



**HOUSING &  
PLANNING**

# Housing Affordability Overview & Briefing

Arts Commission

September 19, 2022

# Content

- Overview of HPD
- Strategic Housing Blueprint
- Housing Investments
- Displacement Prevention
- Discussion



# City of Austin Housing and Planning



# Housing and Planning Department

**Mission:** The Housing & Planning Department partners with the community to shape a more equitable Austin and to prevent the displacement of people and services, using planning disciplines and affordable housing resources.

## **Goals**

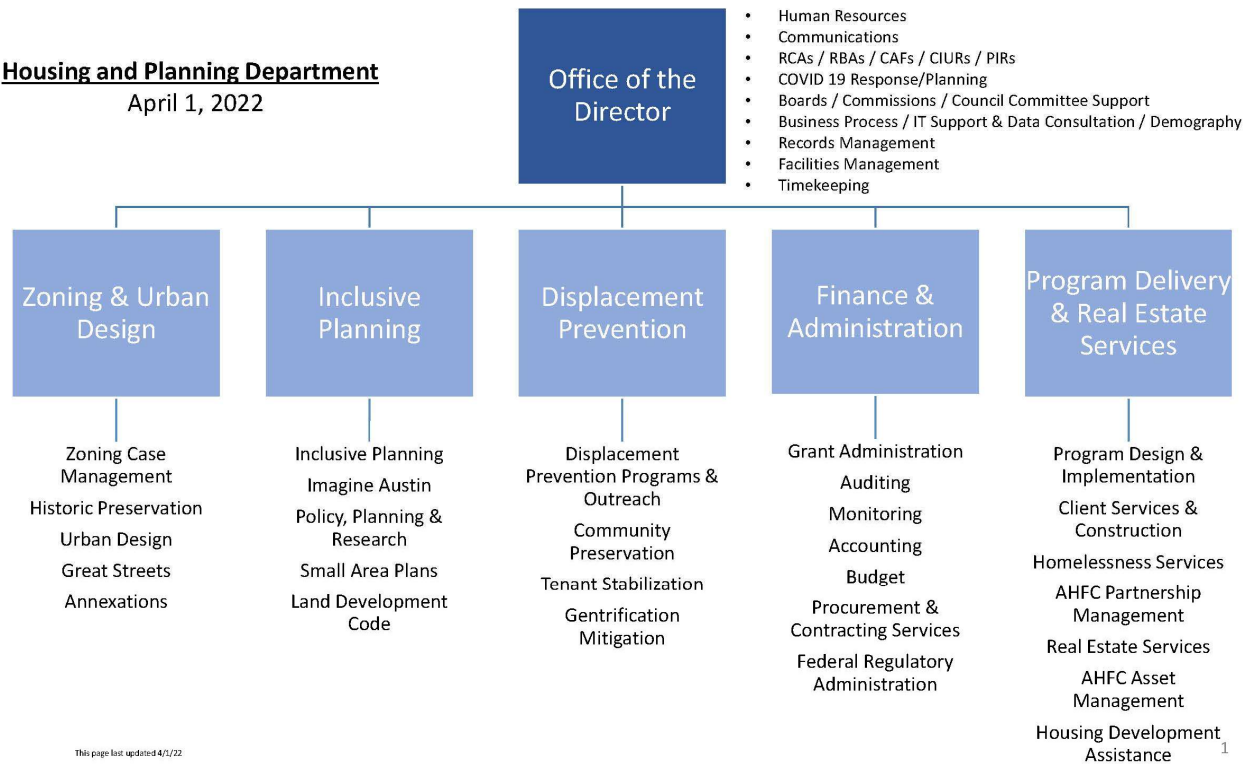
- Create people centered plans and policies to support pedestrian oriented places that promote transit, jobs, and affordable housing opportunities
- Facilitate long-range planning opportunities to promote the creation of walkable, mixed-use, and mixed-income communities
- Collaborate with community members to honor and learn from Austin's distinctive physical and cultural qualities to help sustain a multi-ethnic city
- Prevent displacement of renters by providing tenant stabilization resources
- Address housing challenges in Austin by creating and preserving affordable housing units especially in high opportunity and gentrifying areas
- Transform community engagement processes to yield more inclusive, equitable, and effective outcomes for people of color, low-income persons, and renters
- Identify and address systemic municipal racial bias and discrimination in housing and planning by focusing programs, plans, and projects to benefit historically excluded communities



# Housing and Planning Department

## Housing and Planning Department

April 1, 2022



This page last updated 4/1/22



# Austin Strategic Housing Blueprint

# Austin Strategic Housing Blueprint (2017)

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- Goals:
  - **Disperse** Affordable Housing to all 10 Districts
  - **Create** 60K Units of Affordable Housing across 0% - 80% Median Family Income
  - **Count & track** all new and existing housing
  - **Develop** along Imagine Austin Centers/Corridors & near High Opportunity Areas
  - **Preserve** 10K Affordable Housing Units
  - **Create** Permanent Supportive Housing and Continuum of Care Units for people experiencing homelessness

