

AFFORDABLE HOUSING SITING: Housing Transportation and Land Use

Regional Affordability Committee

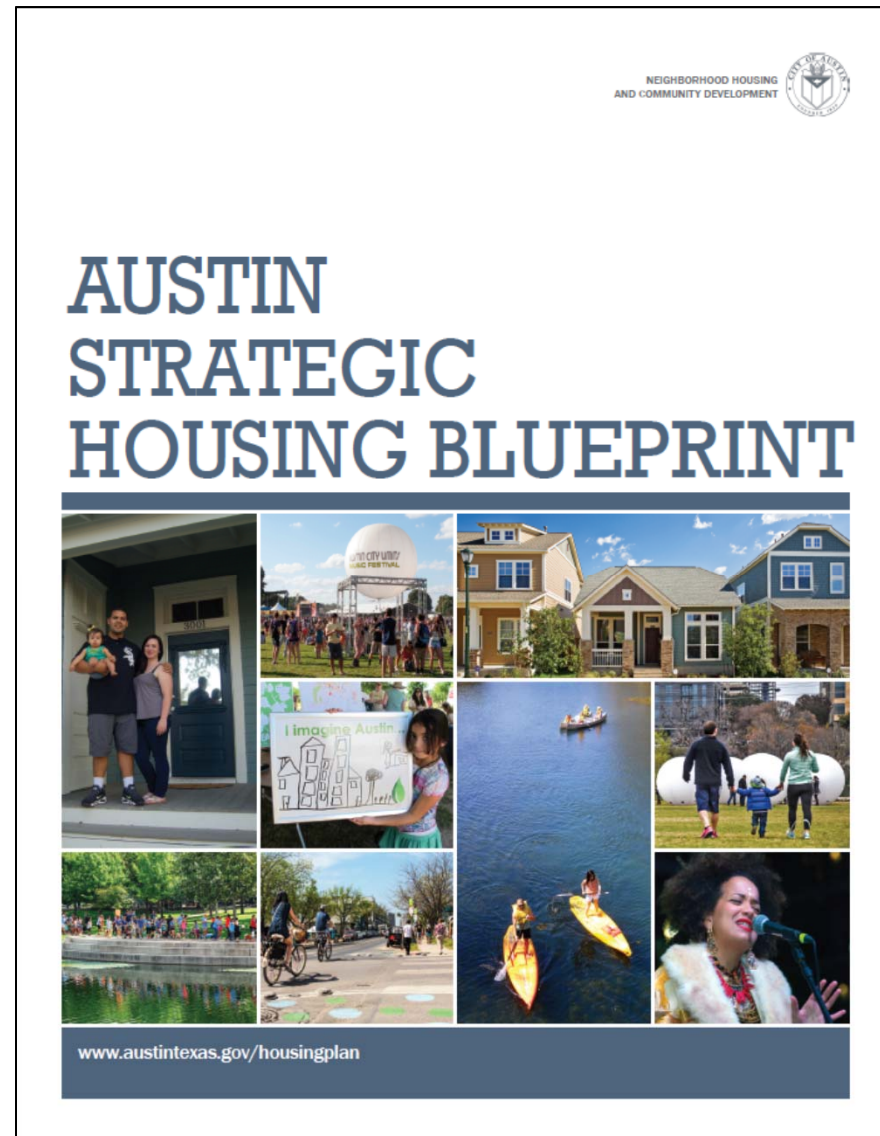


City of Austin Neighborhood Housing and Community Development

