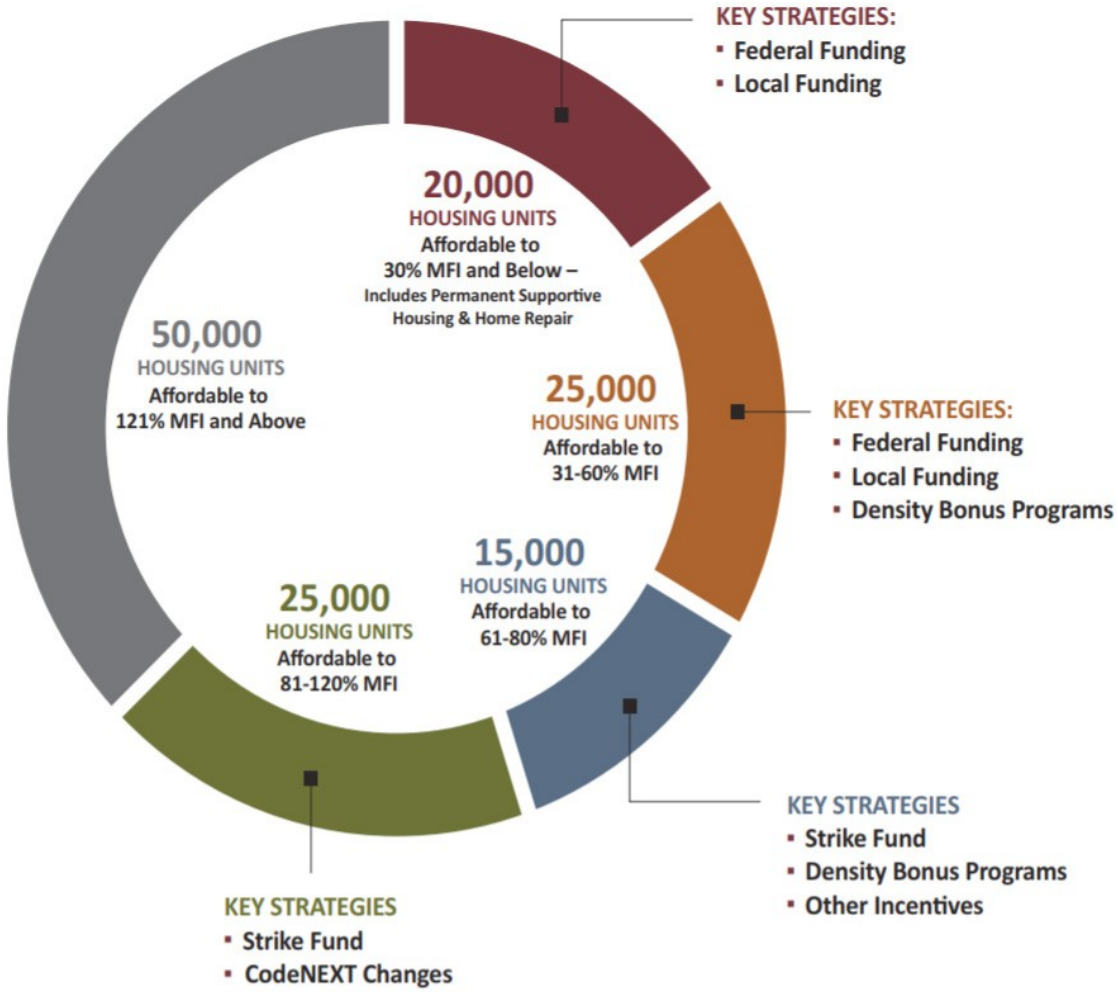
# AGENDA

1. Goals
2. Implementation Plan Overview
3. Atlas of Existing and Historical Conditions Overview
4. Corridor-Level Housing Goals
5. Consolidated Planning Process (Federal Funding)
6. Bond Implementation
7. Next Steps

# BLUEPRINT GOALS

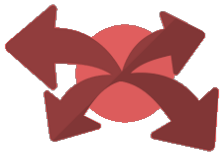
# HOUSING BLUEPRINT GOALS




**The Blueprint calls for 60,000 affordable units below 80% MFI over the next 10 years**

# BLUEPRINT COMMUNITY VALUES



Prevent Households from Being Priced Out of Austin

Foster Equitable, Integrated and Diverse 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

