

Code Related Issues for Affordability
Working Group

Meeting 4: Discussion of tools

Monday, February 23, 2015



Where we've been

January
2015

Vetted action list
categorized by
working group
topic

Working Group Adventure

High/Low
Impact

- Prioritize

Current Code
and Barriers

- Explore

Best Practice

- Explore

Discussion of
potential tools

- Explore

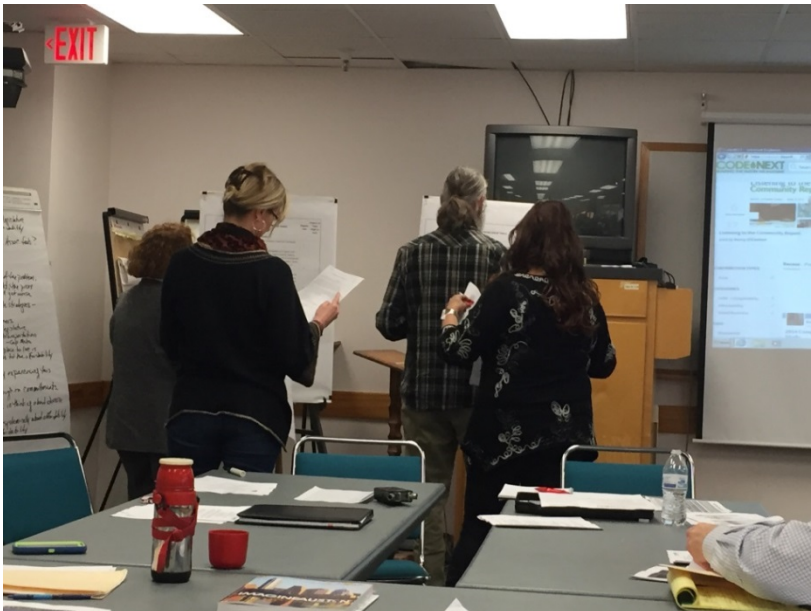
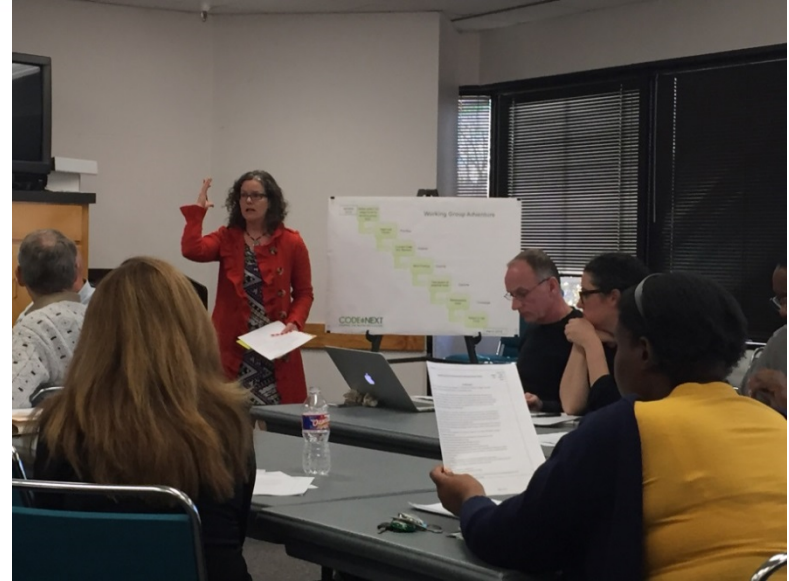
Recommend
tools

- Converge

Return to full
CAG

March 2015

What we've done



Insights from Affordability Meeting #1: January 16, 2015

Presentation on Imagine Austin Comprehensive Plan and topic specific presentation to frame context and prioritization of Imagine Austin actions

