

## Appendix A: Methodology for Austin Housing Plan 10-Year Estimate

Tool	Housing Plan 10-Year Estimate - Affordable Units	Methodology
<b>Federal Funds</b> (Affordability Period: 10-20 Years)	328	1) Includes Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME). Program Income, Community Housing Development Organization (CHDO), and Revolving Loan excluded. 2) Assumes NHCD will dedicate \$1,032,812 per year to Housing Developer Assistance over the next 10 years. This value was calculated from the previous 5-Year Average (FY 2011-12 to FY 2015-16). 3) Assumes a <b>per unit subsidy of \$31,500</b> based on the 2013 Affordable Housing Bond Program methodology above. 3) 10-year affordability period is the minimum per federal regulations.
<b>2013 Affordable Housing Bond Program</b> (Affordability Period: 40-99 Years)	543	1) \$14 million from this fund source is projected for FY 2016-17 and \$6 million in FY 2017-18. 2) 85% is dedicated to Housing Developer Assistance (Rental Housing Development Assistance or Acquisition & Development) or \$12 million in FY 2016-17 and \$5.1 million in FY 2017-18. 3) Assumes <b>per unit subsidy of \$31,500</b> based on the average 2006 G.O. Bond per unit subsidy of \$28,234, adjusted for inflation. 4) 40-year affordability period is the minimum.
<b>Density Bonus Programs</b> (Affordability Period: 15-60 Years)	1,450	1) Includes the following density bonus programs: University Neighborhood Overlay, Transit Oriented Development, Vertical Mixed Use. Rainey excluded because it has no minimum affordability period requirement. 2) Assumes average annual production of 145 units per year based on program production between 2005 and 2015. Breakdown: 1,165 (program production) / 8 years (time period from sample) = 145 units per year. 3) Affordability periods vary, e.g. TOD = 40, UNO = 15-40, VMU = 40-60.
<b>Austin Housing Trust Fund</b> (Affordability Period: 20-99 Years)	2,165	1) FY 2016-17 will be the first year that 100% of all City property tax revenues from developments built on previously City-owned lands will go towards affordable housing. It was 40% previously. 2) Assumes \$68.2 million in Housing Trust Fund between 2017 and 2026 based on Financial Services Department estimates from December 2015. 3) Assumes a <b>per unit subsidy of \$31,500</b> based on the 2013 Affordable Housing Bond Program methodology above. 3) No minimum requirement for affordability period.

## Appendix A: Methodology for Austin Housing Plan 10-Year Estimate (Continued)

Tool	Housing Plan 10-Year Estimate - Affordable Units	Methodology
<b>NEW Affordable Housing Bond Program</b> (Affordability Period: 40-99 Years)	2,331	1) Assumes voter approval of G.O. Bond funding of \$10.8 million annually through FY 2025-26. Breakdown: \$65 million / 6 years = \$10.8 million per year. 2) 85% is dedicated to Housing Developer Assistance. 3) Assumes a <b>per unit subsidy of \$31,500</b> based on the 2013 Affordable Housing Bond Program methodology above. 4) 40-year affordability period is the minimum.
<b>S.M.A.R.T. Housing Program</b> (Affordability Period: 1-5 Years)	4,210	Calculated as follows: 4,217 reflects the total number of affordable S.M.A.R.T. Housing units in the Affordable Housing Inventory (AHI) dataset. Rental Housing Developer Assistance units excluded. The S.M.A.R.T. Housing Program was established in 2007. As such, 4,217 originates from a 10-year period. Breakdown: 4,217 (program production) / 10 years (time period from sample) = 421.7 units per year (rounded down).
<b>Strike Fund</b> (Affordability Period: 40 Years)	10,000	Estimate provided by stakeholder.
<b>Other Tools</b> (Affordability Period: 10-40 Years)	13,973	Reflects 35,000 (affordable unit goal) - 21,027 (sum of all other estimates featured). Other Tools may include, but are not limited to: Tax Increment Financing (TIFs), Homestead Preservation Districts, Planned Unit Developments (PUDs), and Expanded Density Bonus Programs.



## APPENDIX B

# Community and Stakeholder Survey Results, Outreach Materials, and Comments

### Table of Contents

<b>I.</b>	<b>Affordable Housing Online Survey Results .....</b>	<b>B-1</b>
	Executive Summary.....	<b>B-2</b>
	Email English Version.....	<b>B-10</b>
	Email Spanish Version.....	<b>B-62</b>
	Online English Version.....	<b>B-91</b>
	Online Spanish Version.....	<b>B-175</b>
<b>II.</b>	<b>Paper Survey Responses.....</b>	<b>B-204</b>
<b>III.</b>	<b>Community and Stakeholder Meeting Comments .....</b>	<b>B-221</b>
<b>IV.</b>	<b>Comparison of Responses from Statistically Valid Email Survey and Community/Stakeholder Meetings.....</b>	<b>B-238</b>
<b>V.</b>	<b>Other Input Received .....</b>	<b>B-241</b>
<b>VI.</b>	<b>Conversation Kit .....</b>	<b>B-272</b>
<b>VII.</b>	<b>Outreach Flyer .....</b>	<b>B-286</b>

# Affordable Housing Survey Results

**Neighborhood Housing and Community Development**

**Affordable Housing Survey Research**

**Executive Summary**

**April 2016**

## Executive Summary

The surveys were released in four separate methods: email in English, email in Spanish, online in English and online in Spanish. Both Spanish version surveys had only 13 responses each so cannot be used for statistical or decision-making purposes. The two English version surveys are similar across most responses with a few exceptions that will be noted below. It is important to note that the online surveys cannot be validated in terms of respondent. In other words, because the survey was open to the public and not sent to a specific recipient, the validity of the responses are not the same as those tracked to a specific IP address. While the data is valuable, it should be used in conjunction with or as a companion to the email-based survey. The email-based survey can be traced back to individual respondents within the Austin area. Each survey is provided in a separate report.

The demographics of the surveys were fairly reflective of the demographics of Austin (with the exception of a slightly higher response rate of Caucasians). The email responses are proportional to the emails available, thus the survey results can be generalizable to Austin as a whole. The online survey had slightly more females, more homeowners, and more persons in single family homes responding. These data points could impact the results of the online surveys.

The data indicates that a majority of the respondents are in agreement that people who work in Austin should be able to afford to live in Austin and that it is important that there is affordable housing in Austin. However, they are not all in agreement on the specifics of affordable housing, including how to pay for it and where it should be located. This is not an uncommon finding. We often see in the research that citizens are in support of socially-responsible and socially-minded issues but are not as willing to be financially supportive.