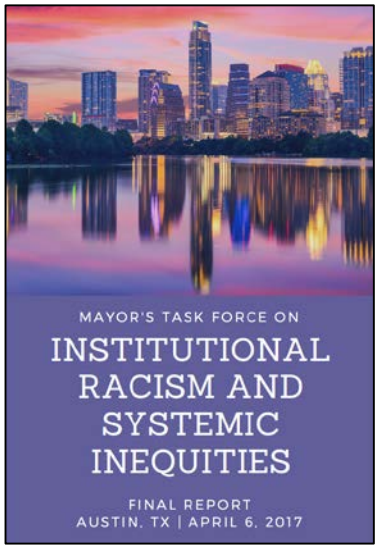
# OTHER STRATEGIES

BBC RESEARCH & CONSULTING

Being Updated for 2019

**Analysis of Impediments to Fair Housing Choice**

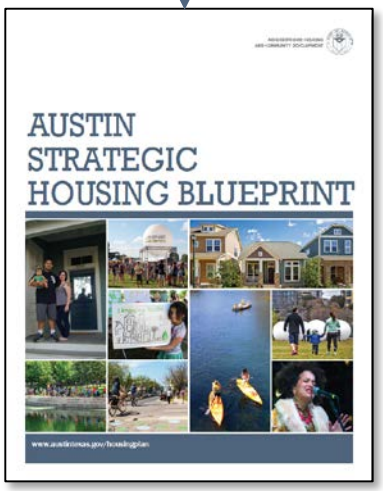
City of Austin




People's Plan

Anti-Displacement Task Force

(under development)



# STRATEGIES UNDER REVIEW

- Strategic Housing Blueprint (65 actions)
- University of Texas Gentrification Study (56 actions)
- People's Plan (19 actions)
- Anti-Displacement Taskforce (*In Development*)
- Mayor's Task Force on Institutional Racism and Systemic Inequities (40 housing-related actions)
- Fair Housing Action Plan (2015) (32 actions)
- Fair Housing Action Plan (2019) (*In Development*)

**Over 200+ actions**

Council Resolutions & Direction

- **26** open resolutions dating back to January 2017
- **72** closed resolutions dating back to January 2014

# IMPLEMENTATION PLAN OVERVIEW

# WHY THIS IMPLEMENTATION PLAN?

**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?

**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 COMPONENTS

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.