** Working group comments are incorporated with participant comments

What we KNOW	What might we have overlooked/What DON'T we know?	Insights out of voting	Add any actions to list?
We can't build our way out of the problem	Where might there be learning curves in implementation?	Some items are important, but perhaps can be addressed through other actions (ex: adaptive reuse strategy)	none
Unless we continue to build, the prices will go up and the problem will get worse	We don't know the exact relationship between density and affordability	Looked at order of approach - all actions are important (prioritize what comes first)	
We need to employ multiple strategies - there is no silver bullet	We don't know how to balance capital improvements against the likely rise in housing cost due to higher demand. How do we balance smartly?	There is overlap between actions	
We need engaged partners: schools; legislature; taxing entities; transportation; Cap Metro	We don't know the amount of resistance to implementing changes	What would it mean to include service industry professionals in affordable work/home space? They are not called out	
That Austin is a wonderful place to live is a reason that contributes to the affordability problem	We don't know exact cause, effect, impact of strategies like density bonus programs	If you focus on artists/creatives, makes an impact on others	
We are not the only city experiencing this problem	We don't know how new district system will impact implementation	Large portion of economy is related to creative industries	
We need to follow-through on commitments	We don't know how many developers will be willing to provide affordable housing (with the new code)	Highest vote tally includes most actions - "everything including kitchen sink" (HNA03)	
We need to be creative in thinking about diverse housing	We don't know how the Texas legislature will impact local control and affordability measures		
We need to think systemically about affordability like we do with affordability	Do we know how the Home Builder's Association feels?		
We need to respect the neighborhood plans throughout this process- and the future land use map or risk pricing people out			
Schools influence opportunity mapping - and housing prices			