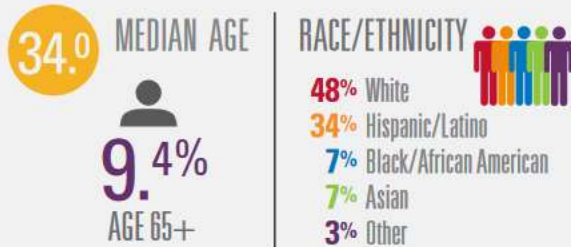




# AUSTIN AT A GLANCE

AFFORDABLE  
HOUSING 2021

## DEMOGRAPHICS



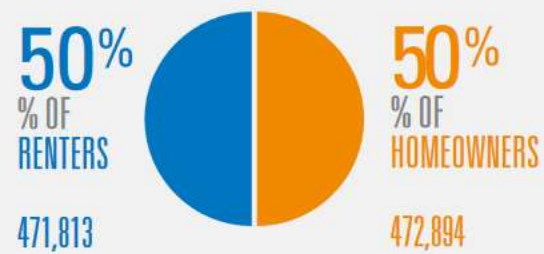
## SUBSIDIZED HOUSING



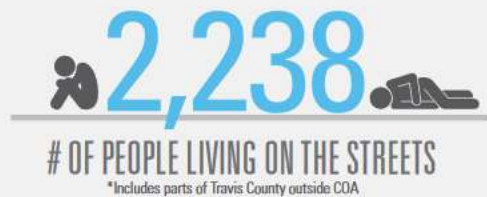
## COST OF LIVING



## RENTER VS. OWNER



## HOMELESSNESS



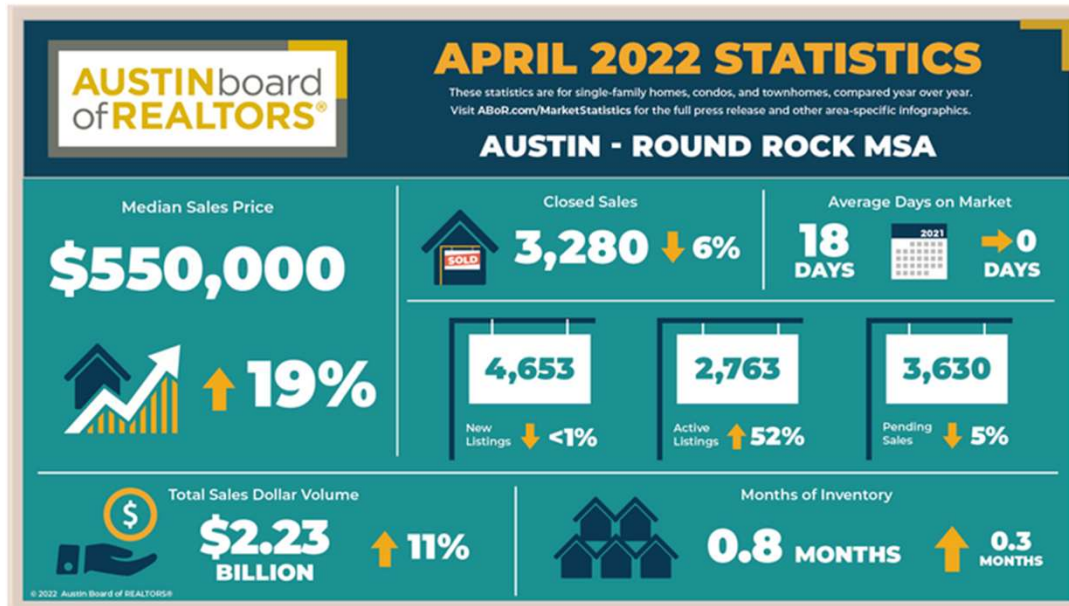
## POVERTY RATE



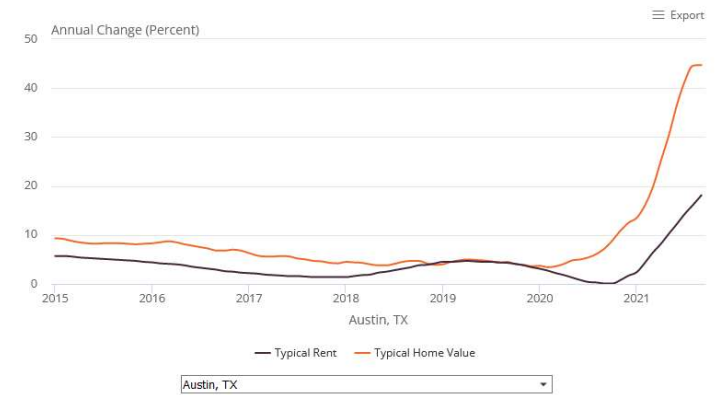




# Housing Market Conditions (2022)



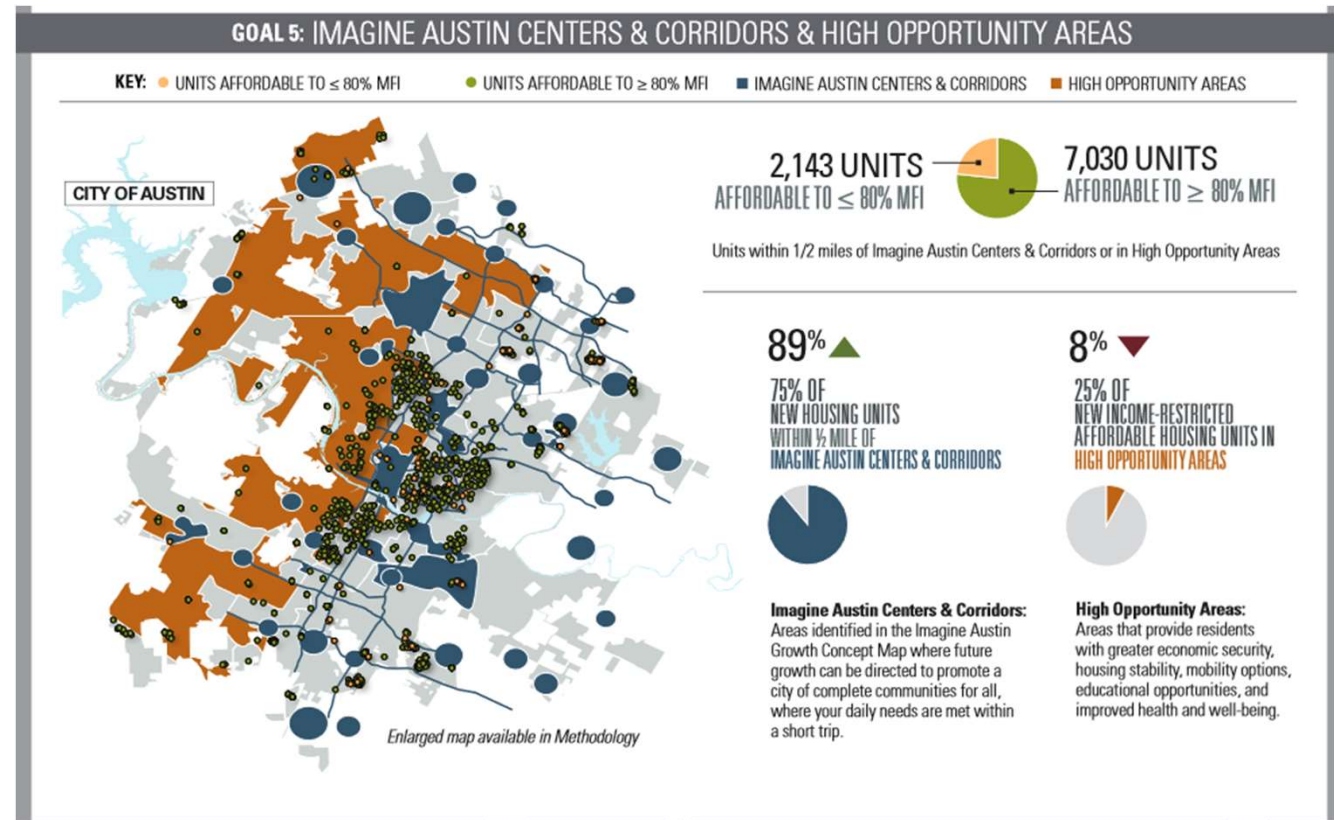
RENTS ARE RISING IN MOST MARKETS, BUT HOME PRICES ARE RISING EVEN FASTER





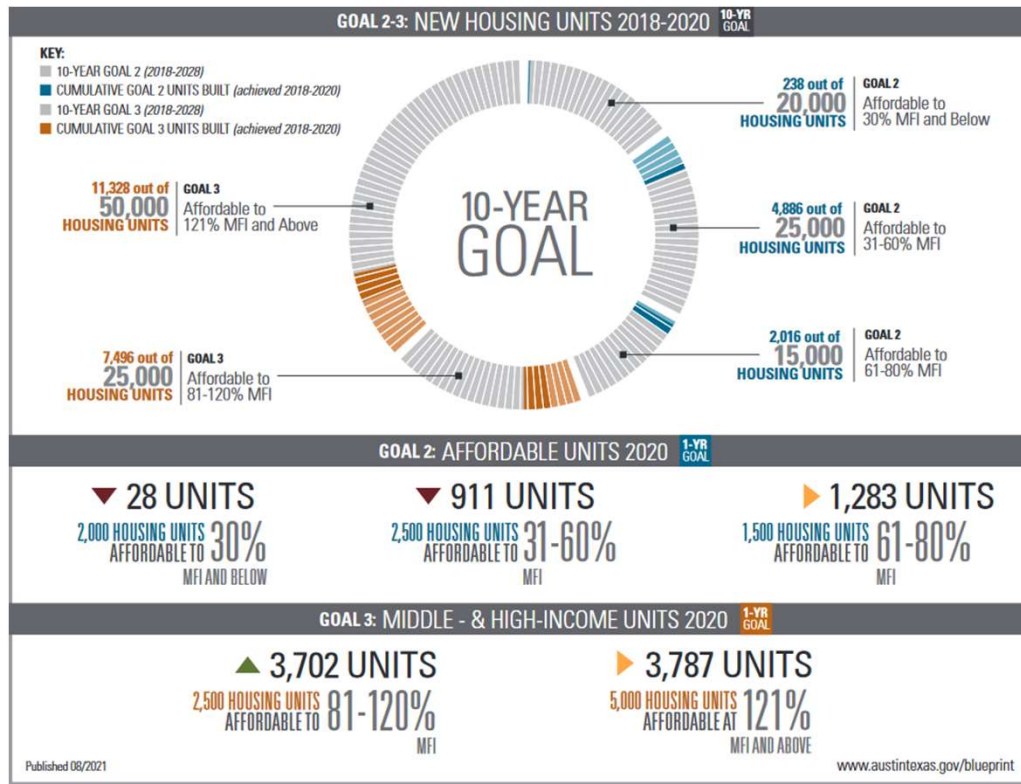
# Blueprint Scorecard

## 2020 Housing Blueprint Scorecard





# 3 Year Blueprint Progress



Progress 60%+ MFI


Significant Work  
Remains (60% MFI and  
below)



# Housing Investments



# Proposition A 2018 Bond Ballot Language




## Proposition A: Affordable Housing

Proposition A Total: \$250 million

This proposition would provide funding for the creation, rehabilitation, and retention of affordable rental and ownership housing.

The types of projects and programs to be undertaken as part of this bond proposition, if approved, may include, but are not limited to, the following:



## 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

## 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.

# 2018 Affordable Housing Bond Spend Plan

Project Name	FY18-19	FY19-20	FY20-21	FY21-22	FY22-23	Total
Prop A- Affordable Housing						
Land Acquisition	\$ 20 million	\$30 million	\$30 million	\$20 million	-	\$100 million
RHDA	\$16 million	\$18 million	\$20 million	\$20 million	\$20 million	\$94 million
OHDA	\$4 million	\$6 million	\$6 million	\$6 million	\$6 million	\$28 million
Home Repair	\$2 million	\$5 million	\$6 million	\$7 million	\$8 million	\$28 million
	\$42 million	\$59 million	\$62 million	\$53 million	\$34 million	\$ 250 million