November 19, 2018

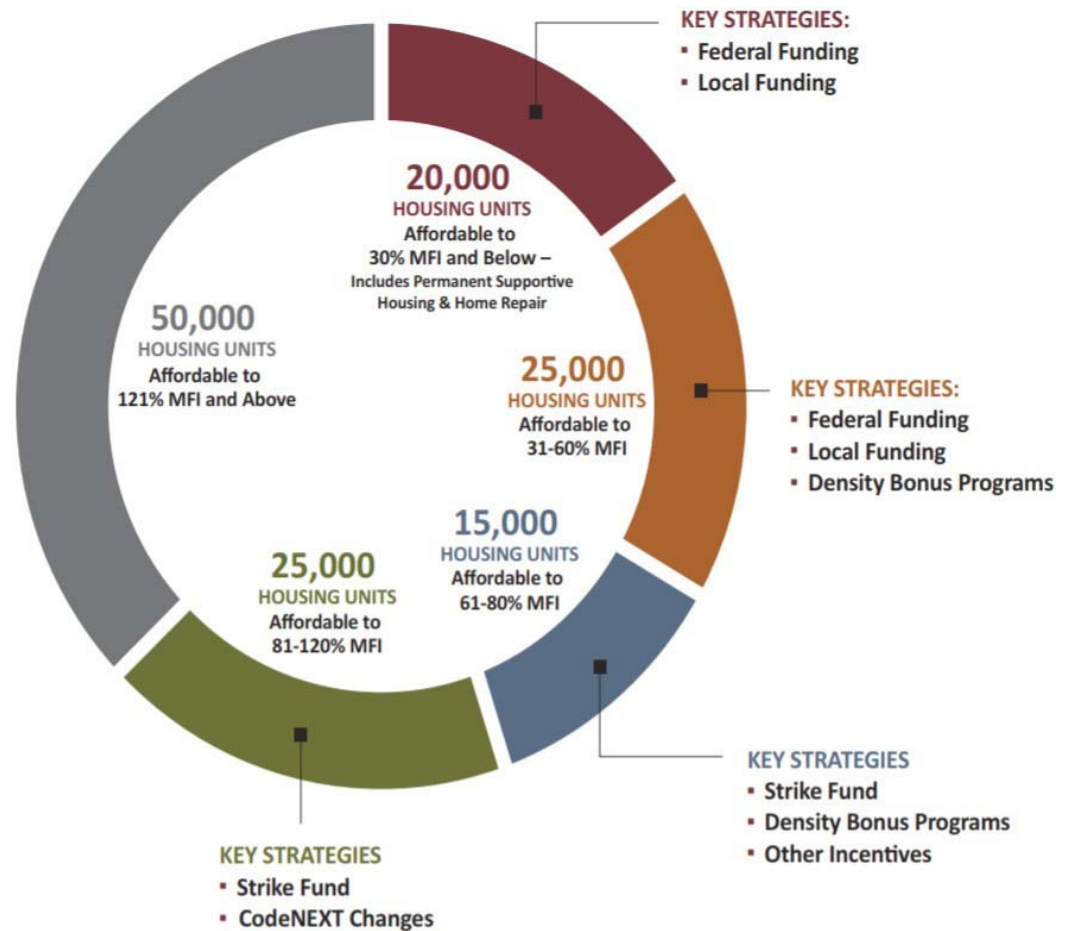
GOALS

HOUSING BLUEPRINT GOALS



HOUSING BLUEPRINT GOALS

The Blueprint calls for 60,000 affordable units below 80% MFI over the next 10 years