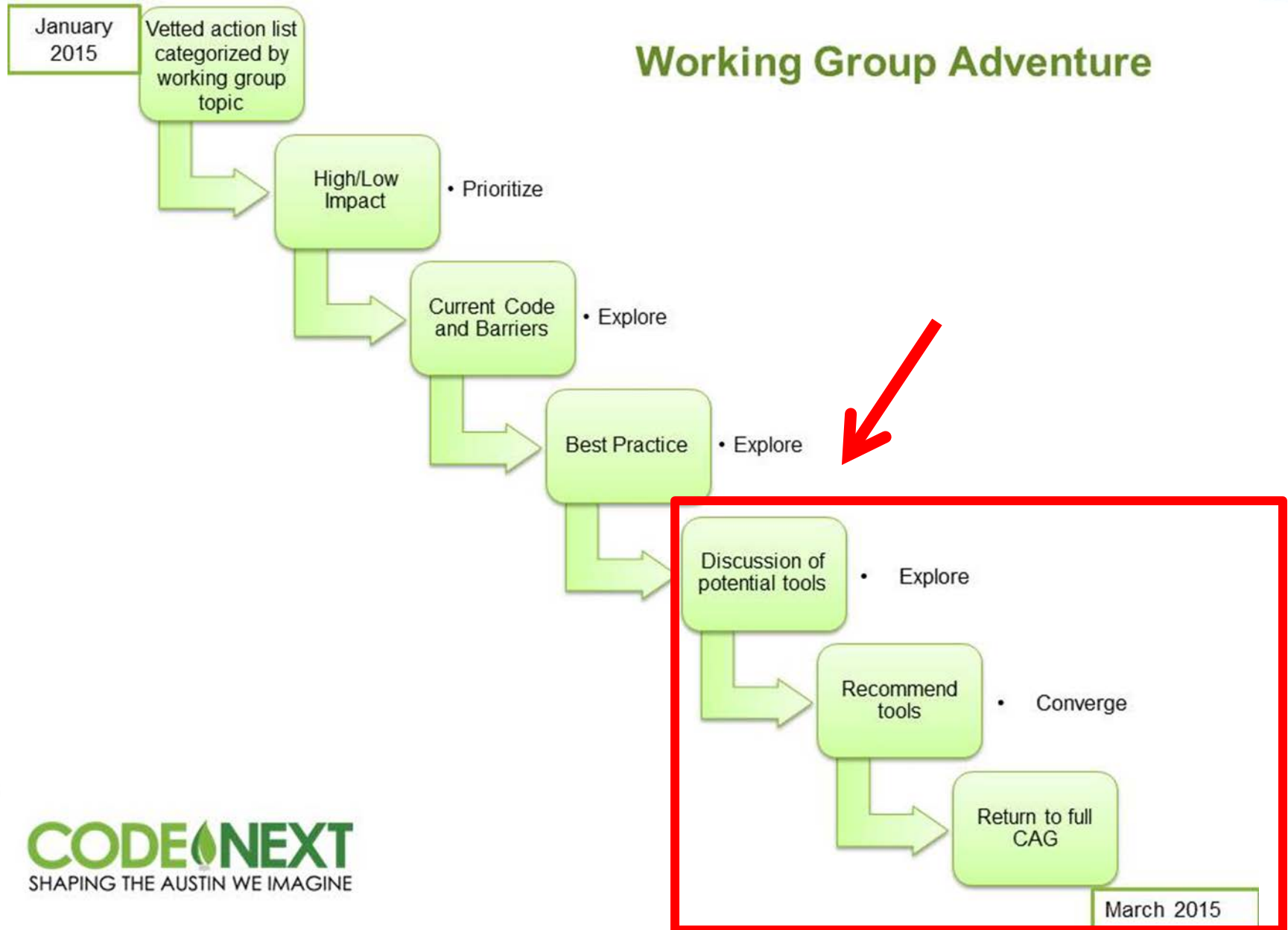
Insights from Affordability Meeting #2: February 2, 2015	
Presentation on existing code issues related to affordability	
** Working group comments are incorporated with participant comments	
What we noticed/insights from the presentations	How might we...?
Everything is important	simplify density bonus programs?
Some items encompass others	direct and encourage density in our activity centers and like designated areas?
Even if we address everything we may not get where we want to go	structure revenue streams such that lower income taxpayers aren't subsidizing downtown dwellings
How much is the code actually affecting affordability- perspective relative to other causes	introduce more dense different housing types without harming character of existing neighborhoods?
We are a smaller group trying to address a specific piece of a large, complex problem	clarify who is benefitting from density bonus programs and what the actual cost is?
Infrastructure cost participation is missing	calibrate density program to economic development of city (ex: at x% growth, do we need to incentivize more growth?)
	better understand logic and reasoning behind various restrictions (historical context) 57/50, lot size, impervious cover
	develop an annexation policy prior to zoning?
	create new zoning classification to encourage smaller lot density; keeping single family nature?
	encourage more small homes through pre-fab and offsite construction?
	respect deed restrictions?
	learn how to live together better?
	related to taxing different zoning designations, 1) how might we ensure increased taxes to one aren't increasing another
	2) how might we get TCAD to the table?
	better understand opt in/out choices by neighborhoods with regard to infill?
	create affordable housing citywide?
	encourage families to stay in the city?
	disperse affordable through-out Austin?
	prevent use of zoning changes intended for affordable housing being used to flip housing into high dollar housing?
	provide housing for entire lifespan from families - singles - seniors - those with disabilities?
	lack of inclusionary zoning - how might we address that?
	put everything on GIS?
	make the development review process less adversarial?
	give land use commission more tools for understanding projects and long-term impact to City?
	work with our mobility partners to get currently underserved areas included? (frequency)
	assess impact of Uber, Lyft and other transportation networking companies
	align transportation \$ with housing \$
	get people to think about housing and transportation cost
	link investment incentives to get them to locate in transit-friendly location?
	link utilities to housing in people's minds and actions?
	consider impact of density to livability, flooding, water quality, endangered species, etc

