

# BRIEFING ON THE CONSOLIDATED PLAN & AUSTIN STRATEGIC HOUSING BLUEPRINT



Community Development Commission  
January 8, 2019

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

# HOUSING BLUEPRINT VALUES & DISPLACEMENT MITIGATION STRATEGIES

---

# 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

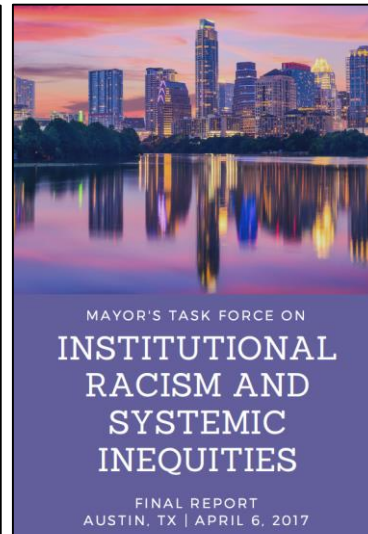
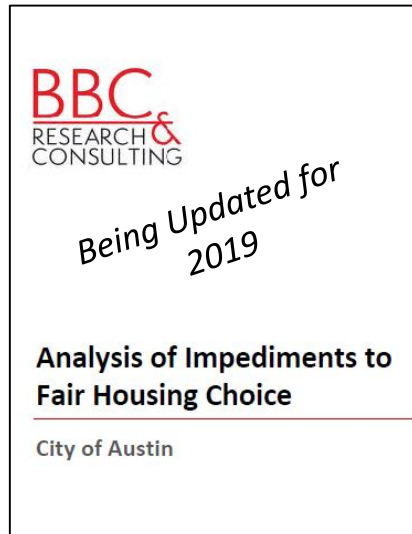
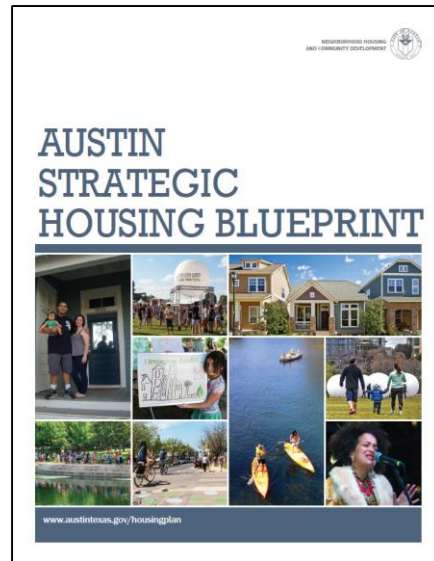


Create New and Affordable Housing Choices for All Austinites in All Parts of Austin



Help Austinites Reduce their Household Costs

# DISPLACEMENT MITIGATION STRATEGIES REVIEWED



# DISPLACEMENT MITIGATION STRATEGIES REVIEWED

---

- Strategic Housing Blueprint (65 actions)
- University of Texas Gentrification Study (56 actions)
- People's Plan (19 actions)
- Anti-Displacement Taskforce (100+ actions)
- 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*)
- Action Plan to End Homelessness (10+ housing-related actions)

**Over 300 actions**

## Council Resolutions & Direction

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

# DISPLACEMENT MITIGATION STRATEGIES REVIEW

---

## Displacement Mitigation Recommendations Narrowing Process





# DISPLACEMENT MITIGATION STRATEGIES REVIEW

## Displacement Mitigation Recommendations Narrowing Process

**Policy Drilldown Table: Analysis of Anti-Displacement Policies for Austin**

Policy	Vulnerable populations targeted	Stage of gentrification targeted	Place-based	Sustainability	Inclusivity	Financial resources required	Capacity required
<b>Local Housing Voucher Programs</b>	Low-income renter households	Middle to late	No	Poor to fair	Poor to fair	Medium to high	Fair
<b>Homestead Preservation Center</b>	Low-income homeowners, including seniors and persons of color	All	Yes	Poor	Good	Medium	Fair
<b>Neighborhood Stabilization Overlays</b>	Current homeowners and renters	Early and mid-stage	Yes	Poor to fair	Fair	Low	Fair
<b>Affordable Housing Preservation Network and Inventory</b>	Current and future low-income renters of apartments	Early and mid-stage	No	Good	Good	Low to medium	Fair