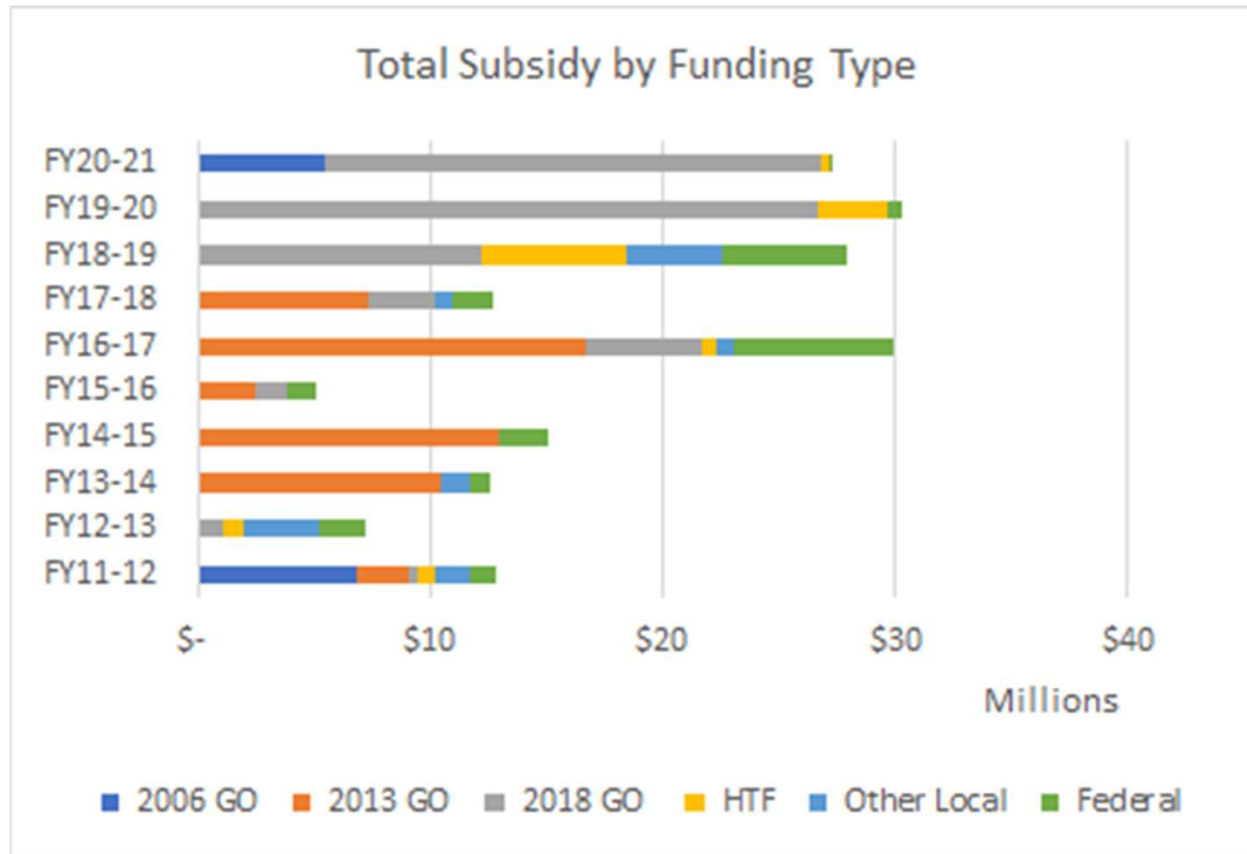


# Investment by Funding Type FY11-12 – FY20-21

AHFC Investment  
>\$181 million

75% from GO Bonds

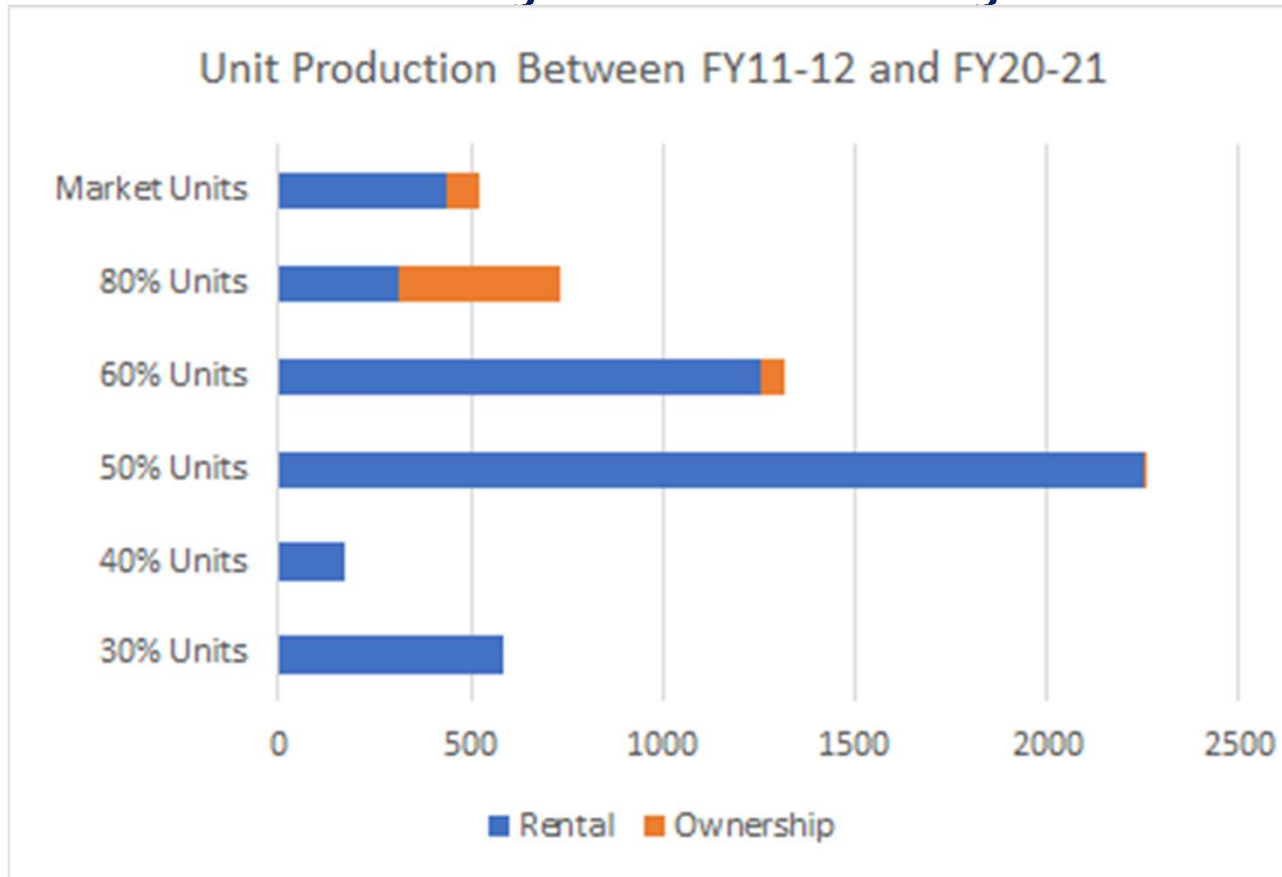
5,000+ income  
restricted units







# Investment by Affordability Level

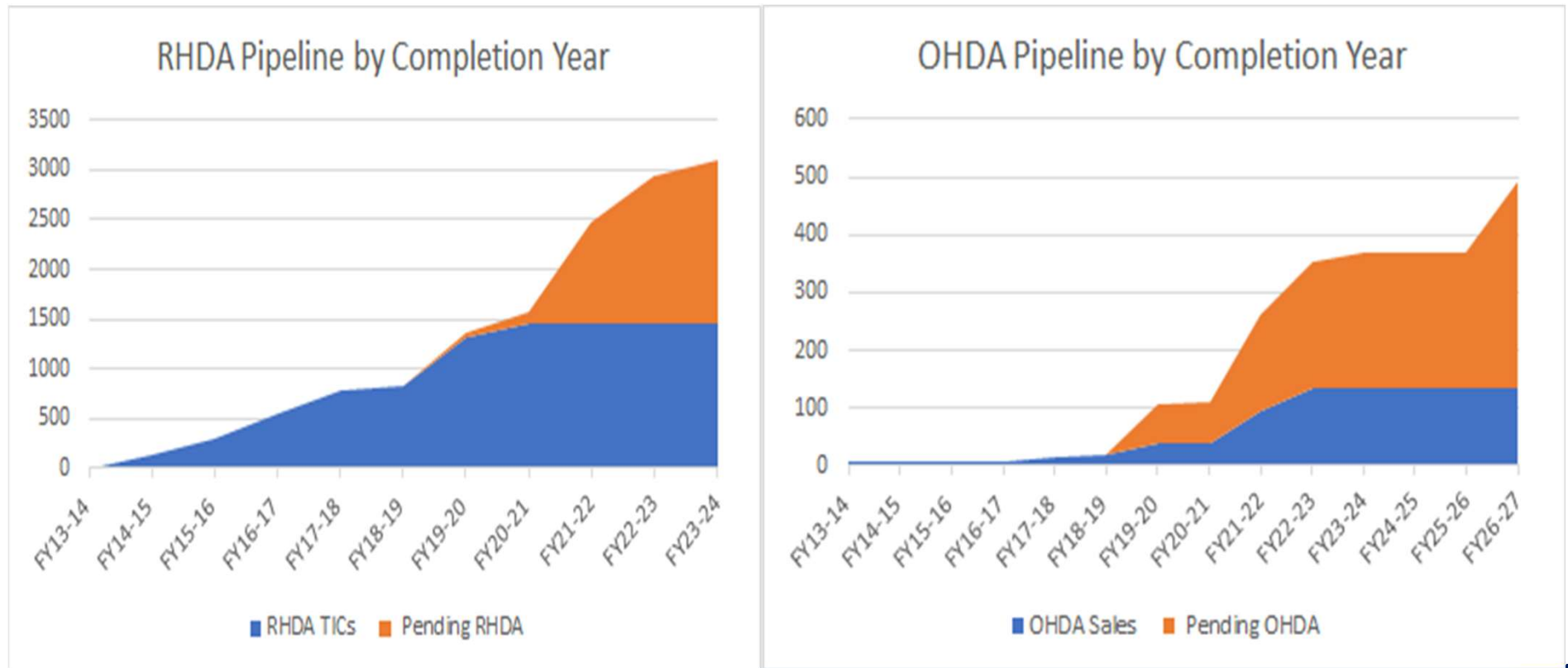


3,000+ units below  
50% MFI





# Production Pipeline by Year of Estimated Completion



# 2018 Affordable Housing Bond Investments

- Vi Collina – AHFC Partnership
- Oltorf at Pleasant Valley
- Partnership with O-SDA
- 170 units – 71 < 50% MFI
- 100% Affordable
- 81 – 2BR units
- 41 – 3BR units
- Opened Spring 2022







# AHFC Land RFP

- Norman Crossing
- Approximate 9-acre site next to Norman-Sims Elementary
- Purchased from Austin ISD
- Partnership with Foundation Communities and Guadalupe Neighborhood Development Corporation
- 140+ unit Rental Housing (including 1-, 2-, 3-, and 4-bedroom units)
- Onsite Learning Center
- 30 Townhomes and Duplexes (Ownership)





# AHFC Land RFP

- Seabrook Square
- Approximate 3-acre site in the MLK neighborhood, next to Mueller
- Assembled with purchases from City of Austin and private landowner
- Partnership with Capital A (local developer) and NHP (national developer) and Integral Care (local mental health authority)
- 202 unit Rental Housing (including 1-, 2-, 3-, and 4-bedroom units) and 60 studio units for PSH/COC development
- 10 Live+Work units for local, East Austin artists, partnering with SixSquare to affirmatively market the units and to curate art throughout the development
- Café and art house, partnering with Origin Studio House
- Murals and community events provided by Raasin in the Sun