Affordability Meeting #3: February 13, 2015		
*Reflects questions that received a high number of votes for "were addressed in today's discussion"	*Reflects questions that received a high number of votes in both categories	
*Reflects questions received a high number of votes for "are still important"		
How might we	Heard relevant best practice information today	Still relevant
simplify density bonus programs?	1	1
direct and encourage density in our activity centers and like designated areas?	1	4
structure revenue streams such that lower income taxpayers aren't subsidizing downtown dwellings	1	4
introduce more dense different housing types without harming character of existing neighborhoods?	5	3
clarify who is benefitting from density bonus programs and what the actual cost is?	0	1
calibrate density program to economic development of city (ex: at x% growth, do we need to incentivize more growth?)	1	2
better understand logic and reasoning behind various restrictions (historical context) 57/50, lot size, impervious cover	5	2
develop an annexation policy prior to zoning?	1	2
create new zoning classification to encourage smaller lot density; keeping single family nature?	5	4
encourage more small homes through pre-fab and offsite construction?	0	1
respect deed restrictions?	4	4
learn how to live together better?	0	1
(related to taxing different zoning designations) 1) how might we ensure increased taxes to one aren't increasing another	3	4
(related to taxing different zoning designations) 2) how might we get TCAD to the table?	4	3

How might we	Heard relevant best practice information today	Still relevant
better understand opt in/out choices by neighborhoods with regard to infill?	0	0
create affordable housing citywide?	5	4
encourage families to stay in the city?	5	4
disperse affordable through-out Austin?	4	4
prevent use of zoning changes intended for affordable housing being used to flip housing into high dollar housing?	2	2
provide housing for entire lifespan from families - singles - seniors - those with disabilities?	2	5
lack of inclusionary zoning - how might we address that?	0	0
put everything on GIS?	1	0
make the development review process less adversarial?	3	3
give land use commission more tools for understanding projects and long-term impact to City?	0	3
work with our mobility partners to get currently underserved areas included? (frequency)	3	3
assess impact of Uber, Lyft and other transportation networking companies	0	0
align transportation \$ with housing \$	0	5
get people to think about housing and transportation cost	2	2
link investment incentives to get them to locate in transit-friendly location?	4	1
link utilities to housing in people's minds and actions?	2	1
consider impact of density to livability, flooding, water quality, endangered species, etc	6	2

Best Practices - Known	Best Practices - Questions	Parking Lot thoughts from this meeting:
Lower drainage fees with rainwater collection	Best practice for how to keep families in homes?	Discuss parking vs transit requirements
1970-1990 code practices in Austin	How many units on the ground will relieve the pressure? How many affordable units?	Chief Appraiser- TCAD - what impact does appraisal on adjacent property have?
Progressive taxation policies (recognizing limited control)	What are the best practices around density bonuses?	
Unintended consequences of fee-in-lieu	If we change density bonus, how will and what will have the greatest benefit?	
Transportation impact fee (development paying for itself)	What other partnerships might exist with TCAD? Other taxation programs?	
Economic development - housing analysis on where to locate new businesses. Impact on livable supply	What are best practices for impact fees, specifically school impacts?	
Partnership with TCAB - calculation and adjustment	What is the critical mass?	
Co-housing/group housing	What is the transportation tipping point?	
California - water supply assessment: where is water coming from; demand assessment, etc	Where is the "list" that the City of Austin is keeping regarding issues being raised in these meetings? Is anyone keeping track?	
Houston deed restrictions inventory	If we reduce our minimum lot size how many more units will we get? How will we insure the smaller lots will serve the "proper" (target population) market segment?	
Impact assessment vis a vis context (university overlay - focus on density vs impervious cover)	How can we insure that we keep the code diagnosis observations/recommendations are addressed?	
Affordable Housing Infill Task Force - greenfield development from 2008	What are the private restrictions that may prevent the city from implementing the new regulations?	