Differences between the email survey and the online survey can be seen in some of the specific questions in terms of where to build affordable housing and how to fund affordable housing. Again, the reader should be cautioned to use the online survey results as a companion piece to the email survey data. Because the online surveys could not be controlled, in that respondents could reply more than once or may not be from the Austin area, the data should be used as informational rather than as a decision-making tool. The data in the email surveys is based on a controlled protocol to ensure data security and validity to provide statistically valid results.

In terms of council district differences, it appears that District 4 is statistically more in favor of funding and legislation to support affordability in Austin. Districts 1 and 10 often showed less support for the need of funding and legislation to build affordable housing in Austin. Following the Survey Methodology section are the cross tabulations for questions where this type of analysis was found to be meaningful.

It is important to read the comments for the open ended responses of Questions 19 and 22. These responses can give deeper insight to the issues. However, the reader should be cautioned. The responses have been uncensored and unedited to maintain the integrity and impartiality of the data. Some readers may find the responses offensive but they are as written by the survey respondents.

Overall, citizens appear to understand the need for affordable housing in Austin. The challenge remains how to fund and where to locate.

## **Survey Methodology**

Austin Energy's Data Analytics and Business Intelligence group worked with the City of Austin's Neighborhood Housing and Community Development (NHCD) group to design and distribute a survey soliciting citizen input on affordable housing in Austin. The surveys were released in four separate methods: email in English, email in Spanish, online in English and online in Spanish.

The email campaign was sent to approximately 4,000 citizens on April 5<sup>th</sup> with the email containing an invitation to take the survey and a hyperlink unique to each email to ensure that each invitee could take the survey only one time. Staff sent 400 emails to citizens living in each of the 10 City Council districts in an effort to receive input from each district.

Considering a population of roughly 800,000 residents, and to achieve a 95% confidence level, the sample size necessary to achieve statistical significance is 384. For this survey, over 400 completed survey responses were received, exceeding the target for satisfying the statistically valid sample size. Although 400 email invitations were sent to each Council district, return rates varied by district. However, return rates were very closely proportional to the number of email addresses staff has for each district. So the districts for which staff has a larger number of email addresses saw higher rates of return which was a measured correlation.

Additionally, the data demonstrates a representation of Austin by demographics. This would indicate that the data is both statistically and representationally generalizable, meaning that the findings from the survey samples can be inferred to the population.

The cross-tabular analysis in the report breaks out responses to the housing questions in the emailed survey by individual Council district. No cross-tabular analysis was conducted on the demographic questions in the survey.

NHCD staff also posted an open link on their website open to anyone to take the survey in an effort to solicit additional input. Responses collected from those that took the survey by clicking on the link on the NHCD website cannot be tracked by Council district and also may contain more than 1 response from a single citizen. Without knowing in which Council district respondents reside, no cross-tabular analysis of responses by district was conducted on these responses.

The response rate for each of the surveys is found in Table 1 below. Reports and analysis consider responses from both completed and partially completed surveys, so the total number of responses to each question will vary. Completed answers in an incomplete survey are included to gather as much input as is possible and because the answers themselves are valid. Respondents also may have simply skipped a question which also leads to different response rates for individual questions.

Table 1. Response Rates

Survey Version	Total Completed	Partially Completed	Total
Email invite-English	421	77	498
Email invite-Spanish	10	4	14
Online open link-English	905	131	1,036
Online open link-Spanish	13	11	24

### Cross Tabulations By District

Below are the cross tabulations by district for questions that were most appropriate for this type of analysis. The mean score at the bottom of each table is the mean for the rating of 8-10 by district. The color coding indicates the Council Districts that were one standard deviation above or below the mean, indicating a statistically significant difference. Districts noted in orange are significantly lower. Districts highlighted in blue are significantly higher.

6. People who work in Austin should be able to afford to live in Austin.											
	District 1	District 2	District 3	District 4	District 5	District 6	District 7	District 8	District 9	District 10	Total
Total disagreement 1	2.20%	0.00%	6.30%	4.30%	2.60%	4.30%	5.10%	0.00%	7.70%	3.30%	3.90%
2	0.00%	3.10%	0.00%	2.10%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.40%
3	0.00%	3.10%	4.20%	0.00%	2.60%	0.00%	5.10%	0.00%	1.50%	3.30%	2.00%
4	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	4.90%	0.60%
5	6.70%	3.10%	2.10%	2.10%	7.70%	6.40%	1.70%	6.70%	0.00%	8.20%	4.30%
6	0.00%	0.00%	2.10%	0.00%	2.60%	2.10%	3.40%	4.40%	1.50%	3.30%	2.00%
7	2.20%	0.00%	2.10%	0.00%	5.10%	2.10%	5.10%	2.20%	6.20%	14.80%	4.50%
8	8.90%	0.00%	2.10%	8.50%	17.90%	4.30%	6.80%	11.10%	9.20%	6.60%	7.60%
9	6.70%	3.10%	6.30%	6.40%	5.10%	2.10%	6.80%	6.70%	3.10%	6.60%	5.30%
Total agreement 10	73.30%	87.50%	75.00%	76.60%	56.40%	78.70%	66.10%	68.90%	70.80%	49.20%	69.30%
Total	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Mean	88.90%	90.60%	83.40%	91.50%	79.40%	85.10%	79.70%	86.70%	83.10%	62.40%	

7. It is important that there are affordable housing options in all parts of Austin.											
	District 1	District 2	District 3	District 4	District 5	District 6	District 7	District 8	District 9	District 10	Total
Total disagreement 1	0.00%	0.00%	0.00%	25.00%	11.10%	4.30%	11.10%	0.00%	6.90%	13.80%	6.10%
2	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	3.70%	0.00%	3.40%	0.00%	0.90%
3	0.00%	16.70%	0.00%	0.00%	5.60%	0.00%	3.70%	0.00%	0.00%	13.80%	3.70%
4	0.00%	8.30%	10.00%	0.00%	5.60%	0.00%	0.00%	0.00%	0.00%	10.30%	3.30%
5	20.00%	0.00%	5.00%	25.00%	11.10%	0.00%	3.70%	16.70%	6.90%	3.40%	5.60%
6	0.00%	0.00%	0.00%	0.00%	5.60%	4.30%	3.70%	0.00%	0.00%	10.30%	2.80%
7	0.00%	0.00%	0.00%	25.00%	11.10%	8.70%	0.00%	33.30%	13.80%	3.40%	5.60%
8	20.00%	0.00%	15.00%	25.00%	11.10%	4.30%	11.10%	50.00%	10.30%	10.30%	10.30%
9	0.00%	8.30%	0.00%	0.00%	5.60%	4.30%	7.40%	0.00%	10.30%	0.00%	3.70%
Total agreement 10	60.00%	66.70%	70.00%	0.00%	33.30%	73.90%	55.60%	0.00%	48.30%	34.50%	57.90%
Total	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Mean	80.00%	75.00%	85.00%	25.00%	50.00%	82.50%	74.10%	50.00%	68.90%	44.80%	

