AUSTIN STRATEGIC HOUSING BLUEPRINT
IMPLEMENTATION PLAN BRIEFING

City Council Housing and Planning Committee
April 16, 2019

www.austintexas.gov/housingblueprint

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AGENDA

1. About the Project
2. District Goal Methodology
3. Corridor Goal Methodology
4. Questions/Discussion

BASIS FOR EFFORT

COUNCIL RESOLUTION 20170413-024

The first ever Austin Strategic Housing Blueprint will provide the **critically important foundation** to articulate the vision and achieve success … **it will be necessary to have clear, specific steps**, including identified resources necessary to achieve the specific goals.

COUNCIL RESOLUTION 20170413-025

Past corridor plans developed **without affordable housing goals or strategies** for preservation in place ahead of time resulted in **significant loss** of existing affordable housing.

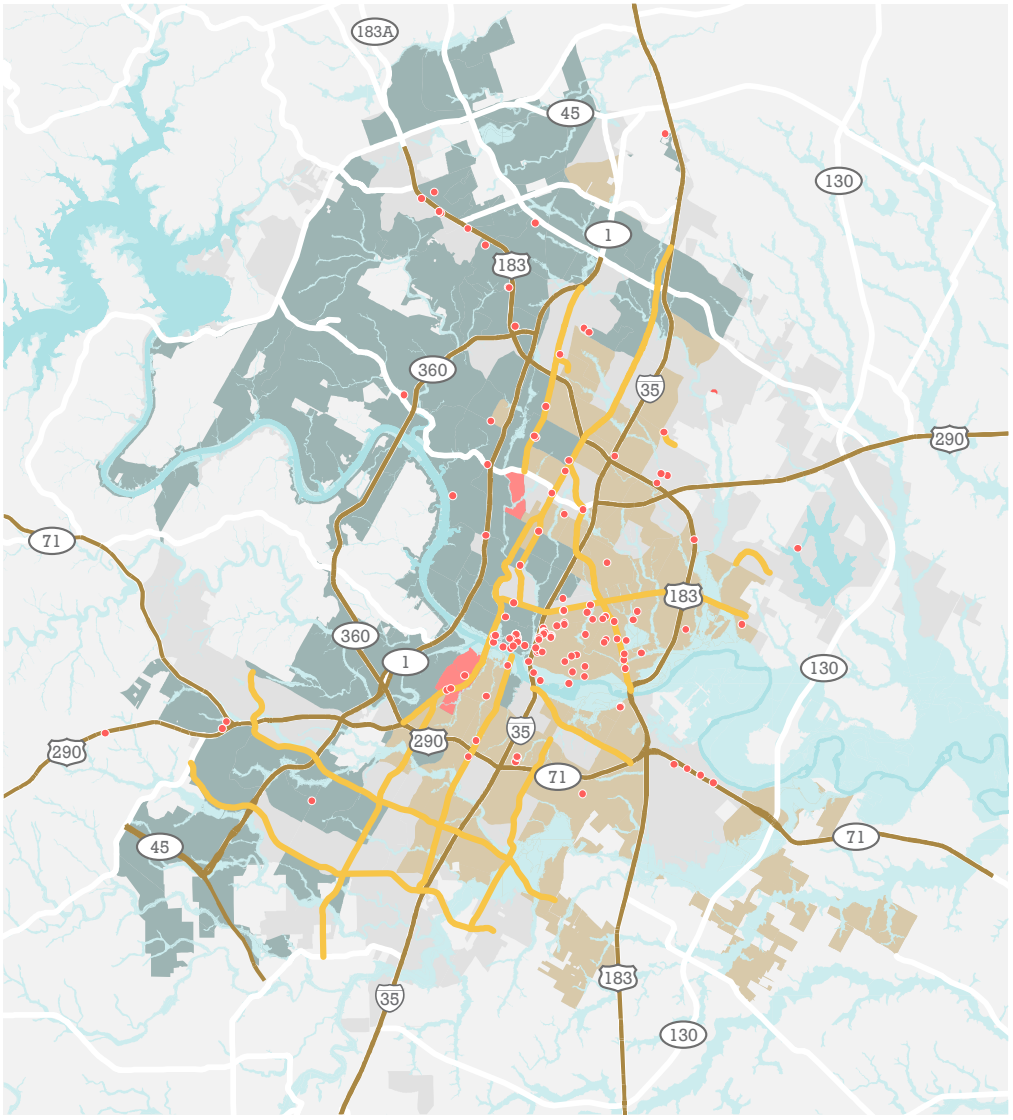
COMPONENTS OF EFFORT

1. **Implementation Plan:** Stakeholder engagement and use of the Atlas and Corridor Analysis to create detailed, schedule-driven action items based on each Blueprint strategy.
2. **Atlas of Existing and Historical Conditions:** Citywide mapping and analysis to help operationalize key metrics in the Blueprint.
3. **Corridor Analysis:** Use of University of Texas Corridor Preservation Tool to help define key goals at a corridor level for the 2016 Mobility Bond corridors.