Where we are going



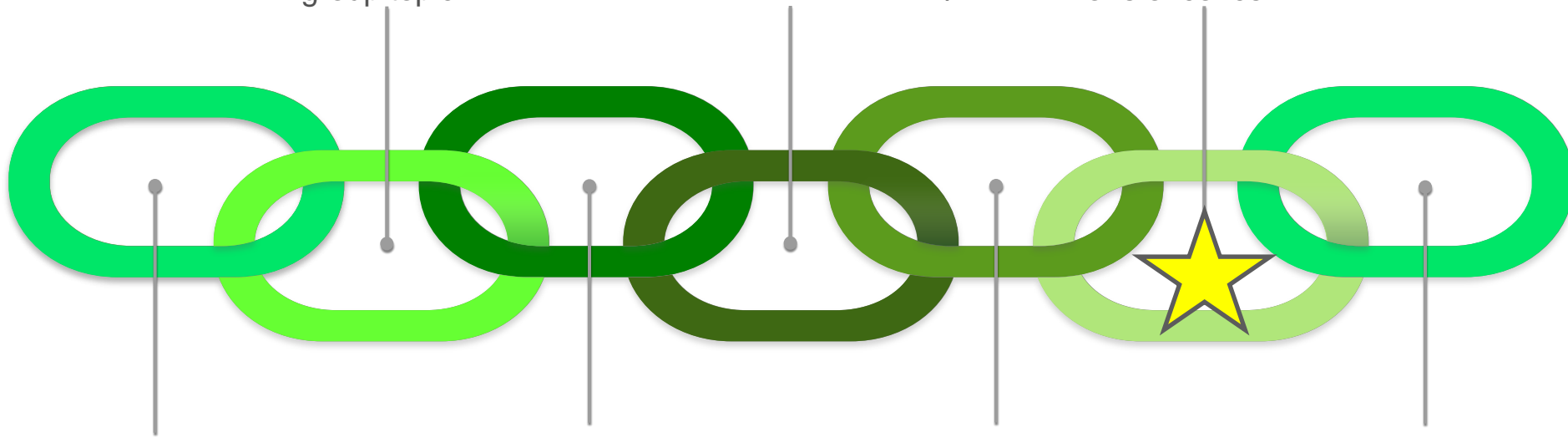
What we hope to achieve

- High level recommendations
- Working together
- Format
- Flag potential tradeoffs with other working group topics
- Submit to full CAG

What insights do we have
from voting on most
relevant Imagine Austin
Action Items that related to
the code and the working
group topic?

Which best practices
related to “how might
we...” statements?
Which “how might we
statements” rise to the top?

Of the “how might we...”
challenges, which ones
are in the code’s zone of
control, zone of influence,
zone of concern?