<b>11. I am willing to pay higher taxes or higher fees if those funds were used to preserve or build affordable housing.</b>											
	District 1	District 2	District 3	District 4	District 5	District 6	District 7	District 8	District 9	District 10	Total
Not at all likely 1	46.70%	40.00%	23.50%	21.10%	44.40%	30.00%	23.10%	35.00%	19.20%	51.90%	32.80%
2	6.70%	10.00%	5.90%	0.00%	5.60%	0.00%	11.50%	20.00%	3.80%	0.00%	6.10%
3	0.00%	20.00%	11.80%	15.80%	0.00%	0.00%	7.70%	5.00%	3.80%	0.00%	5.60%
4	0.00%	0.00%	17.60%	10.50%	0.00%	20.00%	0.00%	5.00%	7.70%	0.00%	6.10%
5	6.70%	0.00%	5.90%	5.30%	5.60%	15.00%	15.40%	10.00%	11.50%	3.70%	8.60%
6	13.30%	10.00%	11.80%	5.30%	11.10%	0.00%	15.40%	10.00%	11.50%	11.10%	10.10%
7	6.70%	0.00%	0.00%	5.30%	16.70%	20.00%	7.70%	10.00%	19.20%	14.80%	11.10%
8	20.00%	0.00%	5.90%	15.80%	0.00%	10.00%	3.80%	0.00%	3.80%	11.10%	7.10%
9	0.00%	10.00%	0.00%	0.00%	5.60%	0.00%	7.70%	0.00%	3.80%	0.00%	2.50%
Very likely 10	0.00%	10.00%	17.60%	21.10%	11.10%	5.00%	7.70%	5.00%	15.40%	7.40%	10.10%
	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Mean	20.00%	20.00%	23.50%	36.90%	16.70%	15.00%	19.20%	5.00%	23.00%	18.50%	

<b>12. I support the City of Austin using additional tax revenue generated by new developments to preserve or build affordable housing.</b>											
	District 1	District 2	District 3	District 4	District 5	District 6	District 7	District 8	District 9	District 10	Total
Not at all likely 1	26.70%	10.00%	5.90%	10.50%	27.80%	20.00%	11.50%	15.00%	12.00%	34.60%	17.90%
2	13.30%	0.00%	0.00%	0.00%	5.60%	0.00%	3.80%	10.00%	4.00%	3.80%	4.10%
3	0.00%	0.00%	0.00%	5.30%	5.60%	0.00%	3.80%	5.00%	0.00%	0.00%	2.00%
4	0.00%	0.00%	23.50%	5.30%	0.00%	15.00%	0.00%	0.00%	4.00%	7.70%	5.60%
5	6.70%	10.00%	11.80%	5.30%	5.60%	5.00%	7.70%	5.00%	8.00%	7.70%	7.10%
6	6.70%	10.00%	11.80%	0.00%	5.60%	5.00%	15.40%	10.00%	4.00%	3.80%	7.10%
7	13.30%	10.00%	0.00%	21.10%	11.10%	10.00%	3.80%	15.00%	0.00%	15.40%	9.70%
8	13.30%	20.00%	5.90%	21.10%	5.60%	20.00%	15.40%	10.00%	8.00%	15.40%	13.30%
9	13.30%	20.00%	11.80%	0.00%	16.70%	5.00%	11.50%	5.00%	28.00%	0.00%	10.70%
Very likely 10	6.70%	20.00%	29.40%	31.60%	16.70%	20.00%	26.90%	25.00%	32.00%	11.50%	22.40%
	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Mean	33.30%	60.00%	47.10%	52.70%	39.00%	45.00%	53.80%	40.00%	68.00%	26.90%	

**13. The City of Austin should increase the amount of affordable housing along major roadway corridors and in major job centers.**

	District 1	District 2	District 3	District 4	District 5	District 6	District 7	District 8	District 9	District 10	Total
Do not agree 1	7.10%	10.00%	6.30%	5.30%	17.60%	10.00%	8.00%	10.00%	8.00%	11.10%	9.30%
2	7.10%	0.00%	12.50%	0.00%	5.90%	0.00%	4.00%	5.00%	4.00%	3.70%	4.10%
3	0.00%	0.00%	0.00%	5.30%	0.00%	0.00%	0.00%	0.00%	4.00%	7.40%	2.10%
4	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
5	7.10%	10.00%	6.30%	0.00%	17.60%	5.00%	4.00%	5.00%	0.00%	7.40%	5.70%
6	7.10%	0.00%	6.30%	5.30%	17.60%	10.00%	16.00%	15.00%	16.00%	11.10%	11.40%
7	35.70%	20.00%	12.50%	10.50%	5.90%	15.00%	4.00%	25.00%	20.00%	14.80%	15.50%
8	7.10%	10.00%	6.30%	31.60%	5.90%	20.00%	20.00%	10.00%	16.00%	29.60%	17.10%
9	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	20.00%	0.00%	0.00%	0.00%	2.60%
Strongly agree 10	28.60%	50.00%	50.00%	42.10%	29.40%	40.00%	24.00%	30.00%	32.00%	14.80%	32.10%
	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Mean	35.70%	60.00%	56.30%	73.70%	35.30%	60.00%	64.00%	40.00%	48.00%	44.40%	

**14. The City of Austin should allow small houses to be built on smaller pieces of land than is currently allowed, in order to provide more affordable options.**