# AHFC Land RFP

- Live Make Apartments
- In East Austin off Tillery Street
- Ground Lease and Financing to MRE Capital and Imagine Art
- 66 units – 40 units < 50% MFI
- 100% Affordable
- PARD acquired 2+ acres to preserve Pecan Orchard
- Imagine Art Studio Space:
  - 1,100 sqft gallery
  - 400 sqft painting studio
  - 1,600 sqft ceramic studio
  - 2,000 sqft kitchen+dining



# AHFC Land / Asset Holdings

- 50+ acres of land (and growing)
- Goal of 4 developments initiated per year
- Currently focused on Project Connect train lines



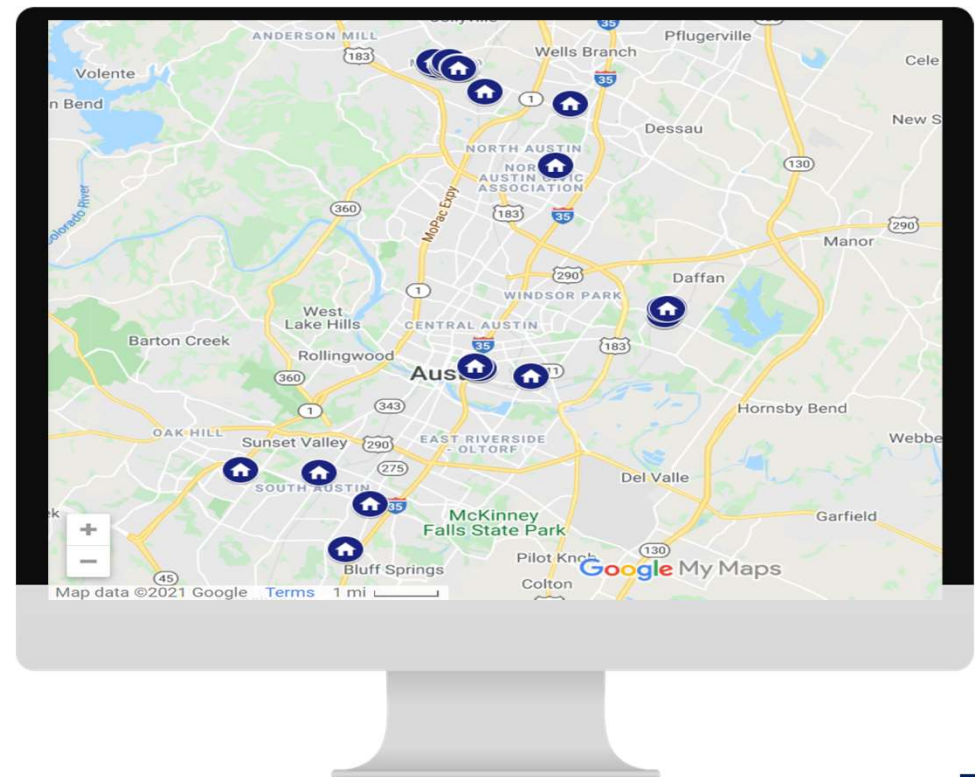
11225 Pecan Park Boulevard – 3.94 acres  
Candlewood Suites – 10811 Pecan Park Boulevard  
Texas Bungalows – 13311 Burnet Road  
1114 Kramer Lane – 3.15 acres  
Country Inn and Suites – 7400 NIH 35  
3511 Manor Road – 0.45 acres  
2201 Grove Boulevard – 18.48 acres  
6200 Manchaca Road – 4.93 acres  
5900 S Pleasant Valley Road – 5.30 acres  
4011 Convict Hill Road – 2.99 acres  
1212 W Slaughter Lane – 4.75 acres  
9006 Cullen Lane – 8.78 acres



# Community Land Trust – CLT



- AHFC CLT Portfolio
- 15 Occupied CLT Homes
- 29 Homes in Pipeline
- Preference Policy Launch
- Lottery June 2022
- <https://www.aclt-homes.org/>











## HOUSING & PLANNING

**NOW AVAILABLE! 1018 Linden St.**







Property ID: 772047  
Bedrooms: 3  
Home Size: 1196 sq f

Application deadline  
Thursday, June 30.

[See full details](#)

**Coming Soon**







Property ID: 273234  
Bedrooms: 3  
Home Size: 1,389 sq

Coming Soon

[See full details](#)

**Coming Soon**



Property ID: 273238  
Bedrooms: 3  
Home Size: 1414 sqft

Coming Soon

[See full details](#)