# STAKEHOLDER FEEDBACK: THEMES

- **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

- **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

- **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

# ATLAS OF EXISTING AND HISTORICAL CONDITIONS OVERVIEW

# ATLAS OF EXISTING AND HISTORICAL CONDITIONS

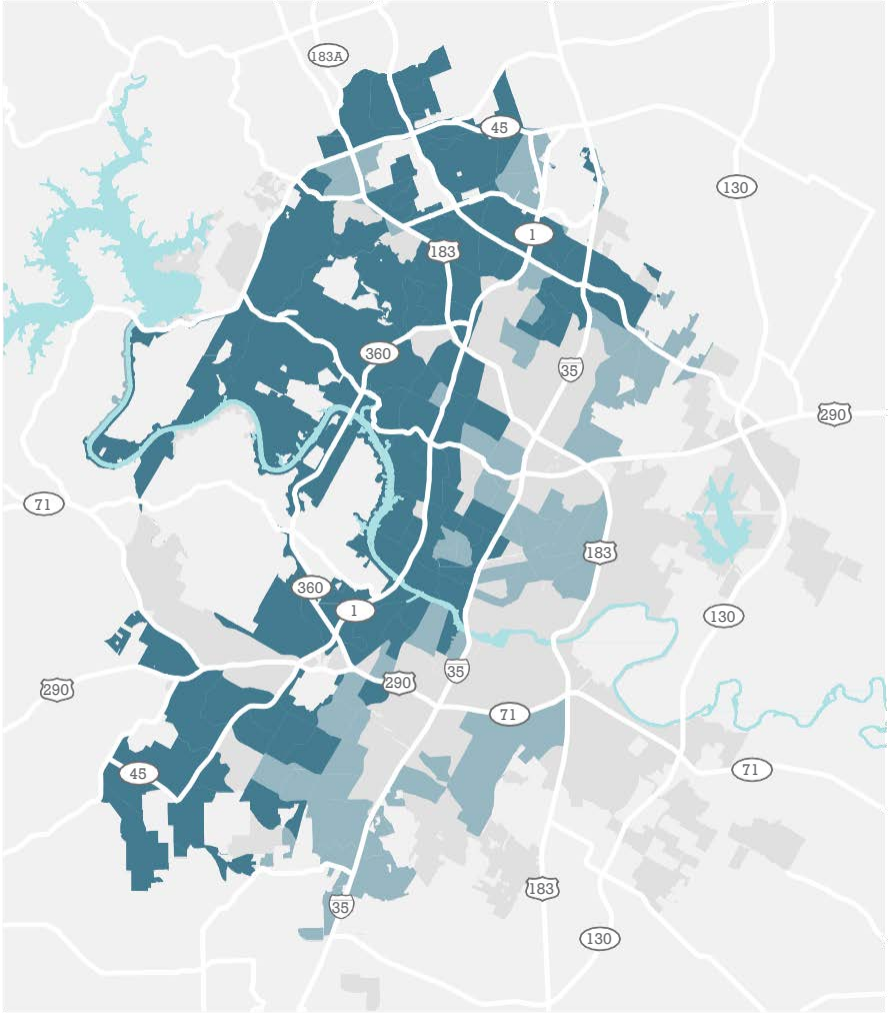
1. **Opportunity Index:** Defines metrics of opportunity and creates an operational definition of "high-opportunity" areas for use in Blueprint implementation to replace the Kirwan Opportunity Map that was previously used by the City.
2. **Displacement Risk Index:** Use of University of Texas Gentrification 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** *For Current Residents* | **Pathways** *Access to Resources* |
|---|---|
| Housing Stability | Community Institutions |
| Mobility | Social Capital & Cohesion |
| Education | Access to Jobs & Services |
| Economic Security | Environmental |
| Health & Well-Being | |

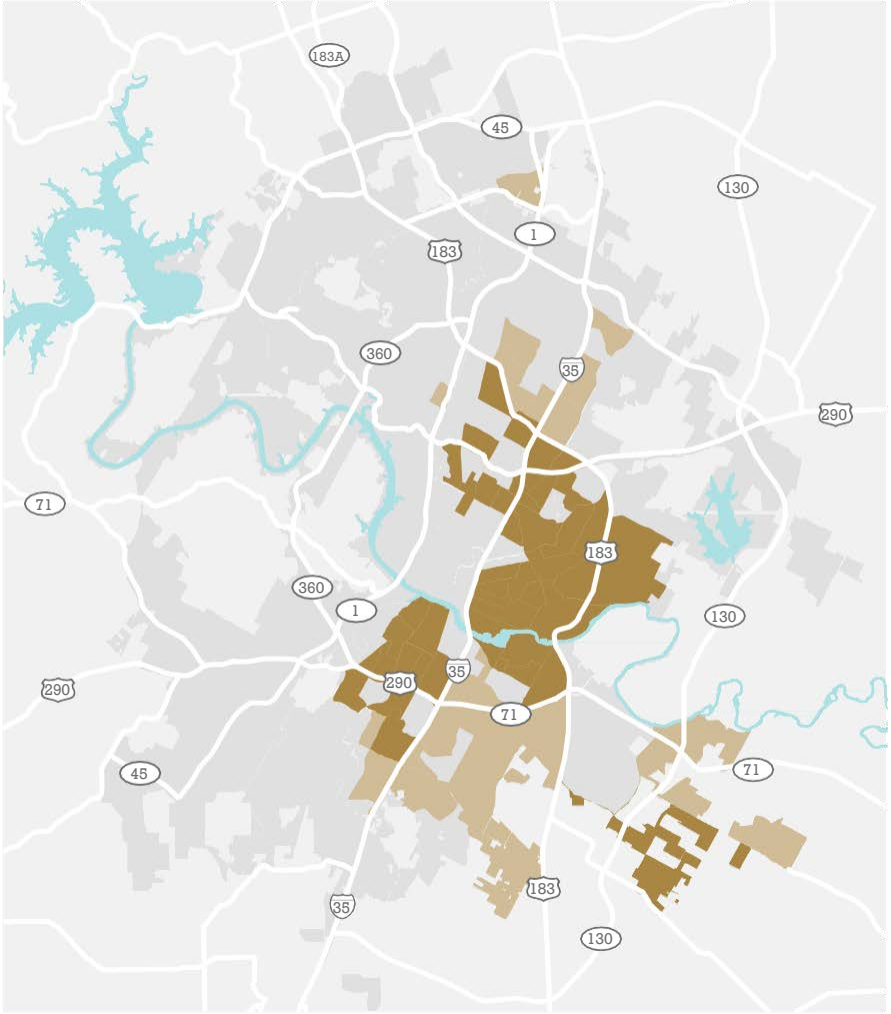
- Other opportunity variables were examined:
  - Homeless Services
  - School Quality
  - Crime, Food Access, and Park Access




