

CODENEXT

Code Related Issues for Affordability Work Group

What is Affordable Housing?

Affordable Housing:

Housing in which the occupant(s) is/are paying no more than 30 percent of his or her income for gross housing costs, including utilities.

Definition from HUD



Household Affordability (Imagine Austin Priority Program #6):

Household affordability considers the costs of housing, utilities, taxes and transportation.

Definition from Imagine Austin

Local Median Family Income Information:

30% of Median Family Income: \$15,850 for 1-person household; \$22,600 for a 4-person household
60% of Median Family Income: \$31,680 for 1-person household; \$45,240 for a 4-person household
80% of Median Family Income: \$42,250 for 1-person household; \$60,300 for a 4-person household

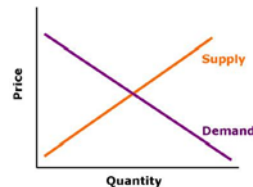
Per HUD effective May 2014 for the Austin-Round Rock-San Marcos MSA



Different Types of Affordable Housing

Market Rate Affordable Housing:

Housing, usually Class B or C, that is affordable due to qualities that are undesirable, such as deteriorated conditions or disrepair.



Income-Restricted Affordable Housing:

Housing reserved for households with particular incomes (often in terms of a percentage of Median Family Income, or MFI). Usually has an affordability period.



Subsidized

Housing subsidized by federal or local funds to make the development feasible with lower rents or prices.

Incentivized

Utilizes the code or incentives to encourage developers to include affordable units.

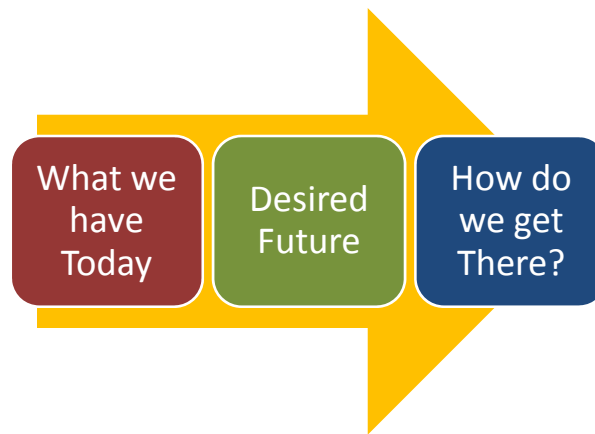


Imagine Austin:

“Develop and maintain household affordability throughout Austin.”

- Examine potential regulatory barriers and policies that impede the provision of household affordability, including infrastructure costs; the costs and benefits of zoning ordinances on housing development; and how the City’s waste removal fees and other City fees and requirements impact the cost of living for the families of Austin. (Page 202)
- Develop and maintain household affordability throughout Austin. Revisions to the Land Development Code will be reviewed from the context of affordability. The City of Austin’s S.M.A.R.T. Housing Program has been held up nationally as an example of best practice and is a good starting point for examining process and practice issues within the Austin code. (Page 203)

Recommended Process for Analysis



Resources

- ✓ Code Diagnosis
- ✓ Comprehensive Housing Market Study
- ✓ Analysis of Impediments to Fair Housing Choice (AI)