AFFORDABILITY UNLOCKED

February 21 Council Meeting

Co-Sponsors:
District 1 Council Member Natasha Harper-Madison
District 2 Council Member Delia Garza
District 3 Council Member Sabino “Pio” Renteria
District 4 Council Member Gregorio Casar
Purpose: Unlock more affordable housing in Austin

- Maximize affordable housing dollars
- Make it easier and less costly to build affordable housing
- Allow affordable housing in high opportunity areas and areas facing and susceptible to gentrification
Case Study: Saigebrook’s Aria Grand

- Required rezoning from GR-MU-CO-NP to MF-6-CO-NP
- 9% Low Income Housing Tax Credit
- $1.5 million in 2013 Affordable Housing Bond subsidy
- Only 60 affordable units located in Travis Heights, a higher opportunity area
- With Affordability Unlocked, would have been 30 more affordable units (50% increase) by waiving compatibility and parking
Case Study: GNDC’s La Vista de Guadalupe

- 22 affordable units located near downtown in a neighborhood that is no longer affordable
- 9% Low Income Housing Tax Credits
- $500,000 in HOME and Housing Trust Fund dollars
- Compatibility is largely waived on this site, which led to 6 more affordable units (38% increase in affordable units)
Case Study: Habitat’s 4\textsuperscript{th} and Onion

- Plaza Saltillo Transit Oriented Development’s “Super Density Bonus” increased height and waived parking, compatibility, setbacks, density, etc.

- Allowed Habitat for Humanity to build 56 affordable units where they would not have been able to build on that site otherwise.
Program Requirements

- Must be 50% affordable housing
  - 60% MFI and below for rental with some 50% MFI or below required
  - 80% MFI and below for ownership
  - Multi-bedroom units and/or PSH or senior housing required

- At least three units total, unless the development is 100% affordable

- Provide just cause eviction protections and the right of tenants to organize, as required in existing city/federal affordable housing agreements
Program Allowances

- Waivers/reduced restrictions:
  - Compatibility
  - Parking
  - Floor-to-area-ratio
  - Residential Design Standards and Super Duplex rules
  - Site plan for 12 or fewer units
  - Increase building height by 25%
  - Reduce front yard and rear setbacks by 50%
  - Increase density by 50% with a minimum of six units
  - Same occupancy limits as multi-family zoning districts

- Allowed in all commercial zones, besides industrial zones, without waiving existing rules and requirements related to residential uses near health hazards

- No changes to impervious cover
Affordable Housing Community Support

- Austin Housing Coalition
- HousingWorks Austin
- Guadalupe Neighborhood Development Corporation
- Austin Community Design & Development Center
- Austin Habitat for Humanity
- Foundation Communities
- Chestnut Neighborhood Revitalization Corporation