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

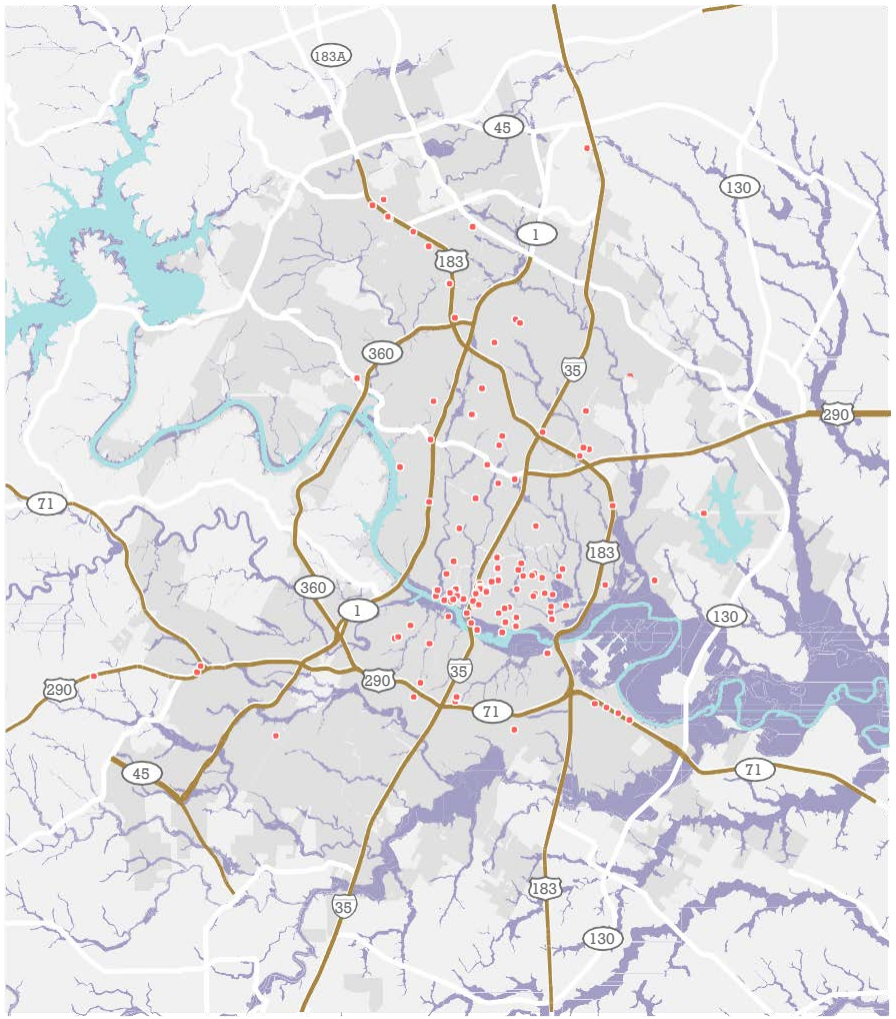
# ATLAS - DISPLACEMENT RISK INDEX

- 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.