# PROPOSED DISPLACEMENT MITIGATION STRATEGIES

---

## **Policy Changes:**

- Communities of color oversight of NHCD's affordable housing investments and displacement mitigation activities
- Incorporate robust tenant protections for all rental properties receiving city support
- Recalibrate, streamline & expand density bonus programs to serve renters at or below 60% below median family income (MFI)



# PROPOSED DISPLACEMENT MITIGATION STRATEGIES

---

## **Outreach / Connecting Eligible Community Members with Services:**

- Market NHCD-subsidized affordable units to people of color in gentrifying areas
- Streamline the application process for affordable units
- Publicize an easily accessible database of affordable units to people of color
- Publicize opportunities for households to reduce utility costs
- Partner with service providers working with seniors to publicize programs to address displacement
- Conduct outreach and help enroll homeowners eligible for property tax exemptions
- Conduct outreach to tenants facing displacement to connect them with assistance programs

# PROPOSED DISPLACEMENT MITIGATION STRATEGIES

---

## **Programs & Services:**

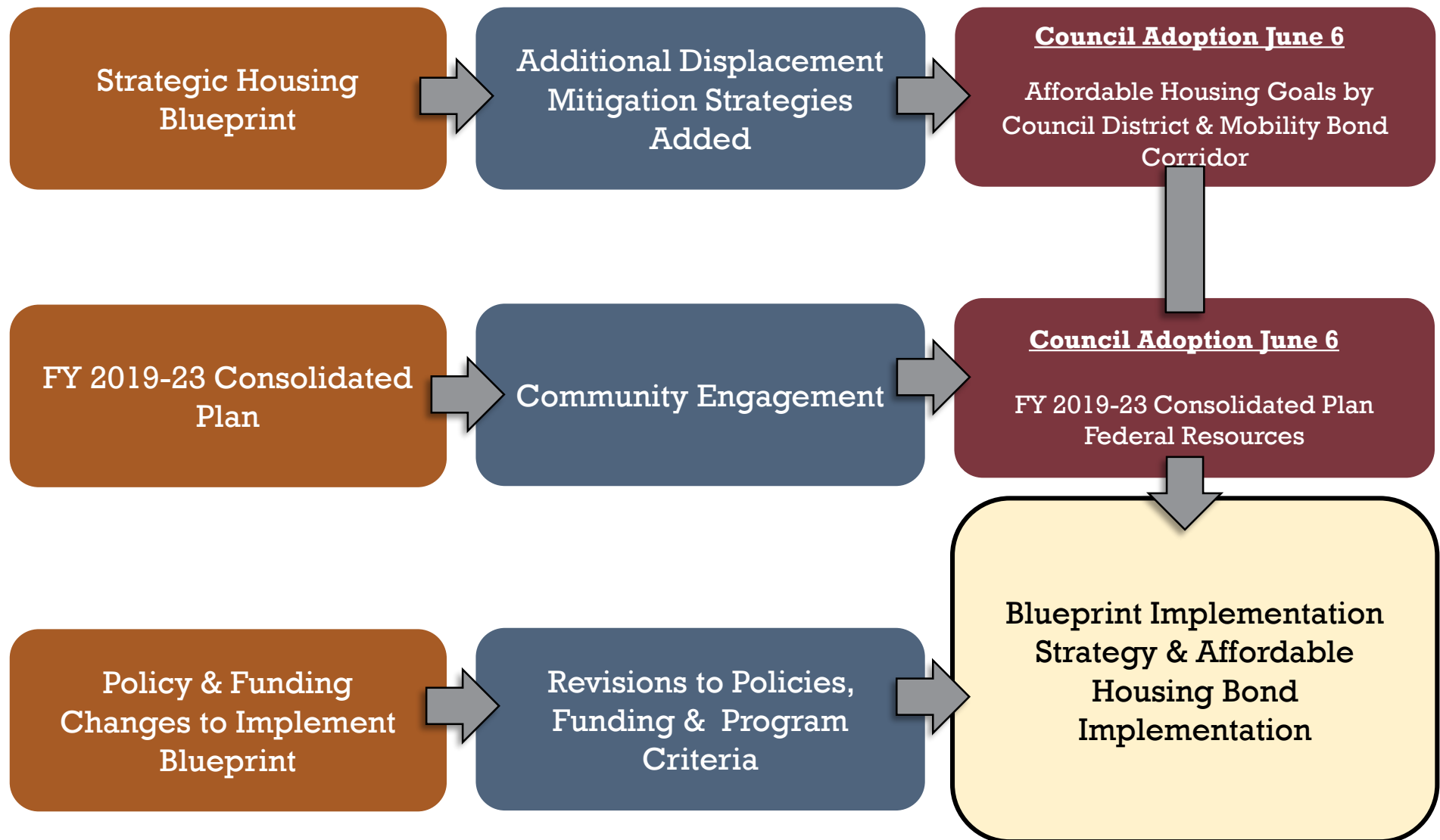
- Modify and expand home repair programs to households at lower MFI levels in gentrifying areas
- Support tenant organizing and engagement and provide legal and other assistance to tenants facing eviction
- Provide tenant relocation assistance and emergency rental assistance
- Land bank in gentrifying areas to acquire and develop affordable housing
- Prioritize the creation of deeply affordable (30% and below median family income) units
- Proactively monitor affordable properties at risk of losing affordability to try to extend affordability periods
- Support capacity building for Community Development Corporations
- Increase fair housing enforcement and education