	District 1	District 2	District 3	District 4	District 5	District 6	District 7	District 8	District 9	District 10	Total
Do not agree 1	7.10%	0.00%	6.30%	5.30%	0.00%	10.00%	0.00%	15.00%	0.00%	7.40%	5.20%
2	0.00%	0.00%	6.30%	0.00%	17.60%	0.00%	4.00%	0.00%	4.00%	7.40%	4.10%
3	7.10%	0.00%	0.00%	0.00%	5.90%	0.00%	0.00%	10.00%	8.00%	3.70%	3.60%
4	7.10%	0.00%	6.30%	0.00%	0.00%	0.00%	0.00%	5.00%	4.00%	0.00%	2.10%
5	28.60%	10.00%	12.50%	5.30%	5.90%	10.00%	12.00%	10.00%	8.00%	3.70%	9.80%
6	7.10%	20.00%	6.30%	5.30%	11.80%	15.00%	8.00%	10.00%	8.00%	0.00%	8.30%
7	7.10%	10.00%	6.30%	15.80%	11.80%	20.00%	16.00%	10.00%	8.00%	22.20%	13.50%
8	14.30%	20.00%	12.50%	15.80%	0.00%	5.00%	24.00%	10.00%	16.00%	29.60%	15.50%
9	7.10%	0.00%	6.30%	10.50%	5.90%	0.00%	8.00%	5.00%	8.00%	7.40%	6.20%
Strongly agree 10	14.30%	40.00%	37.50%	42.10%	41.20%	40.00%	28.00%	25.00%	36.00%	18.50%	31.60%
	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Mean	35.70%	60.00%	56.30%	68.40%	47.10%	45.00%	60.00%	40.00%	60.00%	55.50%	

**21. Please rate on a scale of 1 to 10, with 1 meaning not at all likely and 10 meaning very likely, your likelihood to support legislation or ordinances promoting affordable housing.**

	District 1	District 2	District 3	District 4	District 5	District 6	District 7	District 8	District 9	District 10	Total
Not at all likely 1	7.10%	10.00%	13.30%	5.30%	17.60%	5.30%	8.30%	10.00%	12.00%	8.00%	9.60%
2	7.10%	0.00%	0.00%	0.00%	5.90%	0.00%	0.00%	5.00%	4.00%	20.00%	4.80%
3	0.00%	10.00%	0.00%	0.00%	0.00%	10.50%	0.00%	0.00%	0.00%	0.00%	1.60%
4	14.30%	10.00%	0.00%	0.00%	5.90%	0.00%	0.00%	5.00%	0.00%	0.00%	2.70%
5	7.10%	0.00%	0.00%	10.50%	11.80%	15.80%	12.50%	10.00%	8.00%	4.00%	8.50%
6	0.00%	0.00%	20.00%	0.00%	5.90%	0.00%	0.00%	5.00%	0.00%	16.00%	4.80%
7	21.40%	0.00%	6.70%	10.50%	0.00%	0.00%	4.20%	10.00%	4.00%	12.00%	6.90%
8	14.30%	0.00%	20.00%	10.50%	29.40%	15.80%	33.30%	20.00%	36.00%	4.00%	19.70%
9	0.00%	10.00%	0.00%	10.50%	5.90%	10.50%	25.00%	15.00%	4.00%	16.00%	10.60%
Very likely 10	28.60%	60.00%	40.00%	52.60%	17.60%	42.10%	16.70%	20.00%	32.00%	20.00%	30.90%
	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Mean	42.90%	70.00%	60.00%	73.60%	52.90%	68.40%	75.00%	55.00%	72.00%	40.00%	