ATLAS OF EXISTING AND HISTORICAL CONDITIONS OVERVIEW

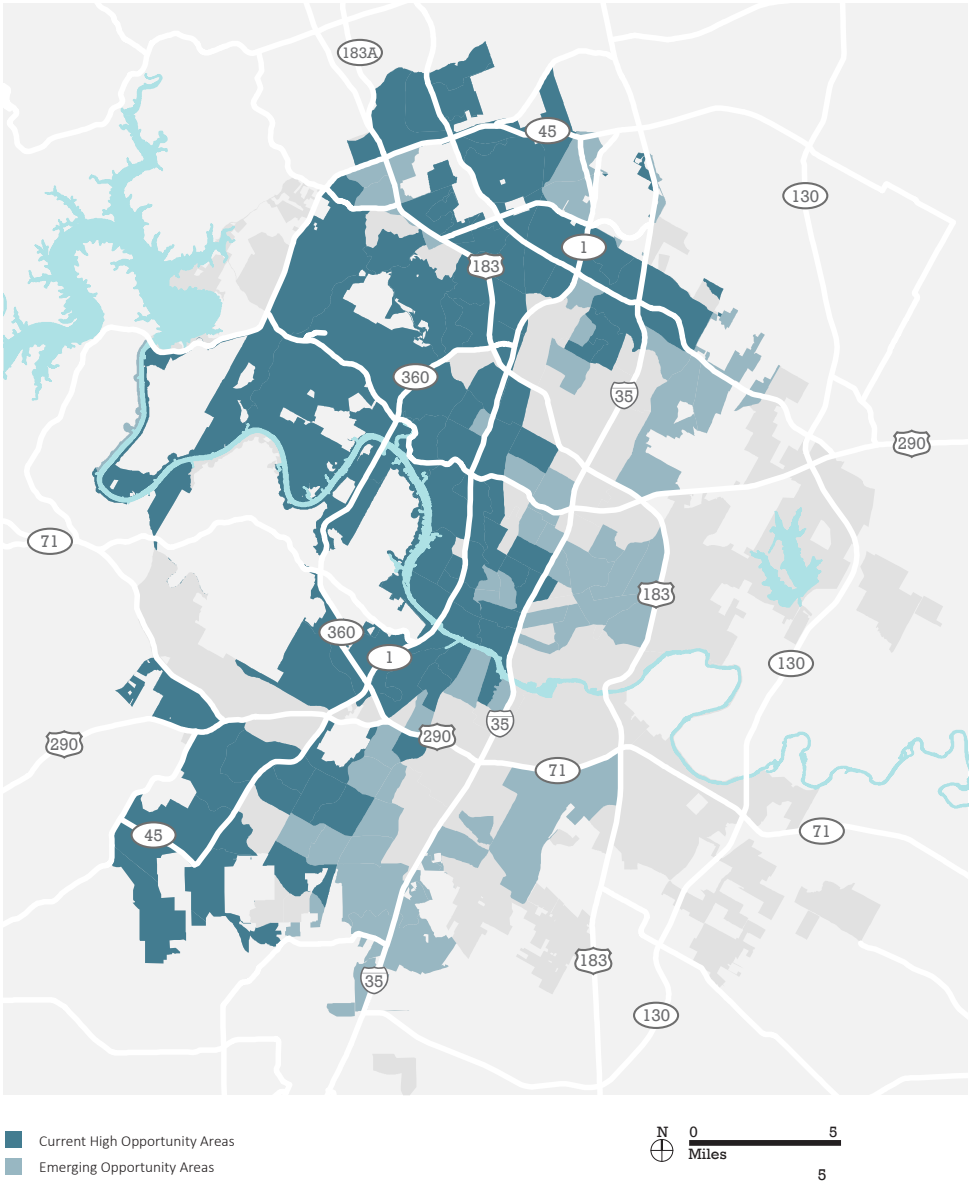
ATLAS OF EXISTING AND HISTORICAL CONDITIONS

Summary of Opportunity, Displacement Risk, and Environmental Indices



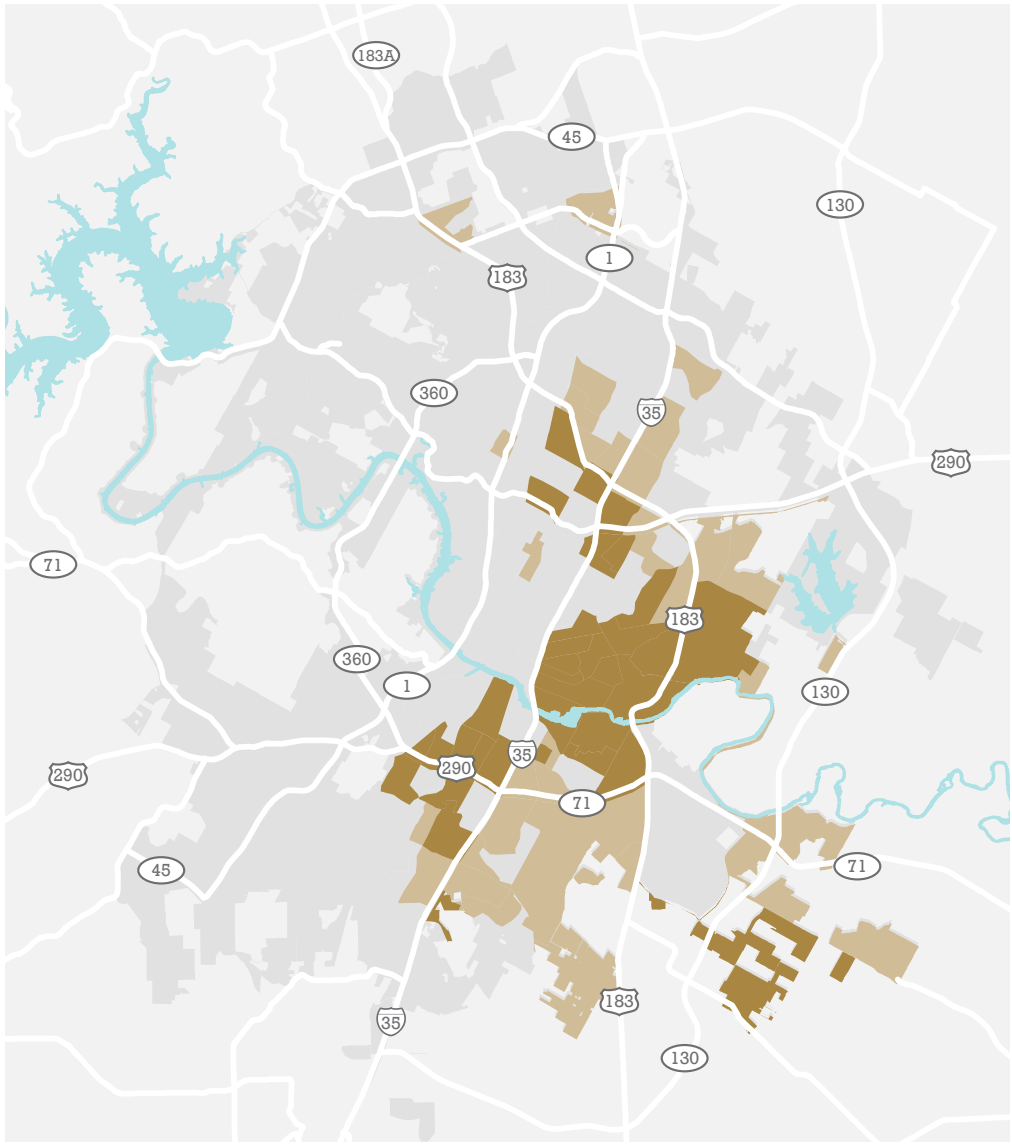
1. **Opportunity Index:** Defines metrics of opportunity and creates an operational definition of "high-opportunity" areas for use in Blueprint implementation to replace the Kirwan Opportunity Map that was previously used by the City.

