

DEMOGRAPHICS AND S.M.A.R.T. HOUSING

As a citizen preparing for the September 14, 2010 meeting of the Community Development Commission, the latest information available to me on-line is the May, 2010 Housing Demographics Report and the May, 2010 NHCD/AHFC Production report. Why are the results from June and July not posted yet?

For major housing programs, I can find how affordable the housing was based on Median Family Income. What I can't find in these reports is what the housing providers are required to do in their contracts with the City as compared to who they actually served.

There is information about ethnicity, the elderly, female head-of-households, and people with disabilities. What I don't know is how this information compares to Austin's demographics generally and demographics for families at 80% Median Family Income or below. I think this information is available.

Important information is not available on the production report. We know how much production has occurred by May 2010, but we don't have any narrative information about whether we are doing better or worse than expected and the reason for that. Why, for example, has Holly Good Neighborhood served only 1 household when it was projected to serve 30? Is S.M.A.R.T. Housing expected to exceed its 750 household goal? What percentage of S.M.A.R.T. Housing meets the "reasonably-priced test? How many of the S.M.A.R.T. Housing units are being completed in Mueller where only 25% of the housing is required to meet the reasonably-priced test? Is the answer different for rental and homeownership units at Mueller? Or in the University Neighborhood Overlay (UNO) where only 10% is required to meet the reasonably-priced test? Did any of the AHFC-funded S.M.A.R.T. Housing serve households at 30% or 50% MFI when they were not required to do so by contract?

Finally, what have been the demographics of who was served in Holly, Mueller, UNO, GO Bonds, Rainey, Vertical Mixed Use, Transit-Oriented Development, Domain, Downtown sites such as Pole Yard and AMLI? Why do we continue to not ask for and therefore not report this information monthly?

Our goals should be aggressive and achievable. This should be how we measure success. After all, this is how the public will measure success in the area of affordable housing.

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