**Neighborhood Housing and Community Development**

**Affordable Housing Survey Research**

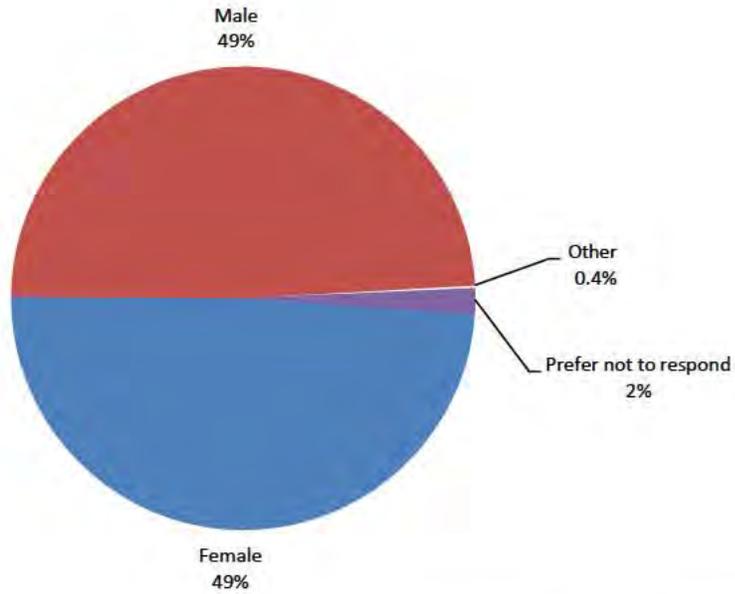
**Email English Version**

**April 2016**

# CITY OF AUSTIN HOUSING SURVEY (English Version) – April 2016

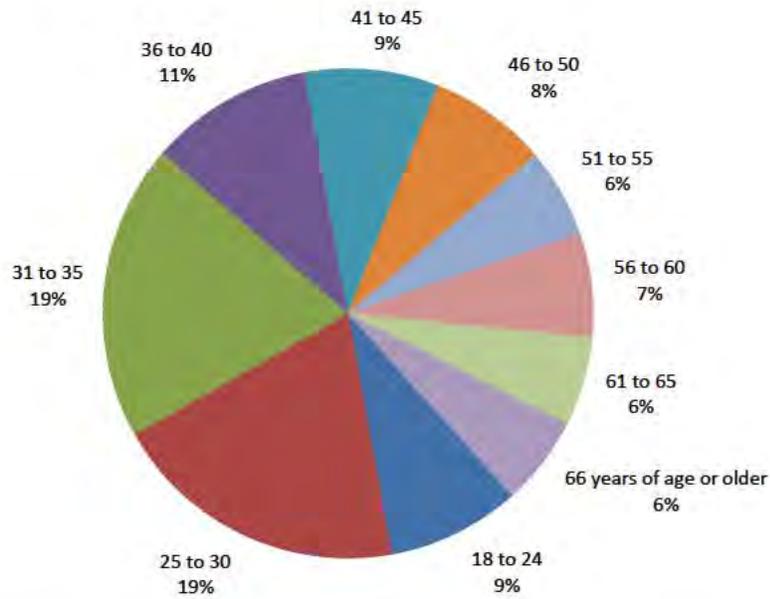
## EMAIL VERSION

### 1. Are you?



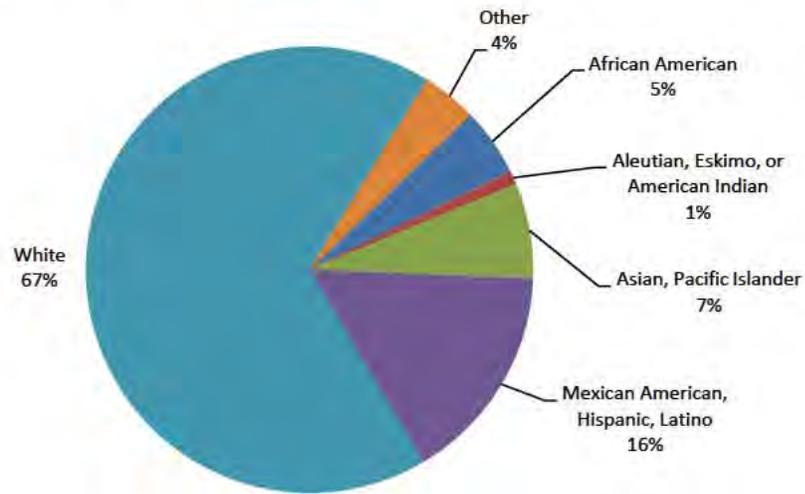
Value	Percent	Count
Female	48.7%	239
Male	48.7%	239
Other	0.4%	2
Prefer not to respond	2.2%	11
Total		491

## 2. What is your age?



Value	Percent	Count
Less than 18 years old	0.0%	0
18 to 24	8.9%	44
25 to 30	19.7%	97
31 to 35	19.7%	97
36 to 40	10.6%	52
41 to 45	8.9%	44
46 to 50	7.7%	38
51 to 55	6.1%	30
56 to 60	6.7%	33
61 to 65	5.9%	29
66 years of age or older	5.9%	29
Total		493

### 3. Which of the following categories best describes your race/ethnicity?

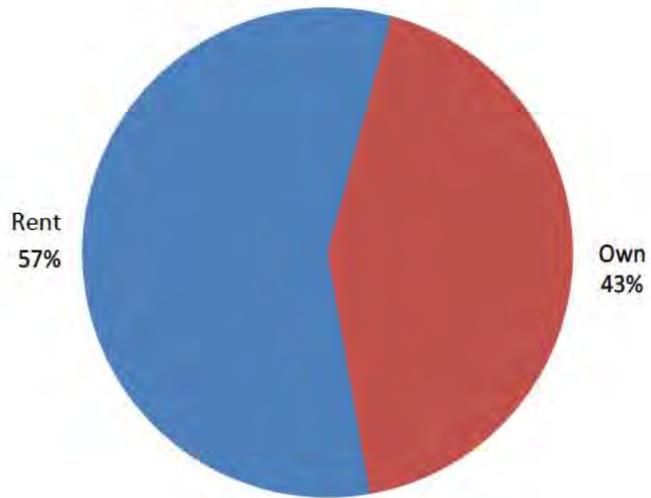


Value	Percent	Count
African American	5.5%	27
Aleutian, Eskimo, or American Indian	0.8%	4
Asian, Pacific Islander	6.7%	33
Mexican American, Hispanic, Latino	15.7%	77
White	67.7%	333
Other	3.7%	18
Total		492
<b>Responses "Other"</b>		<b>Count</b>
Left Blank		484
1		1
American		1
Anatolian		1
Does it matter		1
Indian		1
Italian		1
Mix		1
Mixed		1
NA		1
Prefer not to disclose		1
White with Hispanic origins		1
White/Black		1
mixed		1
prefer not to answer		1

#### 4. What is your home zip code?

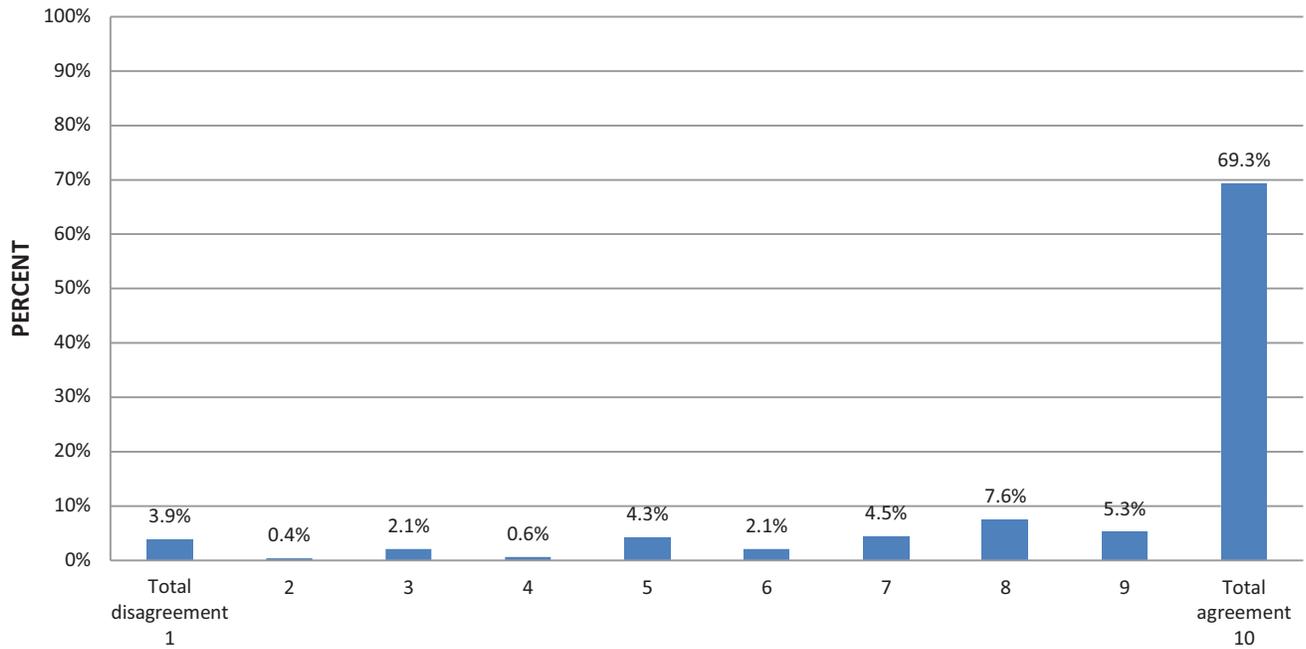
Count	Response
1	76092
1	78613
3	78617
5	78701
16	78702
11	78703
40	78704
15	78705
7	78717
12	78721
6	78722
25	78723
3	78724
3	78726
14	78727
1	78728
12	78729
6	78730
17	78731
5	78735
3	78736
22	78741
14	78744
24	78745
9	78746
7	78747
12	78748
27	78749
10	78750
28	78751
17	78752
23	78753
6	78754
8	78756
16	78757
18	78758
43	78759
1	79724