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

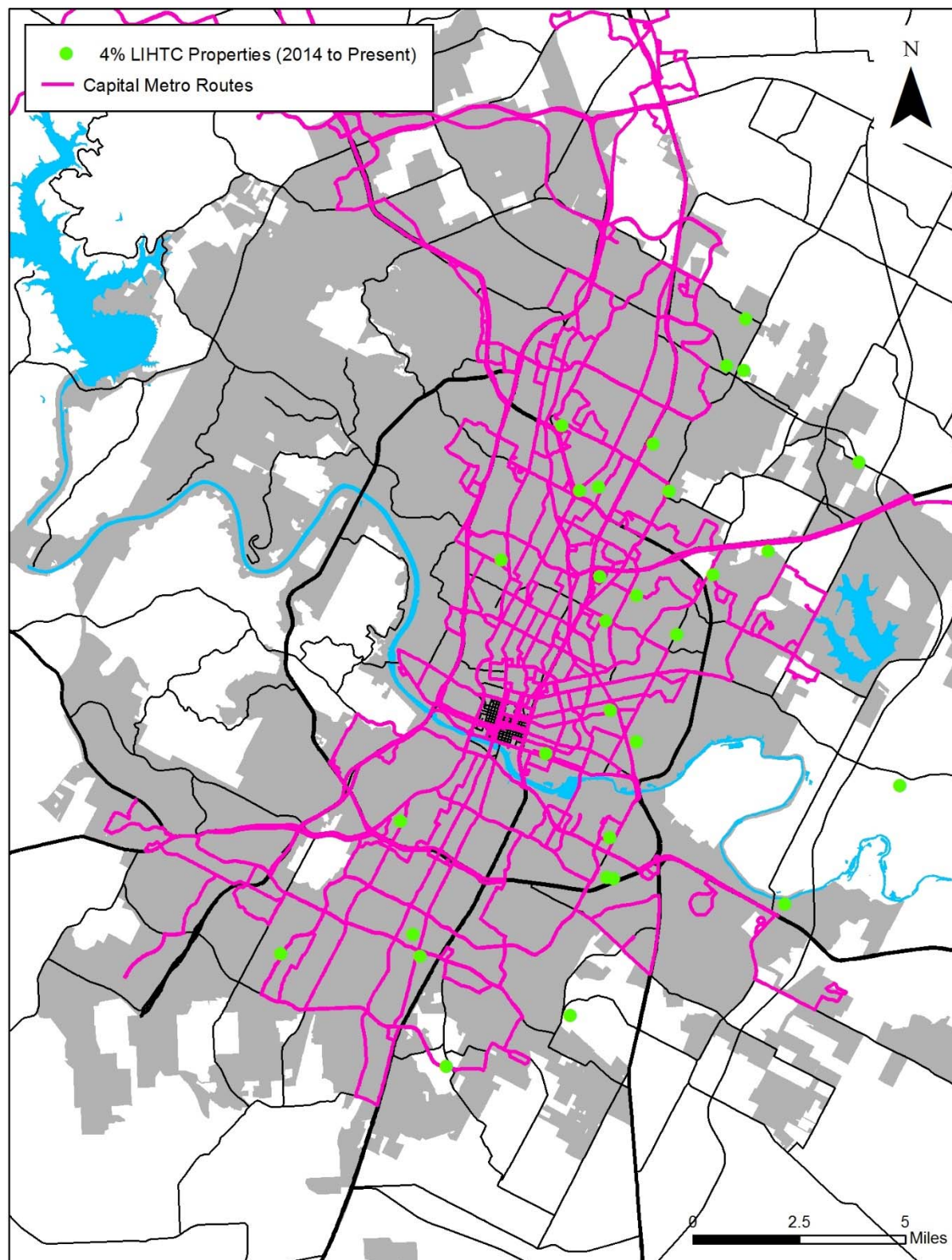


Help Austinites Reduce their Household Costs

CHALLENGES

CHALLENGES

- 1. High Demand for Affordable Housing**
- 2. High Land Costs**
- 3. Transportation Network Not Always in Alignment with High Opportunity Areas**
- 4. Limited Resources**
 - 1. Declining Federal Investments**
 - 2. Competitive (9%) LIHTCs**
- 5. Non-competitive (4%) LIHTCs**
 - 1. Limited equity**
 - 2. Need QCT or DDA “boost”**
 - 3. Typically larger size (250 units)**
 - 4. Typically garden style apartments**



STRATEGIES

STRATEGIES (General)

- Strategic Housing Blueprint Implementation Plan
 - Release in November 2018
 - City Council District Goals
- Housing Transit Jobs Action Team
 - Cross departmental
 - Aligning strategies
- 2018 Affordable Housing Bonds
 - RHDA
 - Land Acquisition
- Cap Metro's Connections 2025 and TOD Priority Tool
- Minimizing Displacement of Core Transit Riders
 - Investing in Preservation
 - Recommendations from UT's Uprooted Report and the Anti-Displacement and Gentrification Task Force