How might we...?
Statements

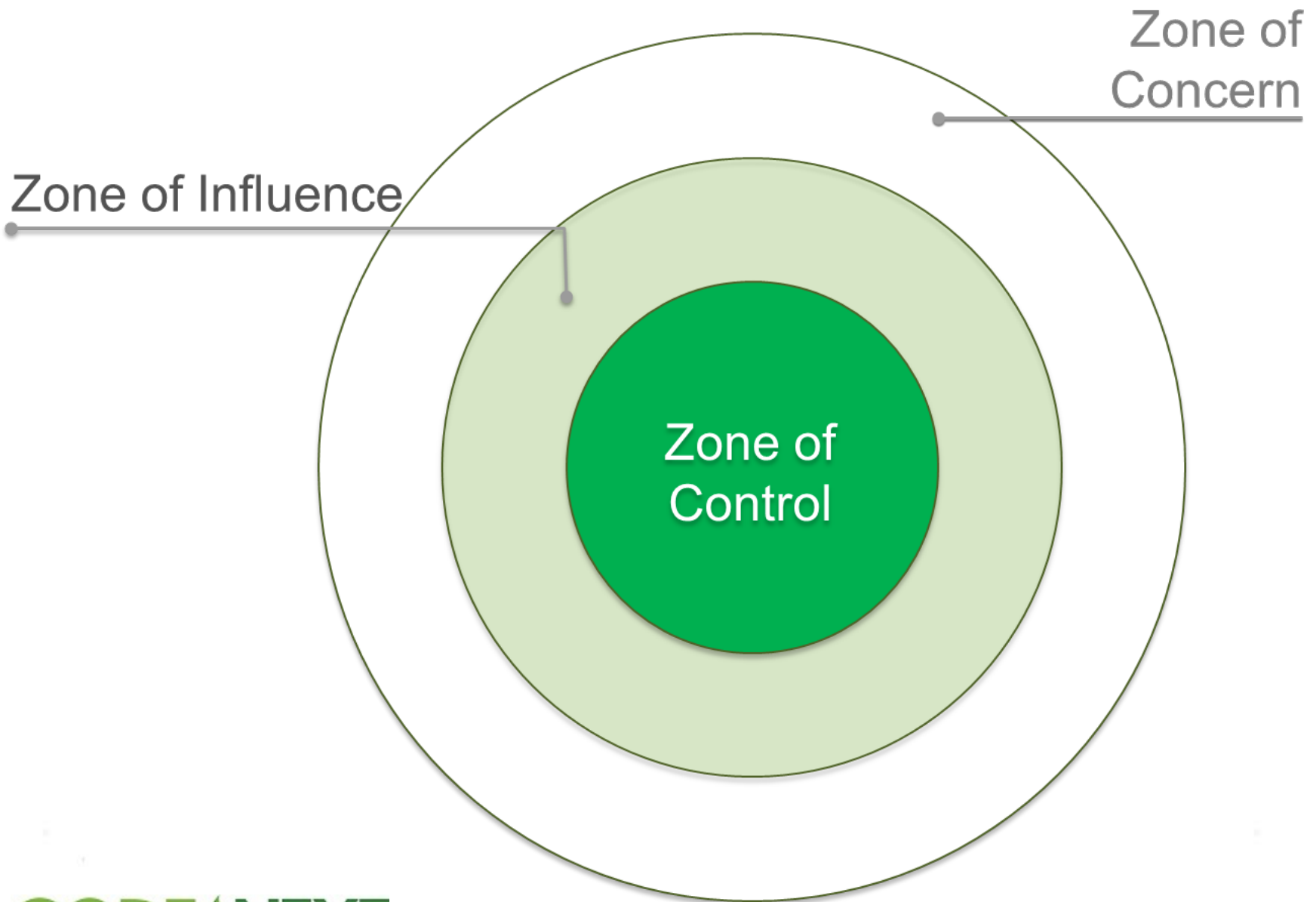
Recommendations:

What do we know?
What don't we know?
What might we have
overlooked or assumed?

Map practices we heard
and liked to the “how might
we...” challenges that rise
to the top

What we need from you today

- Build off of what we've done
- Conclude exploration phase
- Cooperation and patience in working together
- Begin converging in order to form recommendations



Today's exercise

Step 1: match best practices heard to
'how might we' questions

Step 2: place 'how might we' questions
into appropriate zone

Step 3: assess and form
recommendations

Clarify	Focus	Frame	Learn	Match	Focus	Recommend
Background briefing	What is our area of focus?	Hear barriers, list challenges	Hear best practices	Match practices to challenges	Align challenges to zone of control, influence, concern	What we want to solve for, and practices that might get us there (if known)
What we know	Area of focus from Imagine Austin Actions	How might we...?	Practice	Relevant challenge + heard practice	How might we...-> zone of control	
What we know	Area of focus from Imagine Austin Actions	How might we...?	Practice	Relevant challenge + heard practice	How might we...-> zone of control	
What we don't know	Area of focus from Imagine Austin Actions	How might we...?	Practice	Relevant challenge – did not hear practice	How might we...-> zone of influence	
What we don't know	Insight from voting	How might we...?	Practice	Relevant challenge – did not hear practice	How might we...-> zone of influence	
What may be overlooked or assumed	Insight from voting	How might we...?	Practice	Heard Practice	How might we...-> zone of concern	
What may be overlooked or assumed	Insight from voting	How might we...?	Practice	Heard Practice	How might we...-> zone of concern	



<http://www.austintexas.gov/codenext>

Questions/Comments

CODE**NEXT**
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