AUSTIN STRATEGIC HOUSING BLUEPRINT

UPDATE BRIEFING





Zoning & Platting Commission

April 2, 2019

www.austintexas.gov/housingblueprint

OVERVIEW PRESENTATION AGENDA

- Background
- Blueprint Implementation Work Plan (1-2 years)
- Draft Council District & Corridor Affordable Housing Goals
- Next Steps / Proposed Adoption Timeline

BACKGROUND

?

WHY ARE WE HERE?

- Intersection of:
  - Adoption of Housing Blueprint
  - Passage of 2018 Affordable Housing Bonds
  - Fiscal Year 2019-2023 Consolidated Plan for HUD Funding
  - Hundreds of Displacement Mitigation Recommendations
  - Dozens of Council Resolutions
- Overview of NHCD's short term work plan

WHY ARE WE HERE?

COUNCIL RESOLUTION NO. 20170413-024

The City Council directs the City Manager to develop a **detailed, multi-year action plan** to implement the Austin Strategic Housing Blueprint…a detailed plan for the initial two years with a higher level plan for the remaining eight years.

COUNCIL RESOLUTION NO. 20170413-025

…s**et corridor-specific numeric goals for the creation and preservation of affordable housing for corridors** throughout Austin, beginning with those corridors that will receive funding through the 2016 Mobility Bond.

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

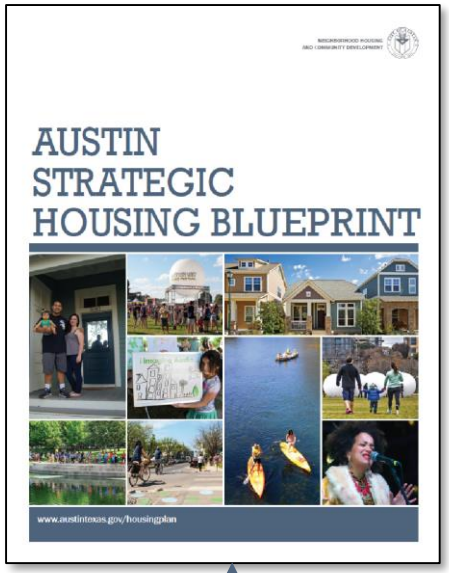


Create New and Affordable Housing Choices for All Austinites in All Parts of Austin



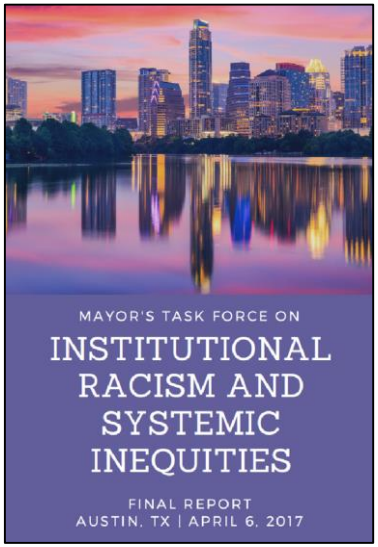
Help Austinites Reduce their Household Costs