# ATLAS - ENVIRONMENTAL INDEX

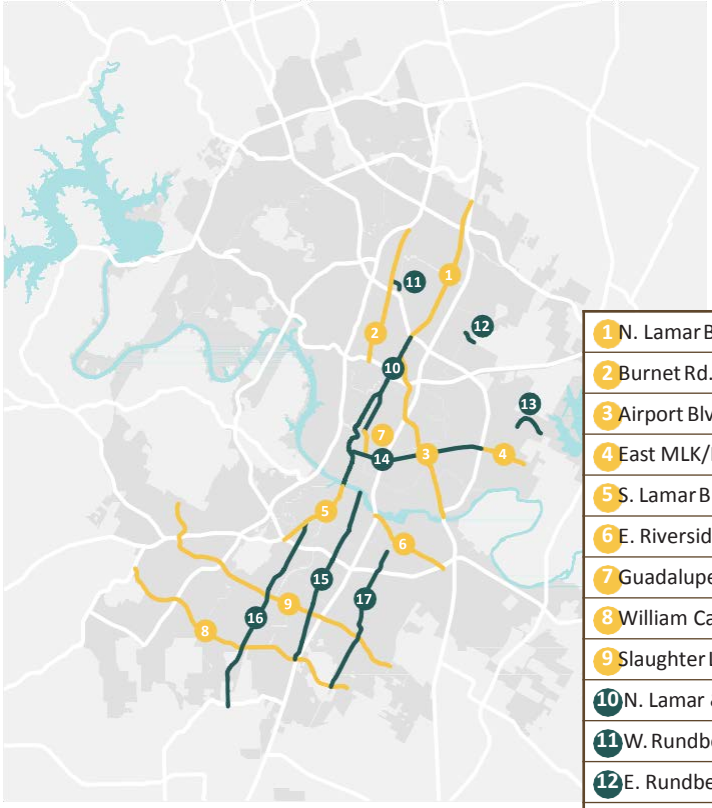
- The goal of the Environmental Index is to identify key environmental risks that could preclude the development of new affordable housing in certain areas, or require a due-diligence process to show that risks have been mitigated.
- The index examines highways, floodplains, and environmentally hazardous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