High-Opportunity Areas in Austin



2. **Displacement Risk Index:** Use of University of Texas Gentrification Study to define areas at immediate risk of displacement and those at future risk of displacement

Displacement Risk



High Displacement Risk Areas

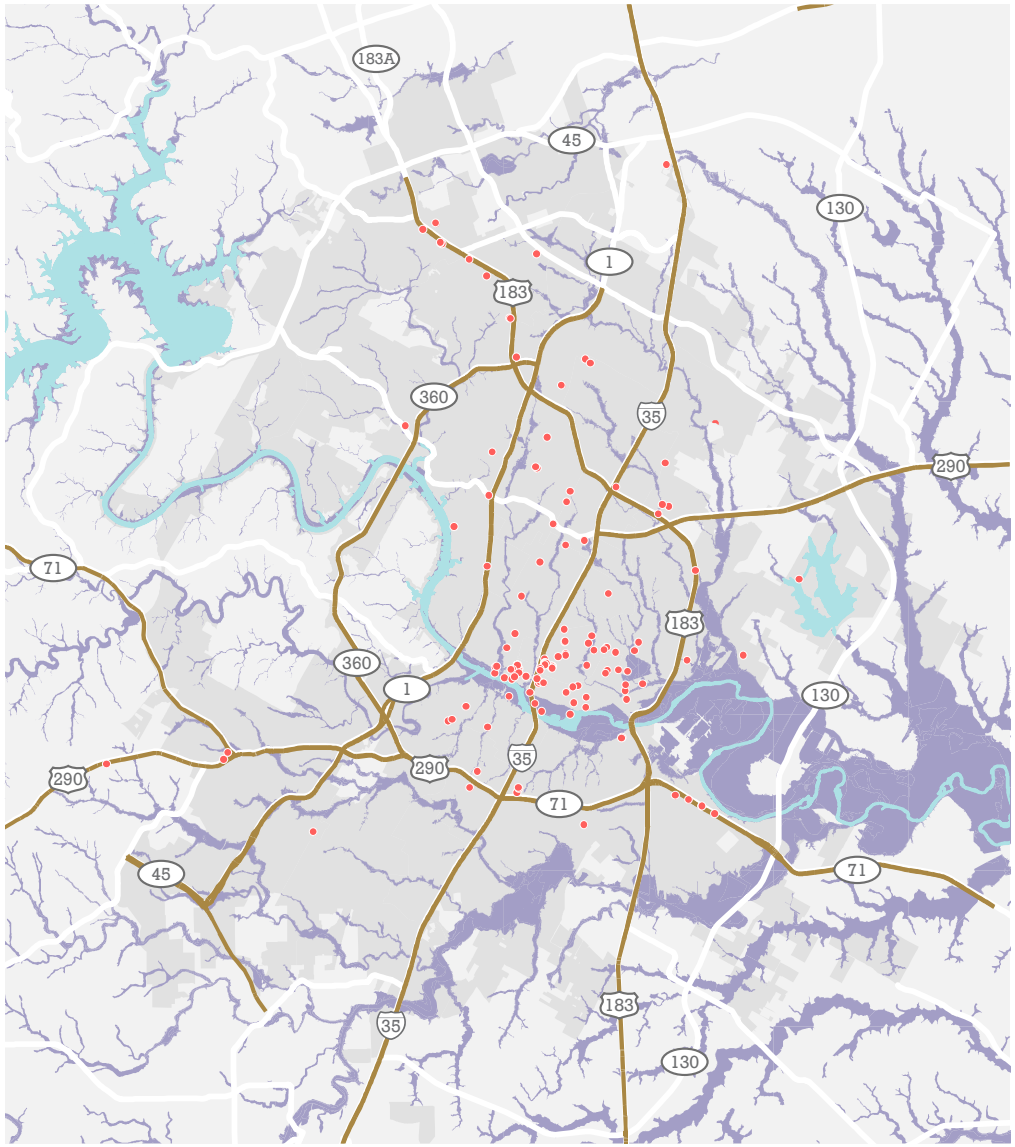
Future Displacement Risk Areas

N 0 5 Miles

Source: Mueller, Elizabeth; Heather K. Way, and Jake Wegmann. UT Austin Gentrification Study. 2018. Downloaded May 25, 2018.

3. **Environmental Index:** Defines areas of environmental risk where affordable housing should either not be located or should require additional due diligence

Environmental Risk



500-Year Floodplains

Highways with 500-Foot Buffer

Environmentally Hazardous Sites with 300-Foot Buffer
(Dry Cleaner Facilities, Voluntary Cleanup Program (VCP) sites, Leaking Petroleum Storage Tanks (LPST), Innocent Owner or Operator (IOP) sites, Industrial and Hazardous Waste Corrective Action (IHWCA) Program sites, Brownfield sites)

N 0 5 Miles

Source: Texas Commission for Environmental Quality Public Information Request, Downloaded June 11, 2018; Floodplains: Greater Austin FEMA Floodplain, City of Austin, Downloaded March 2016; Highways: City of Austin, Downloaded 2017.

COUNCIL DISTRICT-LEVEL GOALS

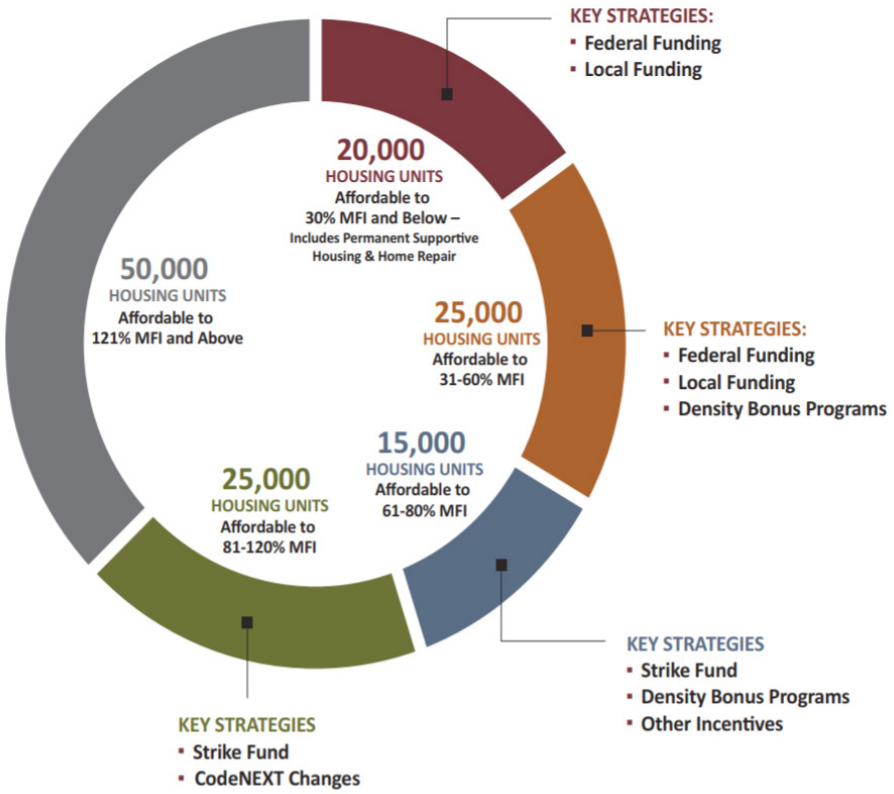
CITYWIDE HOUSING GOALS

The Blueprint calls for the following metrics to define how the City allocates its resources to produce affordable and workforce housing over the next 10 years.