600+ DISPLACEMENT MITIGATION STRATEGIES REVIEWED





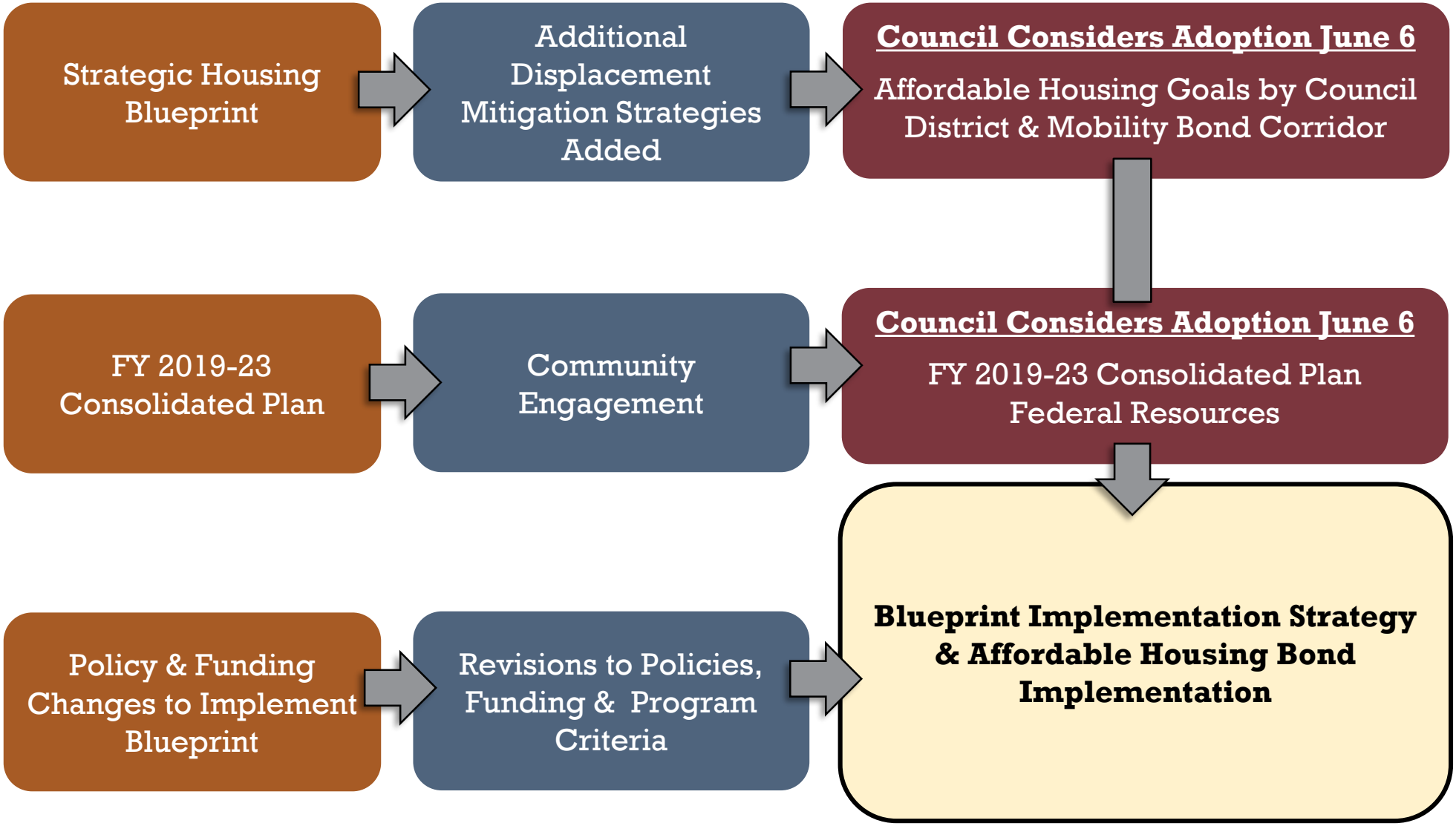




People's Plan

Anti-Displacement Task Force

CONCURRENT COLLABORATIVE PROCESSES TO IMPLEMENT BLUEPRINT



BLUEPRINT IMPLEMENTATION WORK PLAN (1-2 YEARS)

?

ACTIONS COMPLETE OR UNDERWAY

- ✓ Affordable Housing Bonds approved & modifications made to scoring criteria for affordable housing development assistance and land acquisition programs
  - ✓ Undertake strategic land banking for affordable housing
  - ✓ Strengthen scoring criteria and develop policies to prioritize affordable housing near current and future transit service
  - ✓ Increase the supply of multi-bedroom housing for families with children
  - ✓ Implement recommendations in the Texas Criminal Background Screening Guide & Template for Rental Housing Providers
  - ✓ Support community goal for at least 25% of new income-restricted affordable housing to be in high opportunity areas
  - ✓ Support the creation of deeply affordable units
  - ✓ Expand the supply of housing for people with disabilities
  - ✓ Ensure access to affordable care and a healthful environment
- ✓ Leverage Low Income Housing Tax Credits (LIHTC) & seek legislative changes for the City of Austin
- ✓ Develop a private Strike Fund to acquire & preserve market-rate affordable developments

1-2 YEAR IMPLEMENTATION PLAN

Policy / Procedure Changes

- Ongoing improvements to internal controls for existing programs
- Adopt geographic specific and mobility corridor affordable housing goals to guide policy
- Improve incentive programs to produce affordable housing
    - Implement consistent density bonus programs for centers and corridors
    - Implement density bonus program for missing middle housing
    - Revise S.M.A.R.T. Housing Program
- Minimize the displacement of core transit riders
- Maximize public property to build or include affordable housing
- Implement Homestead Preservation District Tax Increment Reinvestment Zone Number One

1-2 YEAR IMPLEMENTATION PLAN

New / Expanded Programs & Services:

- Expand the use of Community Land Trusts and other forms of shared equity ownership
- Implement the City of Austin's Fair Housing Action Plan and bolster enforcement of existing Fair Housing requirements
- Create an educational campaign to empower vulnerable families when selling or buying a home
- Develop real-time database of affordable housing
- Increase opportunities for households to reduce utility costs
- Prevent displacement of low- and moderate-income homeowners and renters
- Develop programs and policies to help mitigate gentrification pressures in historically low-income neighborhoods
- Implement a tenant relocation assistance program
- Additional staff to be requested as part of FY 2019/20 budget process