5. Do you rent or own your current place of residence?



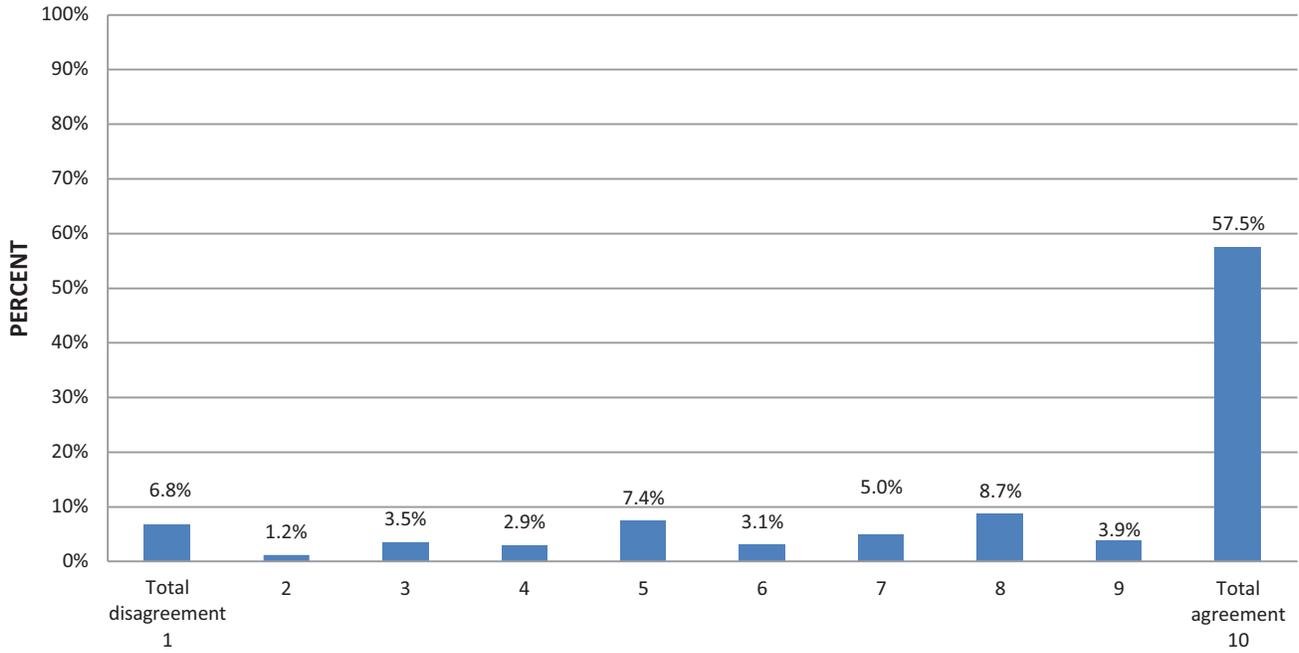
Value	Percent	Count
Rent	57.1%	281
Own	42.9%	211
Do not know	0.0%	0
Total		492

## 6. People who work in Austin should be able to afford to live in Austin.



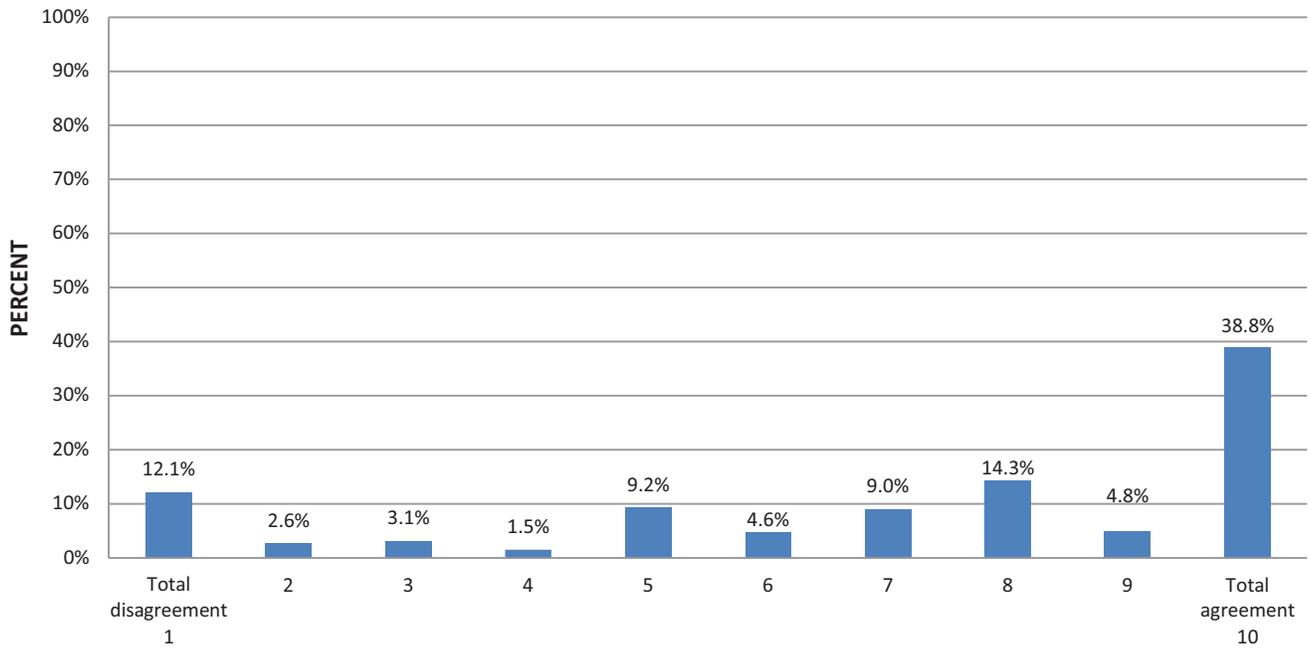
Value	Percent	Count
Total disagreement 1	3.9%	19
2	0.4%	2
3	2.1%	10
4	0.6%	3
5	4.3%	21
6	2.1%	10
7	4.5%	22
8	7.6%	37
9	5.3%	26
Total agreement 10	69.3%	338
Total		488