i. 25% of units in high-opportunity areas

ii. 25% of units within ¼ mile of high-frequency transit

iii. 75% of units within ½ mile of Imagine Austin Centers and Corridors



60,000 affordable units below 80% MFI over the next 10 years

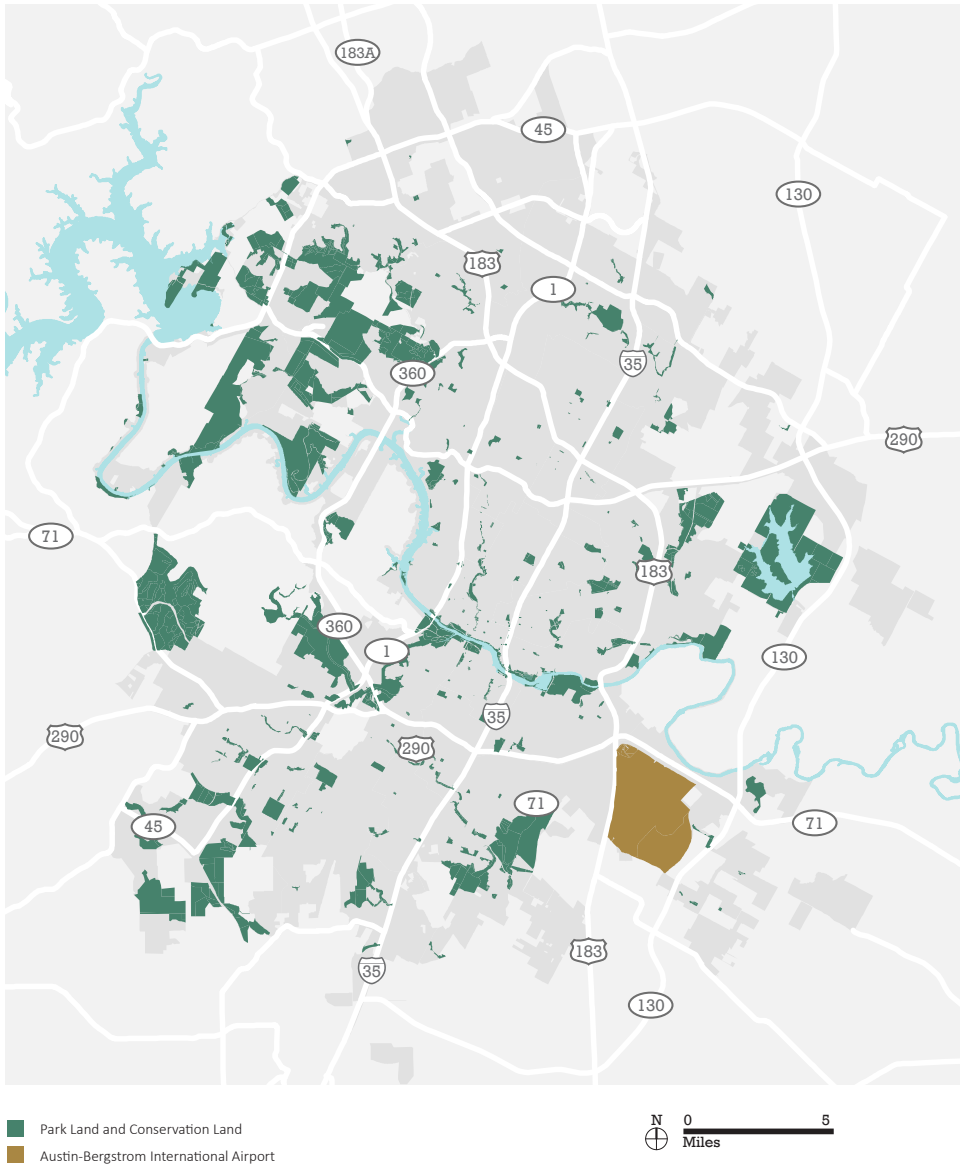
COUNCIL DISTRICT GOALS

Council District	High Opportunity	Imagine Austin + HF Transit	Gentrifying Areas	Geographic Dispersion	Total
1	87	2,742	4,257	0	**7,086**
2	0	2,100	2,392	0	**4,492**
3	0	1,315	4,980	0	**6,295**
4	49	1,018	1,120	918	**3,105**
5	973	1,289	756	1,454	**4,473**
6	4,165	1,388	0	3,037	**8,590**
7	2,265	2,316	771	1,300	**6,651**
8	2,781	928	0	3,507	**7,217**
9	676	1,055	724	1,180	**3,635**
10	4,005	848	0	3,604	**8,456**
Total	**15,000**	**15,000**	**15,000**	**15,000**	**60,000**

Detailed Methodology For Calculations

- For high-opportunity areas, high-frequency transit and Imagine Austin areas, gentrifying areas:
  - Subtracted parks, green space, preserves as well as airport from total "area" included in calculations for each Council District