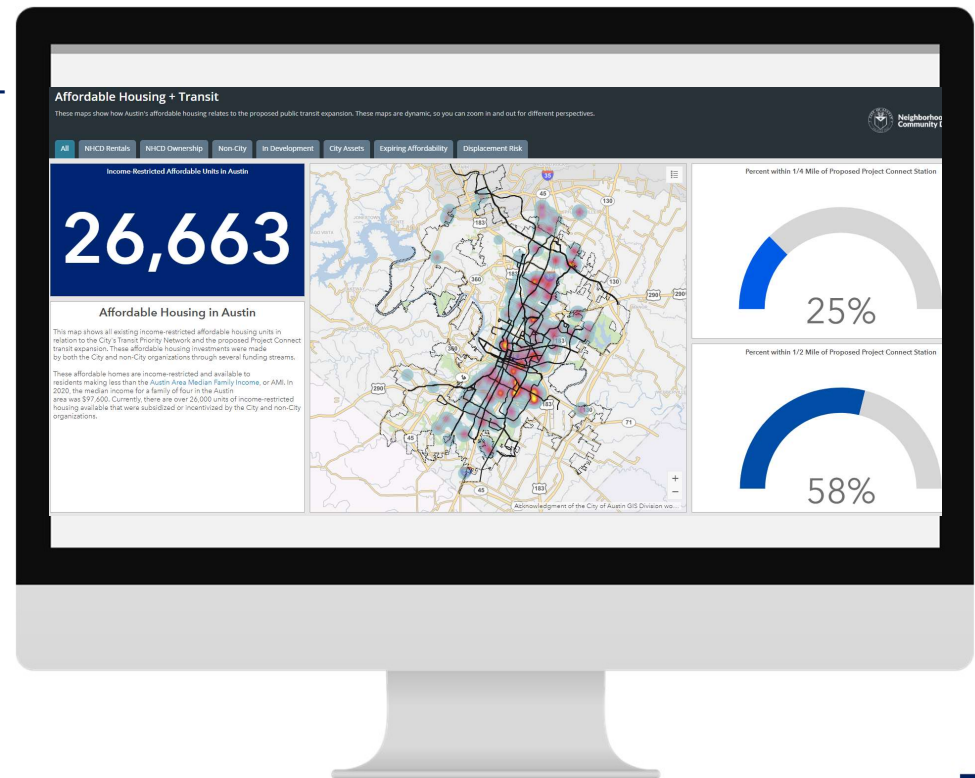
# CLT Homes






# Affordable Housing + Project Connect

- The [Affordable Housing + Project Connect Map](#) shows all existing income-restricted affordable housing units in relation to the City's Transit Priority Network and the proposed Project Connect transit expansion.
  - Rental
  - Ownership
  - Non-City
  - In Development
  - City Assets
  - Expiring Affordability
  - Displacement Risk





# Displacement Prevention

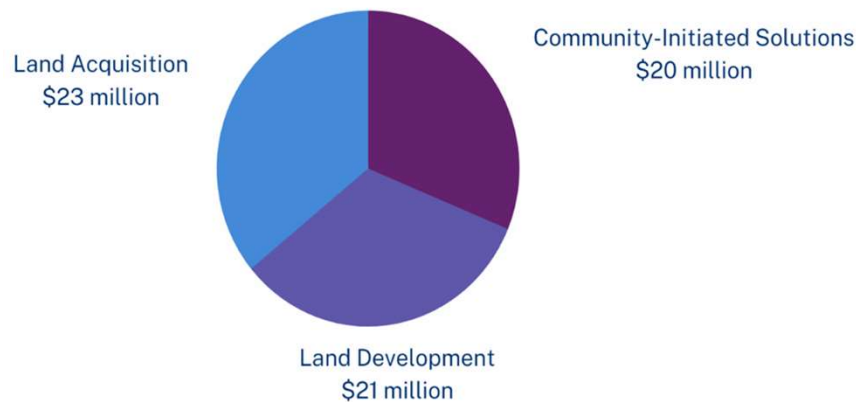


## Program Highlights – Displacement Prevention

- Project Connect Anti-Displacement Funding
  - \$300 Million
  - Community Catalyst/Racial Equity Tool
  - Community Advisory Committee
  - Investments Focus Area
- Tenant Stabilization
  - Renters' Rights Assistance Program
  - Emergency Rental Assistance
  - “AHOST” – online affordable housing inventory



# Project Connect - Anti-Displacement Funding



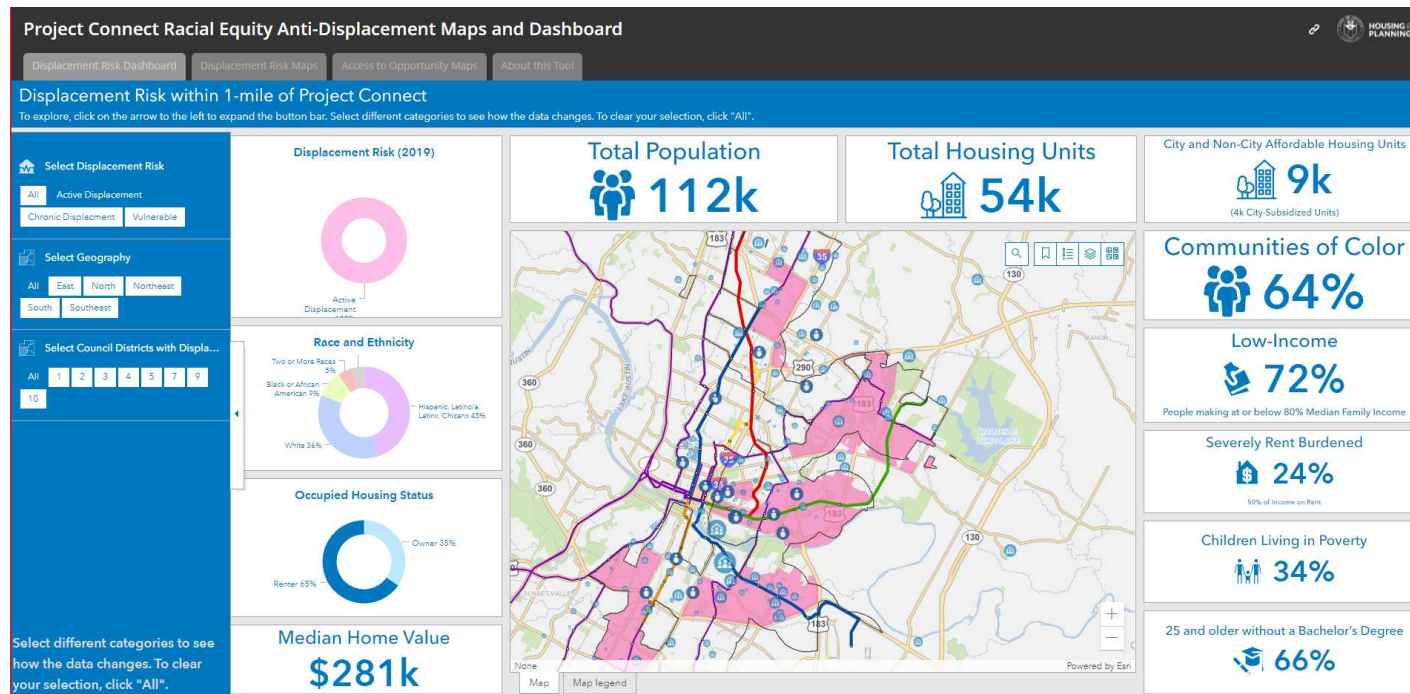
Anti-Displacement dollars will be spent over the course of 13 years, guided by the Project Connect Community Advisory Council. In January 2022, The Housing and Planning Department at the City of Austin announced the plan for the first \$65 million.