STRATEGIES (4% LIHTC)

- City Council Resolution 20170803-057
 - December 2017 Stakeholder Group
 - Recommendations including:
 - Subsidy
 - Land
 - Expedited Review
 - Regulatory Waivers
 - Partnerships
- Graduated Levels of Support
 - Resolution of No Objection
 - Resolution of Support
 - Resolution of Support + Subsidy or Incentive

LIHTC Resolutions

Affordable Housing Development Funding

how to screen shot dell latitud

www.austintexas.gov/page/affordable-housing-development-funding

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Services

Programs

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Locations

FAQ

Neighborhood Housing and Community Development

AFFORDABLE HOUSING DEVELOPMENT FUNDING

U.S. Department of Housing and Urban Development Grants
Funding from the U.S. Department of Housing and Urban Development (HUD), such as Community Development Block Grants (CDBG) and HOME Investment Partnerships (HOME) to assist with affordable housing development, are used to support the construction and renovation of affordable housing.

Low-Income Housing Tax Credit (LIHTC)
The Texas Department of Housing and Community Affairs (TDHCA) provides low-income housing tax credits (LIHTC) that allow housing developers to take a federal tax credit to offset up to either 4 percent or 9 percent of its federal tax liability in exchange for building low-income rental housing project. To be eligible, developers are required to obtain a supportive resolution from the City Council as part of their application. Applicants are also required to participate in the S.M.A.R.T. Housing Program (see below) to receive City support. For more information on LIHTC in Texas, visit the [TDHCA website](#).

9% Tax Credit Applicants

- Request for City of Austin Resolutions Application (2018) - 9% Tax Credit Developments
- Request for Resolutions Attachment - Project Summary Form