Park Land, Conservation Land, and Airport

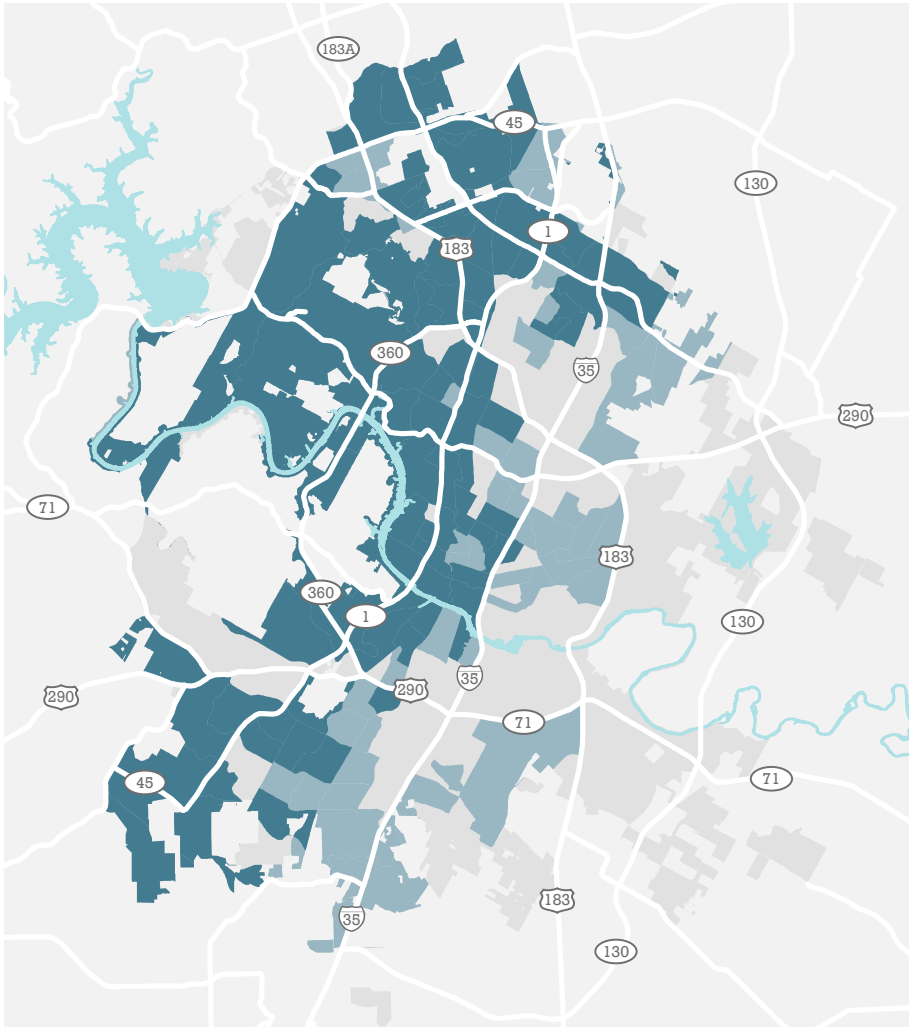


Source: City of Austin.

Detailed Methodology For Calculations

- 25% high opportunity areas:
  - 15,000 units allocated across districts according to their total land area share
  - Mapped Opportunity360 data by Census tract at regional scale.
  - Clipped out non-City tracts.
  - Calculated the median value for each Opportunity360 index within the City.
  - Created nine new GIS attribute table fields that categorized whether a certain tract was above or below the median for the City-only tracts for each of the Opportunity360 indices.
  - Summed the total for each census tract over all nine indices. High-Opportunity = six or more

High-Opportunity Areas in Austin



Source: Enterprise Opportunity360 Index, Downloaded March 28, 2018.

Detailed Methodology For Calculations

- 25% high frequency transit or Imagine Austin centers/corridors (merged):
  - 15,000 units allocated across districts
  - Data was provided by Capital Metro showing current and future high-frequency transit routes ("future" improvements within the data were implemented in 2017).
  - Imagine Austin Centers and Corridors data was provided by the City of Austin.
  - A buffer of ¼ mile was instituted on the high-frequency transit dataset.
  - A buffer of ½ mile was instituted on the Imagine Austin Centers and corridors dataset.
  - A geographic merge of the two data sets defined the total area within ¼ mile of a high-frequency transit corridor, within ½ mile of an Imagine Austin center or corridor, or both.

Detailed Methodology For Calculations

- 25% gentrifying areas:
  - 15,000 units allocated across districts according to their total land area share of the below area (minus parks, green space, airport)
  - Used final data from the University of Texas Gentrification Study conducted for the City and the Anti-Displacement Task Force.
  - Areas identified as "gentrifying" include all those categorized as Early through Continued Loss by the University of Texas methodology.

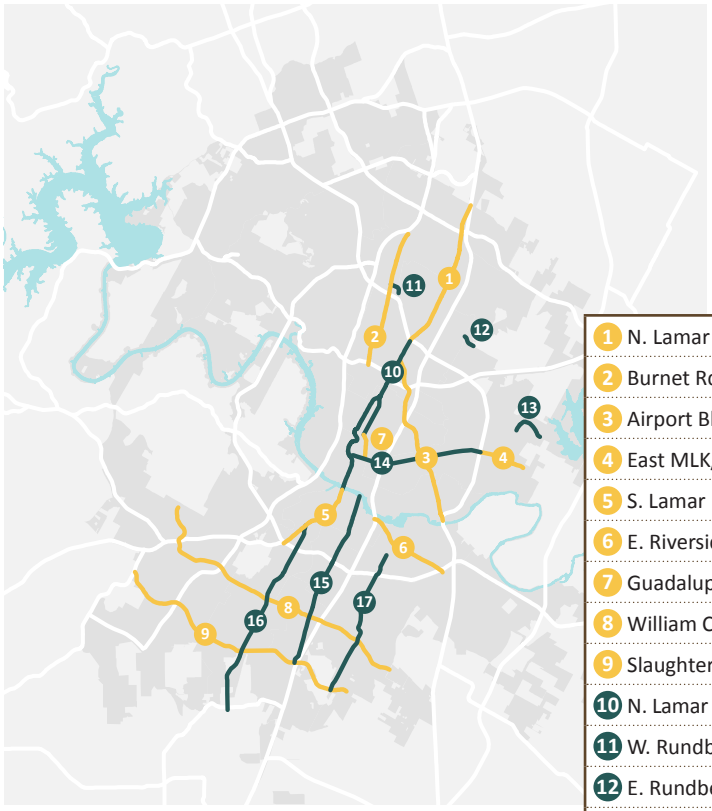
Detailed Methodology For Calculations

- 25% geographic dispersion of subsidized housing:
  - 15,000 units allocated across districts based on desire to ensure all districts are contributing to subsidized housing needs and to minimize concentration of poverty.
  - Add total existing affordable units with the 60,000 new units called for by the Strategic Housing Blueprint. Assume that each of Austin's 10 Council Districts should have a goal of one-tenth of these units if we were to maximize geographic dispersion (goal of 4971.2 units).
  - Districts 1, 2, and 3 exceed these goals so should not get more units because that would only exacerbate uneven distribution.
  - Distribute a share of the 15,000 total "geographic dispersion" units to other districts based on how far their existing unit count is from the goal.
  - The total shortage of units is greater than the 15,000 total units we have to distribute.
  - Therefore, we determined the percentage of the total shortage each district contributes to (how "short" is each district compared to the desired 4971.2 units?) and used this number to distribute the 15,000 units allocated to minimize Geographic Dispersion across districts.

