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Date: January 15, 2013

To: Mayor and Council Members

From: Gilbert Rivera, Chair

Subject: Recommendations on the Planned Unit Development (PUD) Process

The Austin Community Development Commission (CDC) Affordable Housing Siting Policy Work Group offers the recommendations outlined in this memorandum as strategies for achieving geographic dispersion of affordable housing in our community. Austin's City Manager appointed the Work Group in response to City Council resolution 20111215-058.

Comprised of representatives from the CDC, various neighborhood associations and community housing programs, the Work Group operated for six months under a common vision committed to the creation and preservation of housing throughout Austin to meet the needs of extremely low to moderate income residents. The vision led to goals specifically around increasing all types of affordable housing opportunities, furthering Fair Housing choice and ensuring feasibility. The Work Group employed a goal-based, capacity-based and strategic-based methodology to arrive at its recommendations for continuation.

Recommendations:

Adopt the following three principles as a foundation for future goal development: fairness in distribution; access to opportunities, services and amenities essential to a positive quality of life; and prevention of low-income resident displacement and the destruction of low income communities.

Commit to institutional change at the highest levels of city government. Ensure significant financial resources, departmental collaboration and public engagement.

Conduct gap assessment and goal setting by means of a comprehensive market study assessing the needs of subpopulations/geographies and existing affordable housing opportunities.

Link goals to current and future plans, of note future Small Area plans, the Analysis of Impediments to Fair Housing and Imagine Austin.

Strategically acquire, use and dispose of public land. Inventory City of Austin-controlled land, partner with other public entities and set requirements for a minimum percentage of affordable residential units in opportunity areas.

- **Strategically develop and preserve affordable housing** through the development of a proactive acquisition and preservation strategy focused on properties in high and very high opportunity areas.

- **Provide sufficient funding** to meet housing goals across the city, incent housing in amenity-rich areas and align the Rental Housing Development and Assistance (RHDA) scoring guidelines with housing goals.

- **Develop rental assistance strategies** that ensure that subsidies are sufficient for rents in higher opportunity areas and to broaden acceptance of Section 8 vouchers across the city.

  The Work Group also discussed other, more detailed and specific strategies for implementing these recommendations but was not able to achieve consensus on such strategies. We describe our conversations about specific strategies in the report.

  ### Next steps:

  Finally, we recommend that the CDC and the City of Austin develop a strategy for engaging a broader cross-section of the community in discussion about geographic dispersion of affordable housing. And, as an immediate next step, we recommend that the City fund a new housing market study and revise the RHDA scoring tool for FY2012-2013.

  Please let me if you have any questions or need additional information.