PROPOSED DISPLACEMENT MITIGATION STRATEGIES

Policy/Procedure Changes:

- Preference policy to prioritize new City-subsidized affordable units for income-qualified households that are appropriately sized to the unit and/or have ties to the city
- Increase communities of color participation in NHCD's affordable housing investment recommendations and displacement mitigation activities
- Incorporate robust tenant protections for all rental properties receiving city financial support
- Recalibrate, streamline & expand density bonus programs to serve renters at or below 60% median family income (MFI)

PROPOSED DISPLACEMENT MITIGATION STRATEGIES

New Outreach to Connect Eligible Community Members with Services:

- Market NHCD-subsidized affordable units to people of color in gentrifying areas
- Streamline the application process for affordable units
- Innovation Office's iTeam will prototype a neighborhood- based process to facilitate and connect:
  - People of color to easily- accessible database of affordable units
  - Households in need to opportunities to reduce utility costs
  - Seniors in need to service providers that address displacement
  - Eligible homeowners with property tax exemptions
  - Tenants facing displacement with assistance programs
- Additional staff to be requested as part of FY2019/20 budget process

PROPOSED DISPLACEMENT MITIGATION STRATEGIES

New / Expanded Programs & Services:

- Modify and expand home repair programs in gentrifying areas
- Support tenant organizing and engagement and provide legal and other assistance to tenants facing eviction or displacement
- Provide tenant relocation assistance and emergency rental assistance
- Land bank in gentrifying areas to acquire and develop affordable housing
- Incentivize the creation of deeply affordable (30% and below MFI) units
- Track 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
- Additional staff to be requested as part of FY2019/20 budget process

CODE RECOMMENDATIONS

- Allow Homeowners to Rent a Portion of their Houses as a Separate Housing Unit
- Allow the Development of Smaller Houses on Smaller Lots
- Link Housing Choices with Transportation Choices
- Changes to Density Bonus Programs to increase the number of Affordable Units Created

RESOLUTIONS UNDERWAY

Resolution No.	Resolution	Status
20180823-077	Recalibrate density bonus program affordability requirements	Work Plan
20180823-076	Criteria for acquiring and preserving multi-family developments and mobile home parks occupied by households who earn less than 60 percent of the median family income (MFI)	Work Plan
20180628-080	Wait list to connect low-income households in need of housing with available income restricted units	Work Plan
20180628-063	Amend tenant relocation ordinance for tenants displaced from a multi-family or mobile home property	Work Plan
20180510-052	Tenant protections for tenants in rental properties on City's Repeat Offender list	In Review
20180510-050	Prohibit source of income discrimination and require eviction protections for tenants of developments using City's density bonus programs	In Review
20180510-046	Analyze the 'People's Plan' recommendations	Work Plan (Displacement Mitigation)
20180426-032	Educational campaign that seeks to empower vulnerable families when selling or buying a home	Work Plan
20180426-031	Comprehensive eviction counseling services and representation for residential tenants	Work Plan (Displacement Mitigation)
20180308-010	Preference policy for affordable housing units	Work Plan (Displacement Mitigation)
20180215-050	Residential cooperative purchase policies and creative financial mechanisms	In Review

DRAFT GEOGRAPHIC GOALS

?

DRAFT COUNCIL DISTRICT AFFORDABLE HOUSING GOALS

Council District Housing Goals Developed Considering:

- 15,000 Affordable Housing Units in High Opportunity Areas
- 15,000 Affordable Housing Units in High-Frequency Transit & Imagine Austin Centers and Corridors
- 15,000 Affordable Housing Units in High Displacement Risk Areas
- 15,000 Affordable Housing Units taking into account the Geographic Dispersion of Existing Affordable Housing

District	Distribution of Affordable Units
1	7,086
2	4,492
3	6,295
4	3,105
5	4,473
6	8,590
7	6,651
8	7,217
9	3,635
10	8,456
	60,000

DRAFT CORRIDOR AFFORDABLE HOUSING 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**

Construction Eligible Corridors

Preliminary Engineering & Design Corridors/Critical Arterials

NEXT STEPS

NEXT STEPS

Feb/March	Continuing Public Engagement regarding Consolidated Plan for HUD Funding
April 2	Zoning & Platting Commission Update Presentation
April 4	Joint Committee of City Council Mobility and Housing & Planning Committees
April 16	City Council Housing & Planning Committee: Briefing and Discussion about Draft Consolidated Plan
April 23	Planning Commission Update Presentation
April/May	Community Development Commission Update Presentation
May 9	City Council: *Public Hearing* on Draft Consolidated Plan
June 6	City Council: Consideration of Final Consolidated Plan and Geographically Specific Affordable Housing Goals
August 15	Consolidated Plan due to HUD

QUESTIONS AND COMMENTS