CORRIDOR GOALS

The Corridor Housing Preservation Tool:

- Was developed with rapidly developing or gentrifying metropolitan areas in mind.
- Is intended to help incorporate affordable housing in community and economic development, housing, and transportation planning efforts.
- Provides a way to analyze the stock of affordable, rental housing units that contribute to the supply of housing for low income populations.



The tool addresses three key questions:

- How much transit access to jobs does a corridor provide to low income residents?

$$\left(\frac{\text{Low and medium wage jobs in corridor transit shed}}{\text{Total jobs in corridor transit shed}}\right) * \left(\text{Average accessible jobs within a 45 minute transit trip}\right)$$

- How many affordable rental units are vulnerable to redevelopment?

$$\frac{\text{Total estimated affordable rental units - Affordable units with protected subsidies}}{\text{Corridor buildable area}}$$

- How intense is the development pressure?

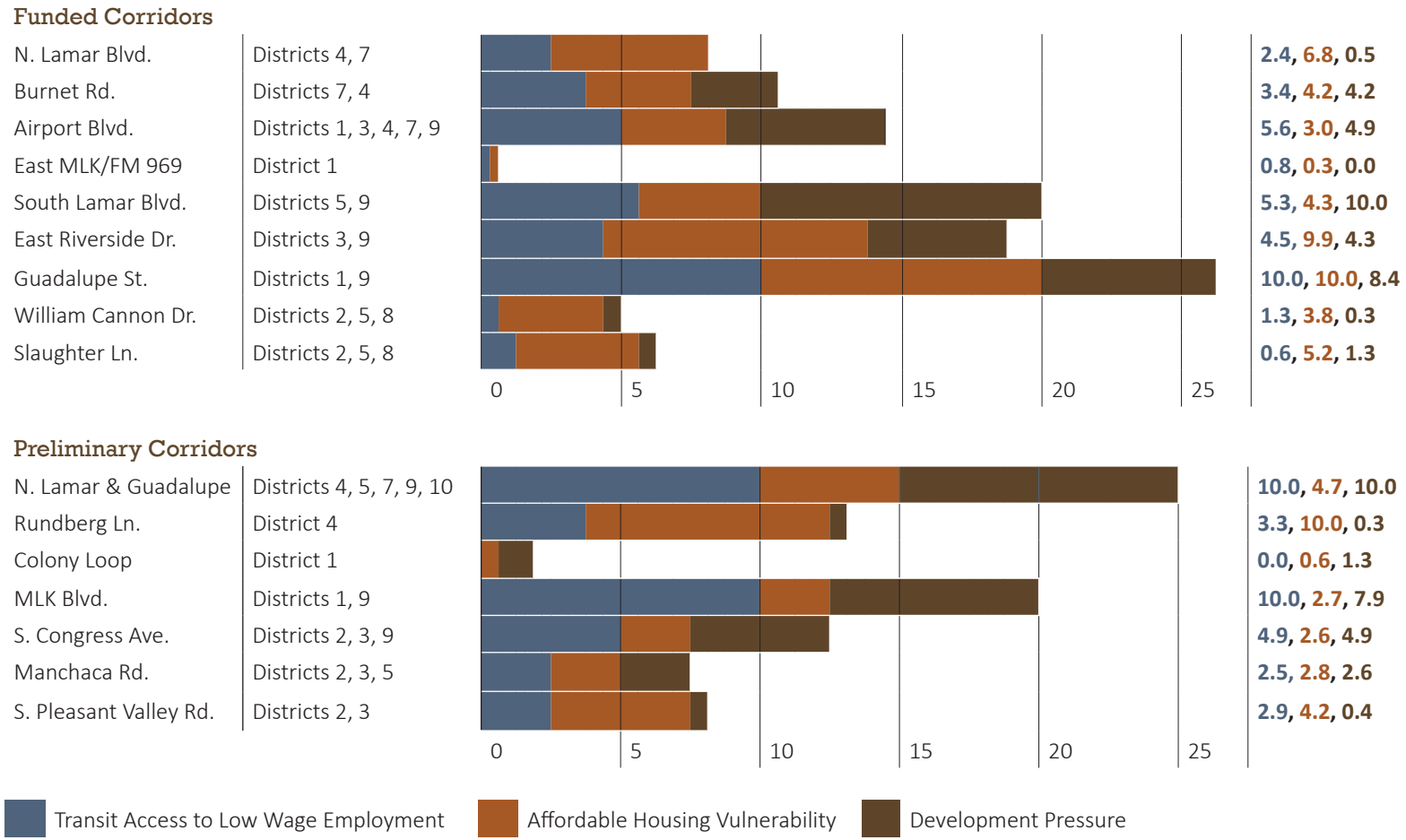
$$\frac{\text{percentage of multifamily land area predicted to redevelop in the next five years} * \text{the current value of redevelopment activity}}{\text{area of the corridor}}$$

By addressing these questions, local governments can make informed decisions about where and how to focus efforts to provide and protect affordable housing.

METHODS AND DATA

- Tool incorporates data from census block groups, EPA's Smart Location Database, Census Longitudinal Employer-Household Dynamics, the National Housing Preservation Dataset, and other local data like land use, and development permits.
- Uses readily available data sources, which means that the analysis can be easily updated as conditions change or added for new areas.
- In the end, the tool provides a summary "index" value for each of the indicators, where you can see how they interact with each other. The scale is from 1 to 10 for each one, with 1 = low and 10 = high.