# HOUSING BLUEPRINT IMPLEMENTATION STRATEGY & CONSOLIDATED PLAN ADOPTION PROCESS ALIGNMENT

---

# CONCURRENT COLLABORATIVE PROCESSES TO IMPLEMENT BLUEPRINT

---



# PROPOSED TENTATIVE HOUSING BLUEPRINT IMPLEMENTATION STRATEGY & CONSOLIDATED PLAN ADOPTION TIMELINE

---

- February 12, 2019 - Housing and Planning Committee: Presentation on Blueprint Strategy
- March 11, 2019 - Joint Committee of Mobility and Housing & Planning Council Committees
- April 11, 2019 - City Council: *Public Hearing* on Draft Consolidated Plan
- April 16, 2019 - Housing & Planning Committee: Briefing and Discussion about Draft Consolidated Plan & Blueprint Implementation Strategy
- April 23, 2019 - Planning Commission consideration of Blueprint Implementation Strategy
- May 14, 2019 - Community Development Commission: Recommendations on Consolidated Plan & Blueprint Implementation Strategy
- June 6, 2019 - City Council: Potential Adoption of Final Consolidated Plan & Blueprint Implementation Strategy
- August 15, 2019 - Consolidated Plan due to the U.S. Department of Housing and Urban Development (HUD)

# QUESTIONS AND COMMENTS

---

<http://www.austintexas.gov/housing>  
<http://www.austintexas.gov/five>



# POTENTIAL USES OF HOUSING TRUST FUND FOR COUNCIL CONSIDERATION

---

## DRAFT POTENTIAL HTF ALLOCATIONS FOR COUNCIL DISCUSSION

- Displacement mitigation programs & services – at least 50% of HTF
- Funding for housing-related expenses for persons experiencing homelessness – 5% to 10% of HTF
- Funding for pre-development activities and maintenance of Austin Housing Finance Corporation properties – 20% to 25% of HTF
- Create units to serve households up to 115% MFI (teachers, etc.) – 10% to 15% of HTF