# CORRIDOR-LEVEL HOUSING GOALS

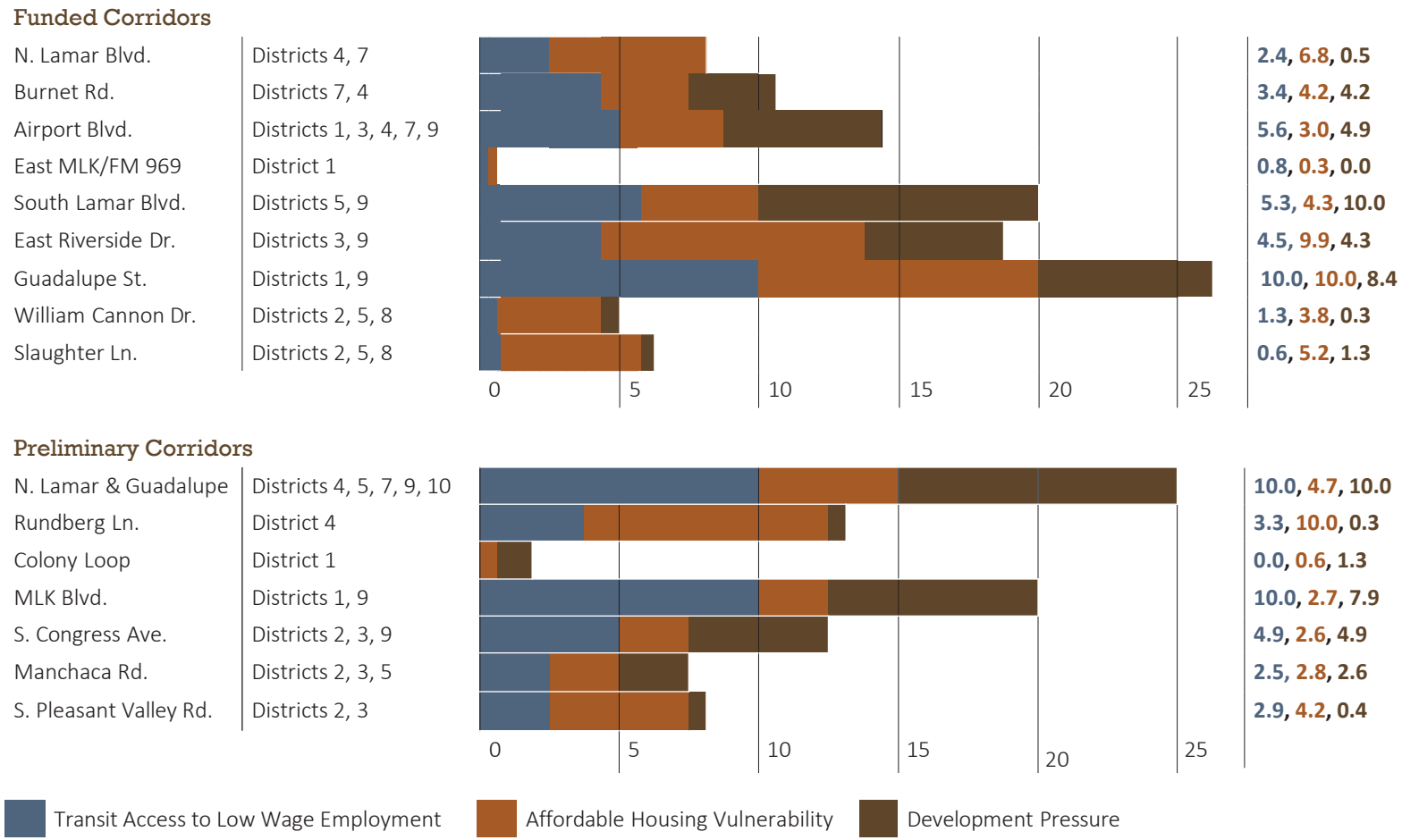
# CORRIDOR ANALYSIS

- 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.



| | |
|---|---|
| 1 | N. Lamar Blvd. |
| 2 | Burnet Rd. |
| 3 | Airport Blvd. |
| 4 | East MLK/FM 969 |
| 5 | S. Lamar Blvd. |
| 6 | E. Riverside Dr. |
| 7 | Guadalupe St. |
| 8 | William Cannon Dr. |
| 9 | Slaughter Ln. |
| 10 | N. Lamar & Guadelupe St. |
| 11 | W. Rundberg Ln. |
| 12 | E. Rundberg Ln. |
| 13 | Colony Loop |
| 14 | MLK Blvd. |
| 15 | S. Congress Ave. |
| 16 | Manchaca Rd. |
| 17 | S. Pleasant Valley Rd. |