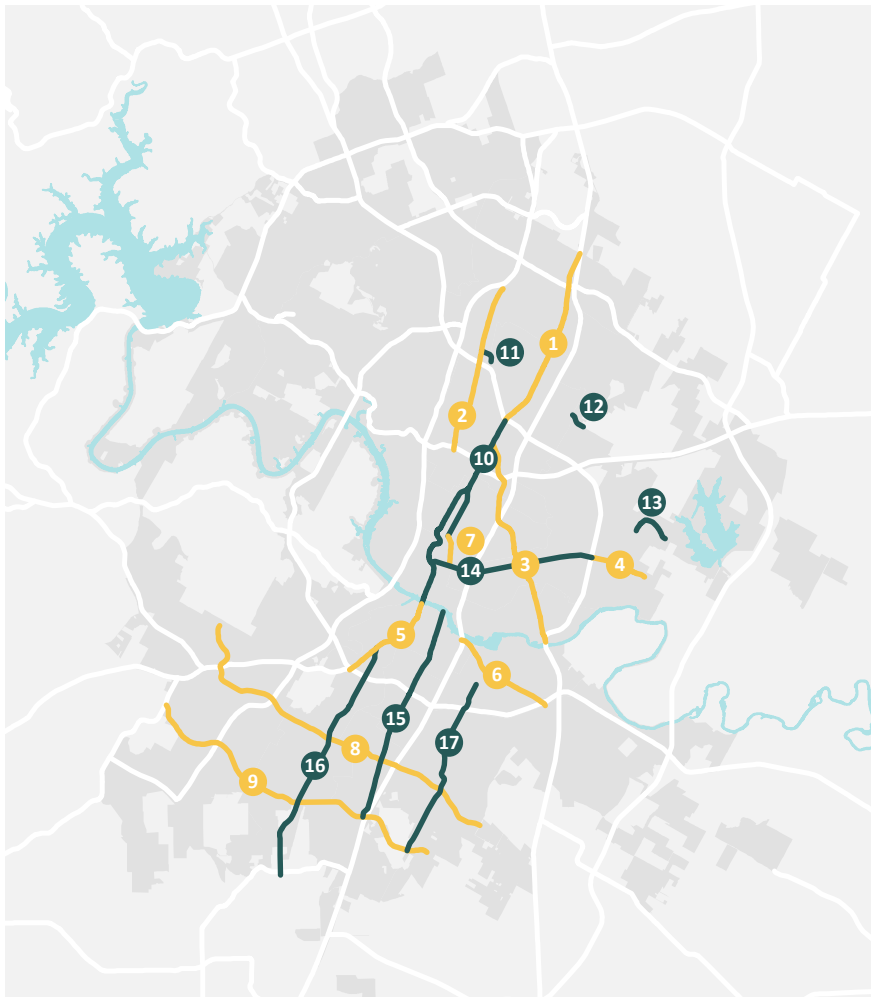
METHODS AND DATA



METHODS AND DATA

- Based on the Corridor Preservation Tool analysis, the Strategic Housing Blueprint Implementation team has also defined goals for producing and preserving affordable units at **80% MFI and below** within ½ mile of the 2016 Mobility Bond Corridors.
- These corridors constitute 31% of the total length of all Imagine Austin Corridors, and should therefore absorb **31% of the City's housing goal for the areas within ½ mile of Imagine Austin corridors.**
- **Production goals were defined by prioritizing areas with low development pressure** where the cost of land is feasible to purchase, while **preservation goals were defined by prioritizing areas with high development pressure.**
- Adjustments were made for the length of each corridor, and feasibility was checked based on the number of developable acres and the number of vulnerable affordable units near each corridor.

CORRIDOR GOALS



Corridor-Level Goals for Production and Preservation		
Corridor	**District(s)**	**Goal for Producing and/or Preserving Units at 80% MFI and Below**
1 N. Lamar Blvd.	4, 7	**1,326**
2 Burnet Rd.	7, 4	**1,098**
3 Airport Blvd.	1, 3, 4, 7, 9	**1,102**
4 East MLK/FM 969	1	**849**
5 S. Lamar Blvd.	5, 9	**424**
6 E. Riverside Dr.	3, 9	**1,144**
7 Guadalupe St.	1, 9	**484**
8 William Cannon Dr.	2, 5, 8	**1,884**
9 Slaughter Ln.	2, 5, 8	**1,706**
10 N. Lamar & Guadalupe St.	4, 5, 7, 9, 10	**1,012**
11 12 W. & E. Rundberg Ln.	4	**1,001**
13 Colony Loop	1	**940**
14 MLK Blvd.	1, 9	**766**
15 S. Congress Ave.	2, 3, 9	**1,147**
16 Manchaca Rd.	2, 3, 5	**1,411**
17 S. Pleasant Valley Rd.	2, 3	**1,360**

QUESTIONS AND COMMENTS

1. Are we double counting high opportunity and geographic dispersion?

- Methodology includes both high opportunity areas and geographic dispersion as 25% contributors to each District goal.
- Locating affordable housing in high-opportunity areas to give people access to resources, and wanting to geographically disperse it to avoid concentrating poverty, are **fundamentally both values that the City holds**.
- At a more data-centric level, it makes sense to keep the high-opportunity and geographic dispersion variables separate because it's **easier to measure, update, and visualize improvement** if they stay separate.
- High-opportunity can be updated as the Opportunity360 database is updated. NHCD can also easily measure and show how new developments are or are not geographically dispersed from existing developments.

2. How did we account for parks and open space when setting Council District Goals?

- City parks, Travis County parks, Balcones Canyonlands Preserve, Water quality protection zones, and the airport were subtracted from the potential "area" for area-based variables in each Council District.
- This includes high opportunity "area" in each District; "area" near high frequency transit and Imagine Austin centers in each District; and gentrifying "area" in each District.
- Geographic dispersion is not an area-based variable and therefore area was not factored into this calculation -- it is simply based on the number of existing affordable units in each District.

3. Are we skewing more housing units along longer (distance) transit routes vs. higher capacity/transit supportive land uses closer in?

- High-frequency transit and Imagine Austin areas both have some locations that are located toward the outer areas of the City because they are working to accommodate future growth. This is a feature and not an unintended consequence of these plans -- the City is growing and our housing options need to grow with it. Why does this calculation outperform others?
- Consistent with Officially Adopted Plans (Connections 2025, Imagine Austin)
- Transit-Supportive Areas are Well Represented
- Opportunities for Strategic Land Acquisition

4. Why are the numbers lower in districts 9, 5 and 4 areas closer in and along the spine of our core transit system?

- With area-based calculations, smaller districts tend to receive fewer units because there are just fewer potential acres of land where these units can be built.
- We believe that the calculations are ambitious enough that every council district will need all the resources that can possibly be mustered, and more than we have now, in order to meet these goals and create a total 60,000 affordable units.

5. How are we balancing gentrifying areas (displacement) and high opportunity areas (integration)?

- This analysis intentionally factors in displacement and gentrifying areas as a key factor in the analysis. Gentrifying areas are allocated 25% of the total units (15,000 units) outright.
- Many of these areas are also included in the high-frequency transit and Imagine Austin areas for additional units.
- NHCD continues to push for a balanced strategy that preserves and builds new affordable units in gentrifying areas, while also locating new units in high-opportunity areas with strong access to resources.