## Investment Timeline

	Fiscal Year	Amount
Years 1-3 \$100 Million	2020-21	\$23 million
	2021-22	\$42 million
	2022 - 23	\$35 million
Years 4-8 \$100 Million	2023-24	\$20 million
	2024 -25	\$20 million
	2025 -26	\$20 million
	2026-27	\$20 million
	2027-28	\$20 million
Years 9-13 \$100 Million	2028-29	\$20 million
	2029-30	\$20 million
	2030-31	\$20 million
	2031-32	\$20 million
	2032-33	\$20 million



# Project Connect - Investment Strategy



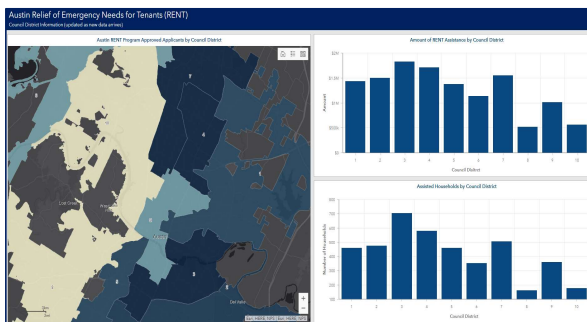


# RENT – Relief of Emergency Needs for Tenants

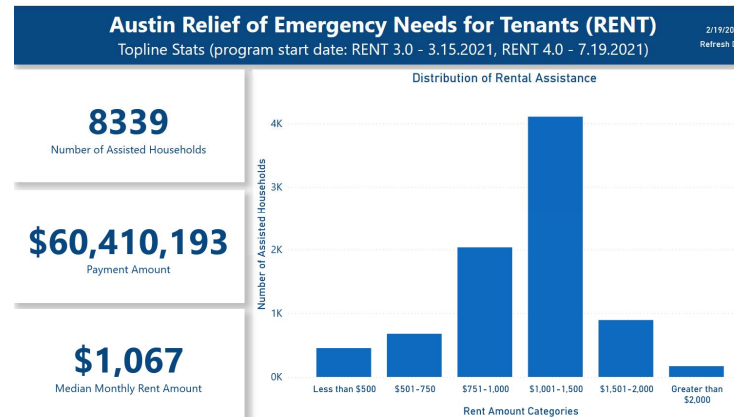
## RENT Program Overview Video



## RENT Council Dashboard



## RENT Program Progress Dashboard



## RENT Outcomes

Over 65% of families helped earned below 30% of MFI

Ethnicity Breakdown:

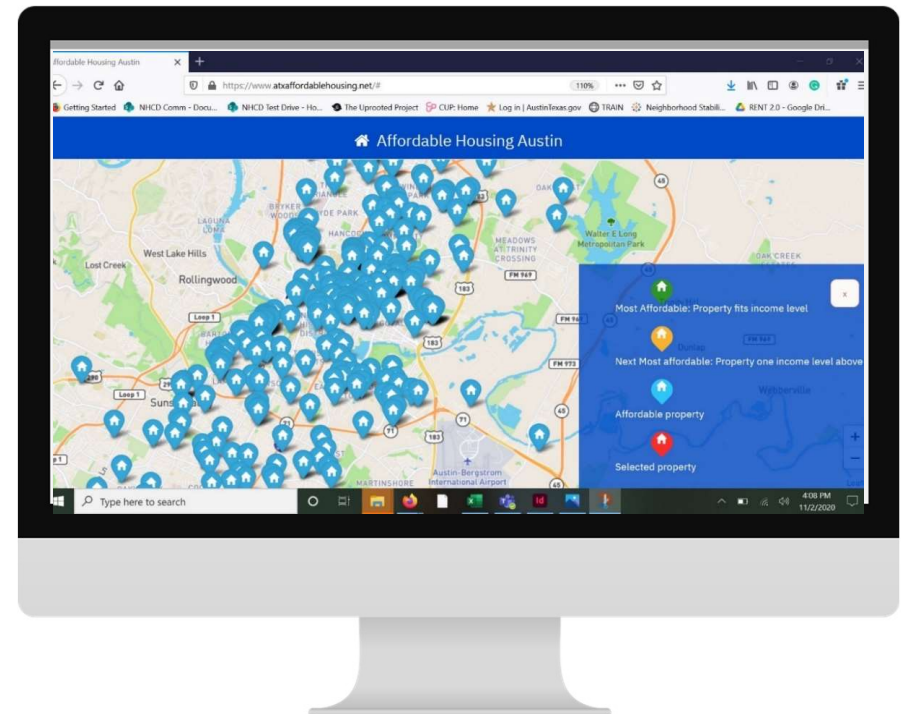
- \* 37 % Latino households
- \* 25% White households
- \* 24% Black Households

- over 1,400 identified as disabled, over 300 identified as being a veteran

# Affordable Housing Online Search Tool – **AHOST**



- Affordable Housing Online Search Tool
- Enter household income and household size to view affordable rental properties
- How-To Video





# Discussion