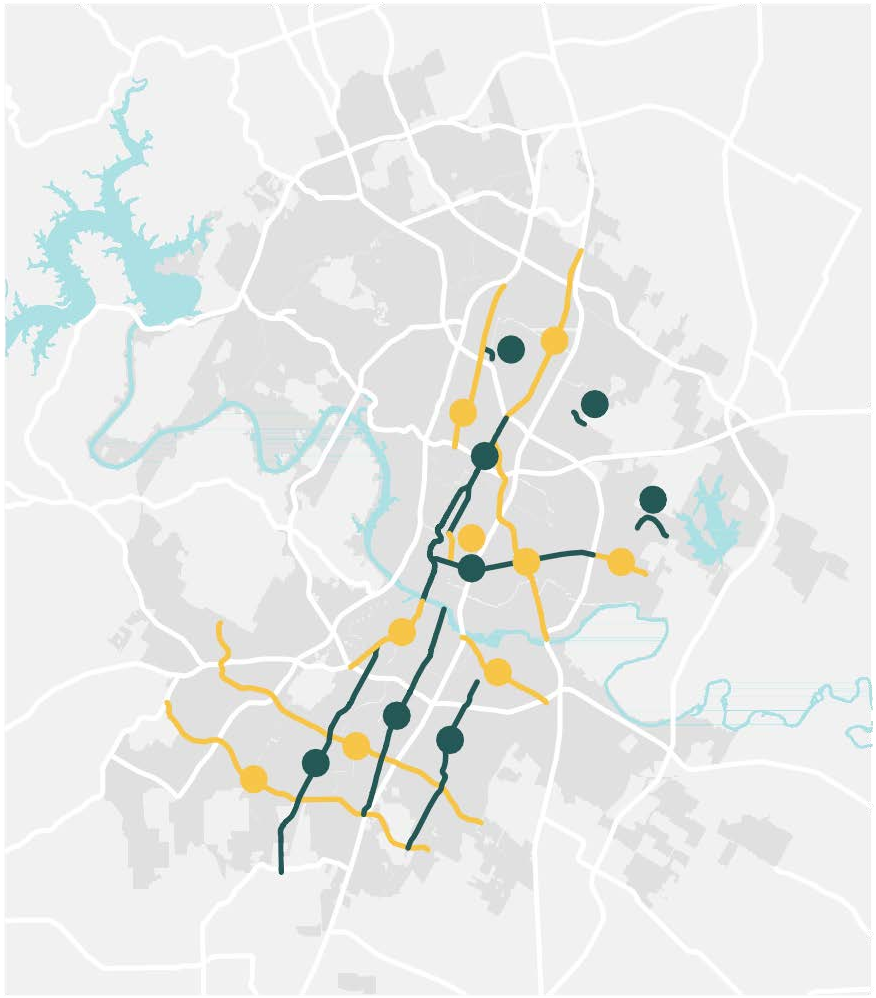
# CORRIDOR ANALYSIS



# USING THE CORRIDOR ANALYSIS TO CREATE CORRIDOR GOALS

- 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 ½ 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 ½ 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** |
| Burnet Rd. | 7, 4 | **1,098** |
| Airport Blvd. | 1, 3, 4, 7, 9 | **1,102** |
| East MLK/FM 969 | 1 | **849** |
| S. Lamar Blvd. | 5, 9 | **424** |
| E. Riverside Dr. | 3, 9 | **1,144** |
| Guadalupe St. | 1, 9 | **484** |
| William Cannon Dr. | 2, 5, 8 | **1,884** |
| Slaughter Ln. | 2, 5, 8 | **1,706** |
| N. Lamar & Guadalupe St. | 4, 5, 7, 9, 10 | **1,012** |
| W. & E. Rundberg Ln. | 4 | **1,001** |
| Colony Loop | 1 | **940** |
| MLK Blvd. | 1, 9 | **766** |
| S. Congress Ave. | 2, 3, 9 | **1,147** |
| Manchaca Rd. | 2, 3, 5 | **1,411** |
| S. Pleasant Valley Rd. | 2, 3 | **1,360** |

# CONSOLIDATED PLANNING PROCESS

# U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT (HUD) CONSOLIDATED PLANNING PROCESS – FEDERAL FUNDING

**Consolidated Plan**

5 Year framework to allocate federal resources to housing and community development priorities

**Action Plan**

A summary of actions, activities, and federal and non-federal resources used to address priority needs and goals identified in the Consolidated Plan

**Consolidated Annual Performance and Evaluation Report (CAPER)**

End-of-year report on accomplishments and progress toward Consolidated Plan goals

**The City of Austin's FY 2019-23 Consolidated Plan is due to the U.S. Department of Housing and Urban Development (HUD) no later than August 15, 2019.**

# AFFORDABLE UNIT PRODUCTION

# 2013 AFFORDABLE HOUSING BOND HIGHLIGHTS

- 19 Rental and Ownership Developments
- 2,253 affordable housing units with 1,419 of those are deeply affordable - average investment: $24,687/unit
- More than 600 home repairs
- Leverage Ratio 7:1
- 100% of 2013 General Obligation Bonds Invested or Committed

# 2013 AFFORDABLE HOUSING BOND PROGRAM

Bluebonnet Studios
South Lamar Blvd.

Jeremiah Housing
Moody Campus

Lakeline Station
Apartments
Rutledge Spur

# NEXT STEPS

# NEXT STEPS: BLUEPRINT IMPLEMENTATION PLAN

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.

# NEXT STEPS: BLUEPRINT IMPLEMENTATION PLAN

## Additional Work Products:

- Matrix of Additional Recommendations informed by other Plans/Studies
  - Anti-Displacement Strategy
  - Preservation Strategy and Criteria
- Overall Strategy with Short-Term, Medium-Term and Long-Term Actions to meet Community Goals
- Funding Matrix with Recommendations to Better Align Resources
- Bond Implementation Strategy
  - Land Acquisition Strategy and Criteria
- Tie in with Consolidated Planning (5-year Plan/Grant Application for Federally Funded Activities)
- Density Bonus Recalibration Recommendations

# QUESTIONS AND COMMENTS