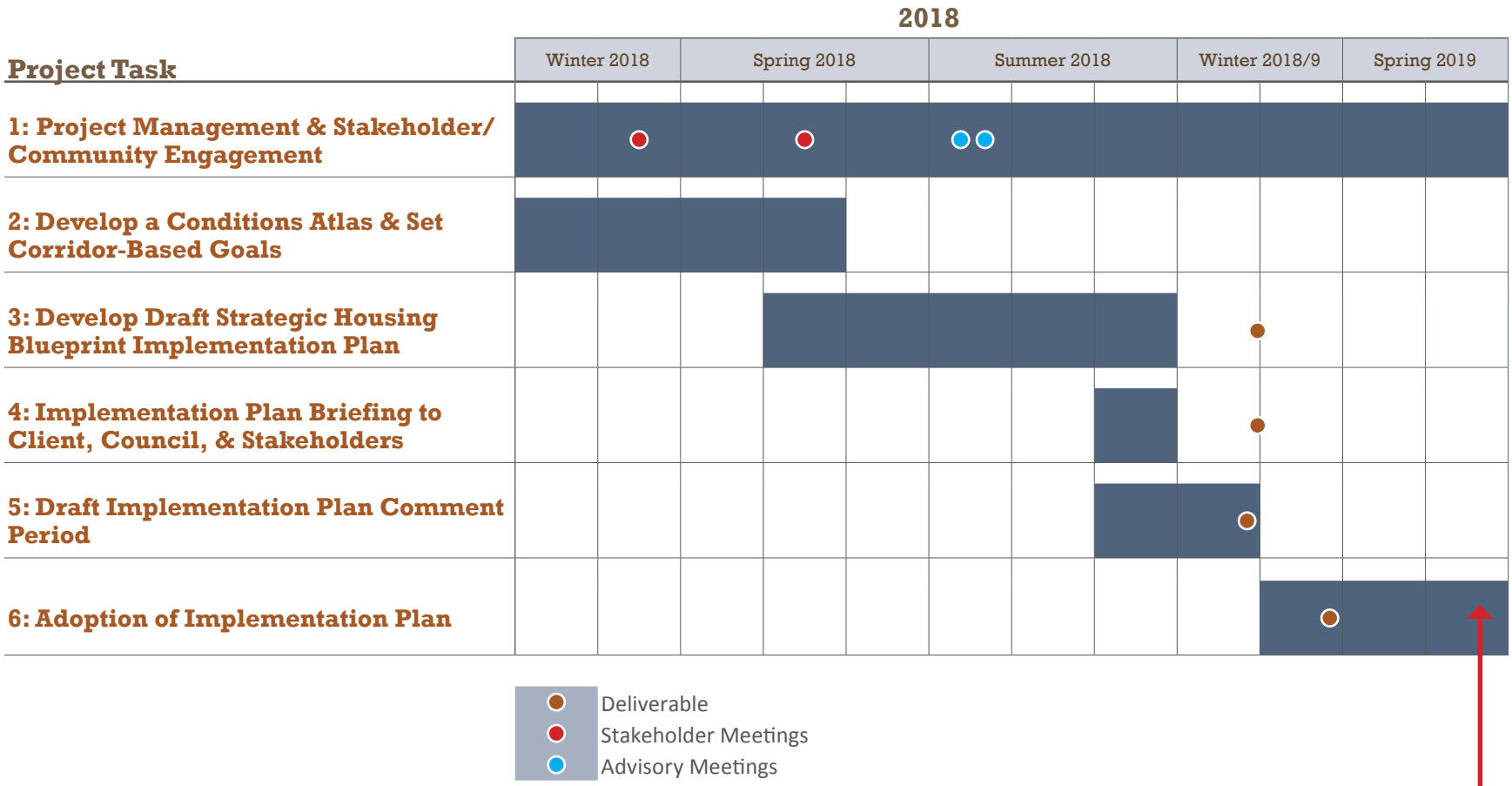
IMPLEMENTATION PLAN OVERVIEW

WHY THIS IMPLEMENTATION PLAN?

Create actionable strategies to address the issues identified in the Imagine Austin and Strategic Housing Blueprint plans, including:

- **Few affordable housing units** in high-opportunity areas.
- **Rental gap** for households earning $25,000 or less per year.
- **Rising housing prices** in Austin's urban core that are causing **displacement of existing residents.**
- **Need to limit urban sprawl** by concentrating new development in key centers and corridors.

IMPLEMENTATION PLAN TIMELINE



IMPLEMENTATION PLAN PROCESS

15 stakeholder meetings in Spring 2018 with numerous housing stakeholders in discussing all of the Blueprint recommendations and the Atlas and Corridor Analysis methodologies.

- COA Neighborhood Housing and Community Development
- COA Planning and Zoning
- COA Economic Development
- COA Transportation
- COA Corridor Program Office
- COA Equity Office
- COA Intergovernmental Relations
- COA Office of Real Estate Services
- COA Commission on Seniors
- COA Code Department
- COA Public Works
- COA Telecommunications and Regulatory Affairs
- UT Austin, Law and Community and Regional Planning
- Cap METRO
- Bank of America
- Community Wheelhouse
- Community Advancement Network
- Meals on Wheels
- Central Health
- Guadalupe Neighborhood Development Corporation
- Six Square
- Austin Chamber of Commerce
- Travis County
- CAP COG
- Foundation Communities
- ECHO
- Housing Works
- Austin Habitat
- Home Builder Association of Greater Austin
- Austin UP
- Legal Aid/BASTA
- Austin Tenants Council
- Caritas of Austin

IMPLEMENTATION PLAN PROCESS

Two Advisory Group meetings in Summer 2018 allowed the Blueprint team to drill down on critical action items that require extensive collaboration between City departments and public-sector agencies.

- COA Neighborhood Housing and Community Development
- COA Planning and Zoning
- COA Financial Services Department
- COA Development Services
- COA Law Department
- COA Corridor Program Office
- COA Economic Development Department
- COA Real Estate Department
- COA Office of Sustainability
- Capital METRO
- COA Transportation Department
- COA Public Health

STAKEHOLDER FEEDBACK: THEMES

- Geographic numerical goals are critical.
- Land Development Code revisions are essential.
- S.M.A.R.T. Housing also needs re-invigoration.
- Land is precious, particularly in the urban core. Maximize the use of publicly-owned properties for affordable housing. Begin land banking in future areas of growth.
- Policy and program recommendations must be legally feasible and vetted .
- City staff must have adequate support and time to build partnerships.
- A wide-ranging funding framework will be necessary to meet Blueprint goals for households at 80% MFI and below.