4% Tax Credit Applicants

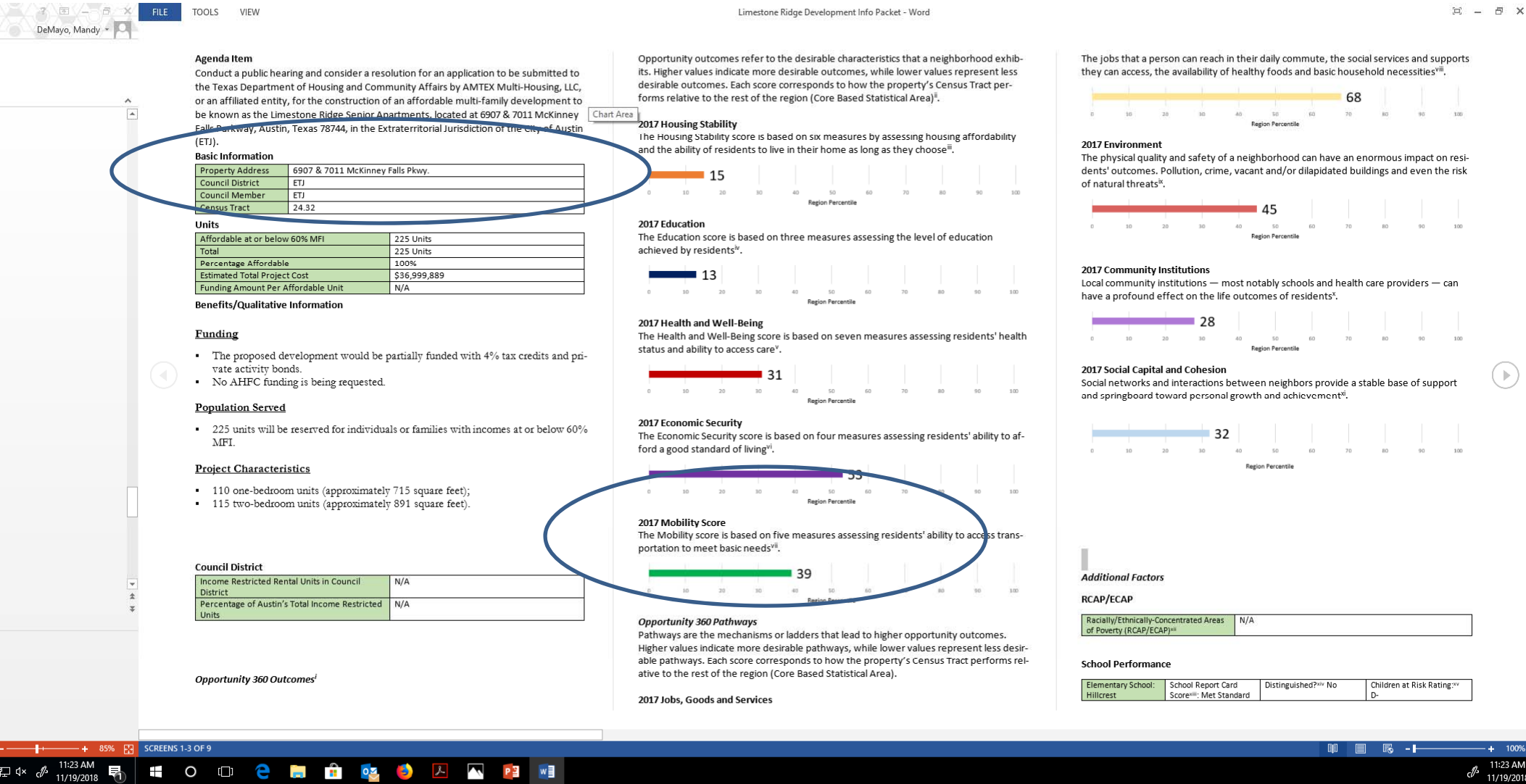
- Request for City of Austin Resolutions Application (2018) - 4% Tax Credit Developments
- Request for Resolutions Attachment - Project Summary Form

Rental Housing Development Assistance (RHDA)
Rental Housing Development Assistance (RHDA) Program works to expand the community's supply of affordable rental housing for low-income households and to increase the availability of permanent supportive housing for persons experiencing homelessness or low-income households with special needs. Applicants are also required to participate in the [S.M.A.R.T. Housing Program](#) to receive City support.

- RHDA Application and Scoring Criteria
- RHDA Program Guidelines
- CURRENT FY 2018-2019 APPLICATIONS
- Previous FY Applications
 - Fiscal Year 2016 - 2017 Applications
 - Fiscal Year 2015 - 2016 Applications
 - Fiscal Year 2014 - 2015 Applications
 - Fiscal Year 2013 - 2014 Applications
 - Fiscal Year 2012 - 2013 Applications
 - Fiscal Year 2011 - 2012 Applications

Acquisition and Development Program (Homeownership)
The Acquisition and Development Program provides funding to private and nonprofit developers, including Community Housing Development Organizations (CHDOs) for the acquisition, rehabilitation, and new construction of affordable ownership housing for low- to moderate-income homebuyers. Applicants are also required to participate in the [S.M.A.R.T. Housing Program](#) to receive City

Development Information Packets



Development Information Packets

FILE TOOLS VIEW

Limestone Ridge Development Info Packet - Word

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Austin Strategic Housing Blueprint