**7. It is important that there are affordable housing options in all parts of Austin.**



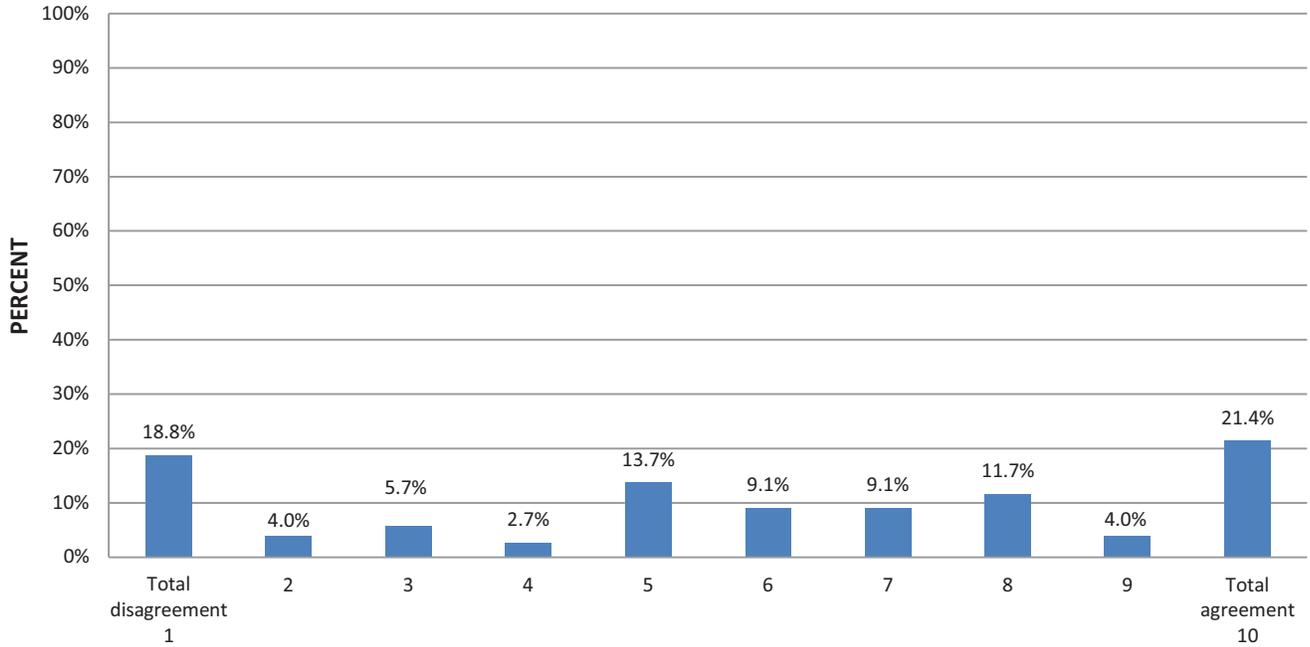
Value	Percent	Count
Total disagreement 1	6.8%	33
2	1.2%	6
3	3.5%	17
4	2.9%	14
5	7.4%	36
6	3.1%	15
7	5.0%	24
8	8.7%	42
9	3.9%	19
Total agreement 10	57.5%	279
Total		485

**8. The City of Austin should provide, as an incentive, faster permit review if the developments provide housing affordable for households making less than \$40,000/year.**



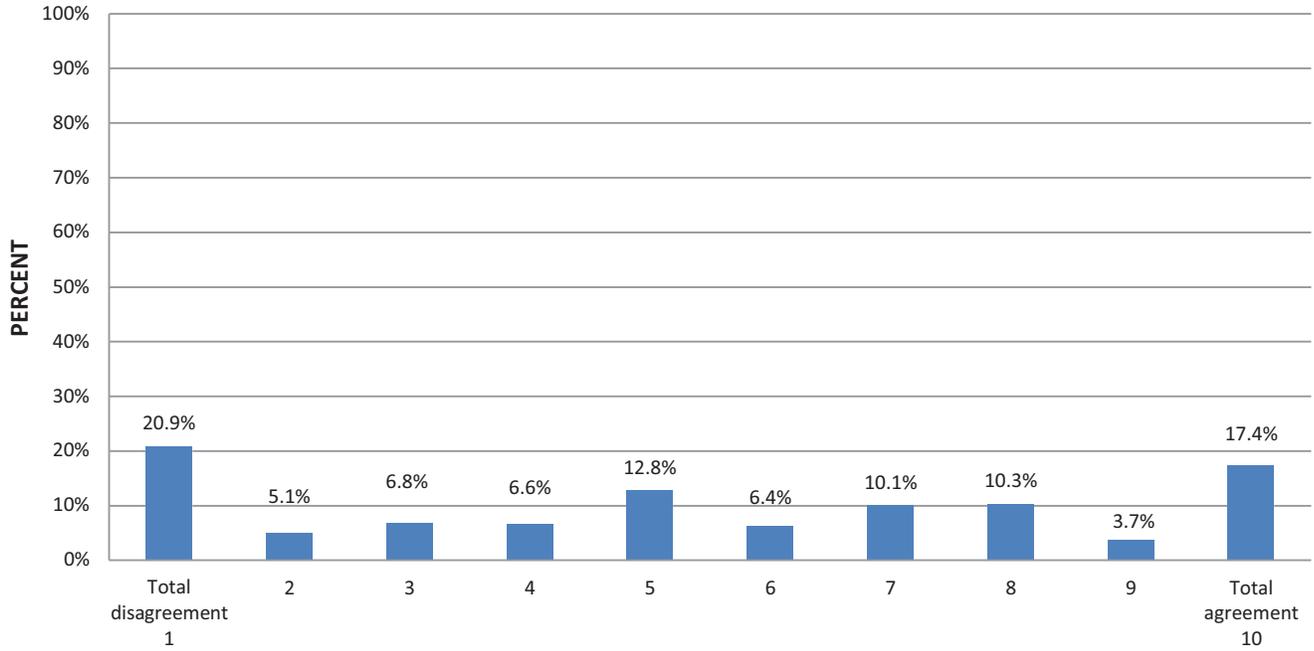
Value	Percent	Count
Total disagreement 1	12.1%	55
2	2.6%	12
3	3.1%	14
4	1.5%	7
5	9.2%	42
6	4.6%	21
7	9.0%	41
8	14.3%	65
9	4.8%	22
Total agreement 10	38.8%	177
Total		456

**9. The City of Austin should provide, as an incentive, the ability for developers to build taller buildings along major roadways if a percentage of the apartments/condos in the buildings are affordable for households making less than \$40,000/year.**



