



# AFFORDABILITY UNLOCKED

**February 21 Council Meeting**

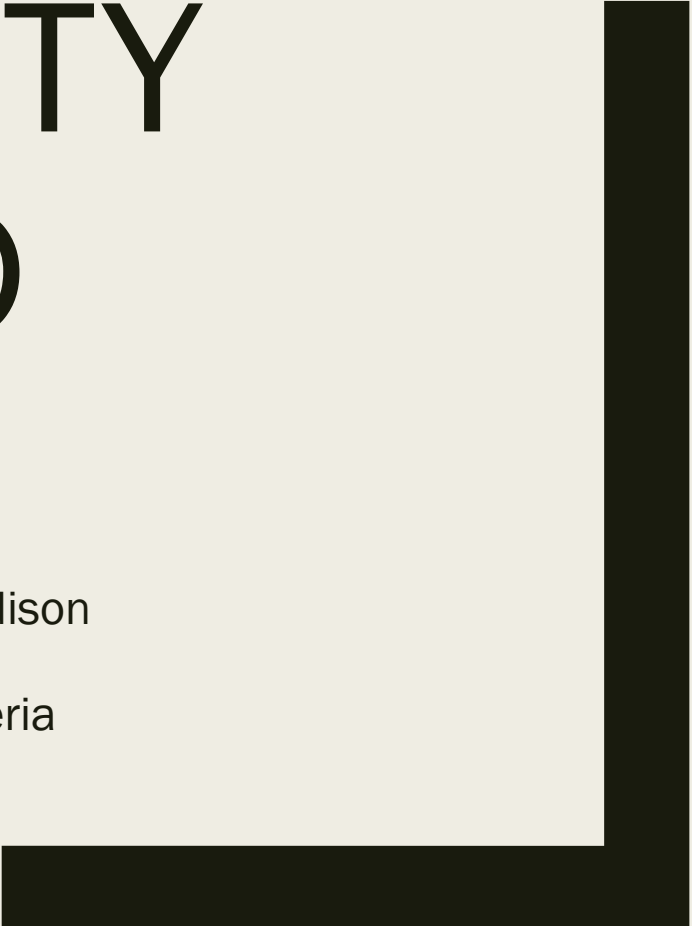
Co-Sponsors:

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<sup>th</sup> 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.





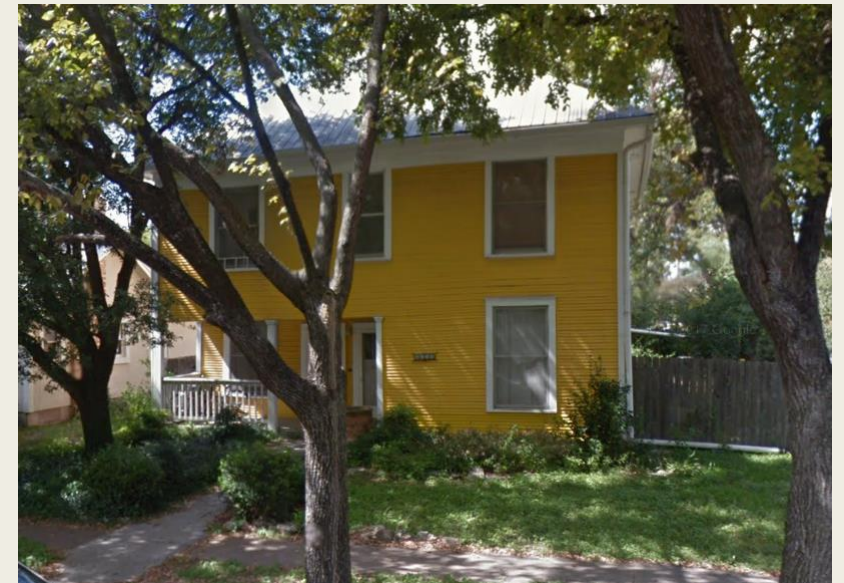
# Program Requirements



- 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