	Goal	Performance Measure
Overall	20,000 Units Affordable to 30% MFI & below	0 Units
	25,000 Units Affordable to 31-60% MFI	225 Units
	15,000 Units Affordable to 61-80% MFI	0 Units
	25,000 Units Affordable to 81-120% MFI	0 Units
	50,000 Units Affordable to 121% MFI & above	0 Units
Geography	Preserve 1,000 affordable units per year	0 Units
	75% of new units within 1/4 mi of Imagine Austin Centers & Corridors	0%
	At least 10% rental units affordable to 30% MFI or below per Council District	0%
	At least 25% ownership units affordable to 120% MFI or below per Council District	N/A
Family Friendly Housing	At least 25% of new income-restricted affordable units in high-opportunity areas	0%
	25% of affordable units with 2+ bedrooms and a system to provide opportunities for families	115%
	25% of affordable units within 1/4-mi of high frequency transit	0%
Housing and Transportation	75% of affordable units within 3/4-mi of transit	0%
	Serve at least 20 people with vouchers & under 20% MFI per year in non-PSH	0 People
Housing for All	100% ground floor units in NHCD-funded projects adaptable	0%
	25% of all NHCD-funded affordable units to be accessible	0%
	Support production of 50 PSH units/year	0 Units
	Support production of 25 Housing First units/year	0 Units

Recreation Center	Dove Springs Recreation Center	3.1	5801 Alinez Dr. Austin, TX, 78744
Grocery Store	JD's Supermarket	3.2	9111 FM812, Austin, TX 78749
Transit Route	Salt Springs/Orleans	1.4	7200 Salt Springs/Orleans Austin, TX 78744
Elementary School	Hillcrest	0.6	6910 E William Cannon Dr
Middle School	Ojeda Middle	2.1	4900 McKinney Falls Pkwy, Austin, TX, 78744
High School	Akins	7	10701 S 1 st St, Austin, TX 78748

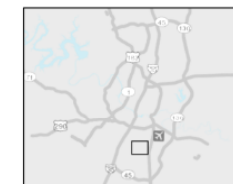
Chart Area

Amenities and Access Near Proposed Housing Development



Scale 1:30,000

Map Extent



Legend

- ★ Proposed Development
- 🚶 Transit Stops
- 🏫 Area Schools
- 🏥 Hospitals
- 🍎 Healthy Food
- 🎡 Recreation Centers
- 📖 Libraries
- 🏠 City Income Restricted Housing
- 🏠 Non-City Income Restricted Housing
- 🌳 Parks

Amenities

Amenity	Name	Walking Distance (mi.)	Address
Hospital	St. David's Medical Center	6.8	901 W. Ben White Blvd, Austin, TX 78704
Library	Pleasant Hill Branch	4	211 E William Cannon Dr. Asutin, TX 78745
Park	Bryant Park	0.5	Cardinal Bloom Loop, Austin, TX 78744

GO Bonds

Land Acquisition \$100 million

Funding for the Austin Housing Finance Corporation (AHFC) to acquire and hold land, including acquisition of publicly owned land, for future use, with the potential to achieve multiple community goals, including affordable housing development. The land can be developed by AHFC or be offered to nonprofit or private, for-profit affordable housing developers.

Rental Housing Development Assistance Projects \$94 million

Funding for the Rental Housing Development Assistance (RHDA) program, which increases or maintains the supply of affordable rental housing by addressing the rental housing needs and priorities identified by the City of Austin's Strategic Housing Blueprint, including Permanent Supportive Housing and other affordable housing facilities.

Acquisition & Development (A&D) Homeownership Program \$28 million

Funding for the A&D Homeownership Program, which addresses the need for affordably priced ownership housing within the city. Housing developed through this program is to be owned and occupied by income-qualified households.

Home Repair Program \$28 million

Funding to carry out minor home repairs and rehabilitation throughout the community. Through the GO Repair! program, the City contracts with qualified nonprofit organizations that provide repairs to income-qualified homeowners' homes.

Ballot Language:

The issuance of \$250,000,000 in tax supported general obligation bonds and notes for planning, constructing, renovating, improving, and equipping affordable housing facilities for low income and moderate income persons and families, and acquiring land and interests in land and property necessary to do so, funding loans and grants for affordable housing, and funding affordable housing programs, as may be permitted by law; and the levy of a tax sufficient to pay for the bonds and notes.

QUESTIONS AND COMMENTS