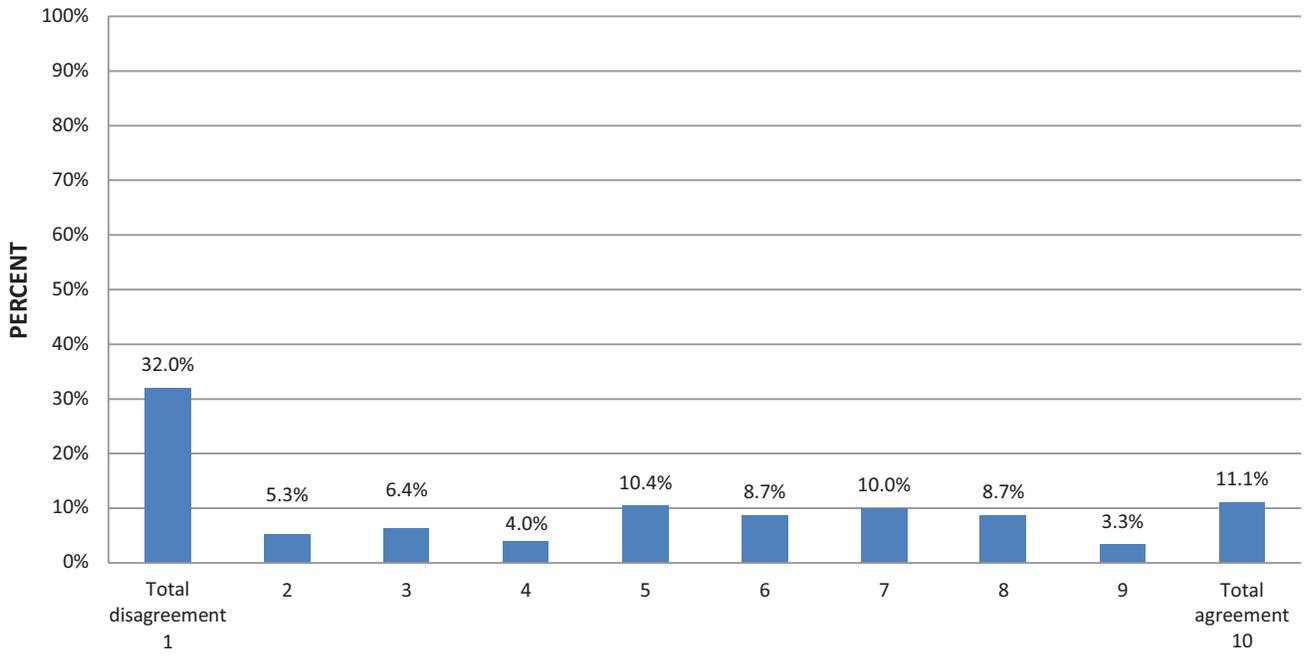
Value	Percent	Count
Total disagreement 1	18.8%	85
2	4.0%	18
3	5.7%	26
4	2.7%	12
5	13.7%	62
6	9.1%	41
7	9.1%	41
8	11.7%	53
9	4.0%	18
Total agreement 10	21.4%	97
Total		453

**10. The City of Austin should, as an incentive, require less parking for developments within ¼ of a mile of a bus route or rail line if the developments provide housing affordable for households making less than \$40,000/year.**



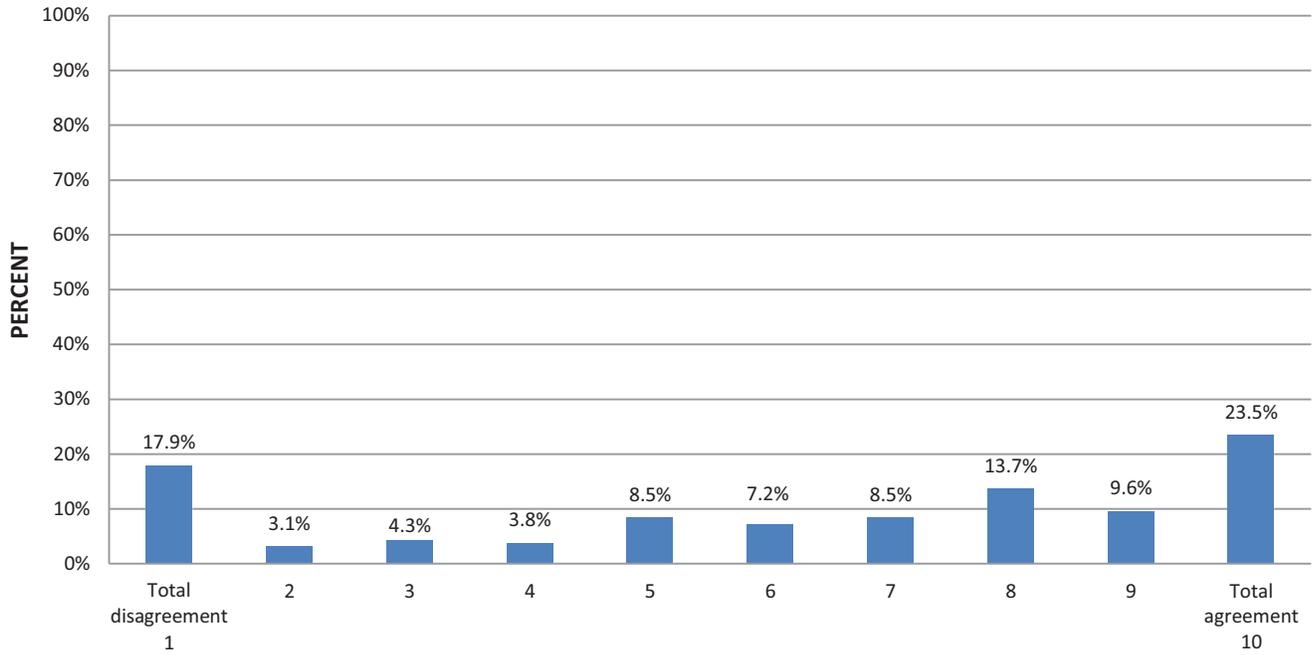
Value	Percent	Count
Total disagreement 1	20.9%	95
2	5.1%	23
3	6.8%	31
4	6.6%	30
5	12.8%	58
6	6.4%	29
7	10.1%	46
8	10.3%	47
9	3.7%	17
Total agreement 10	17.4%	79
Total		455

**11. I am willing to pay higher taxes or higher fees if those funds were used to preserve or build affordable housing.**



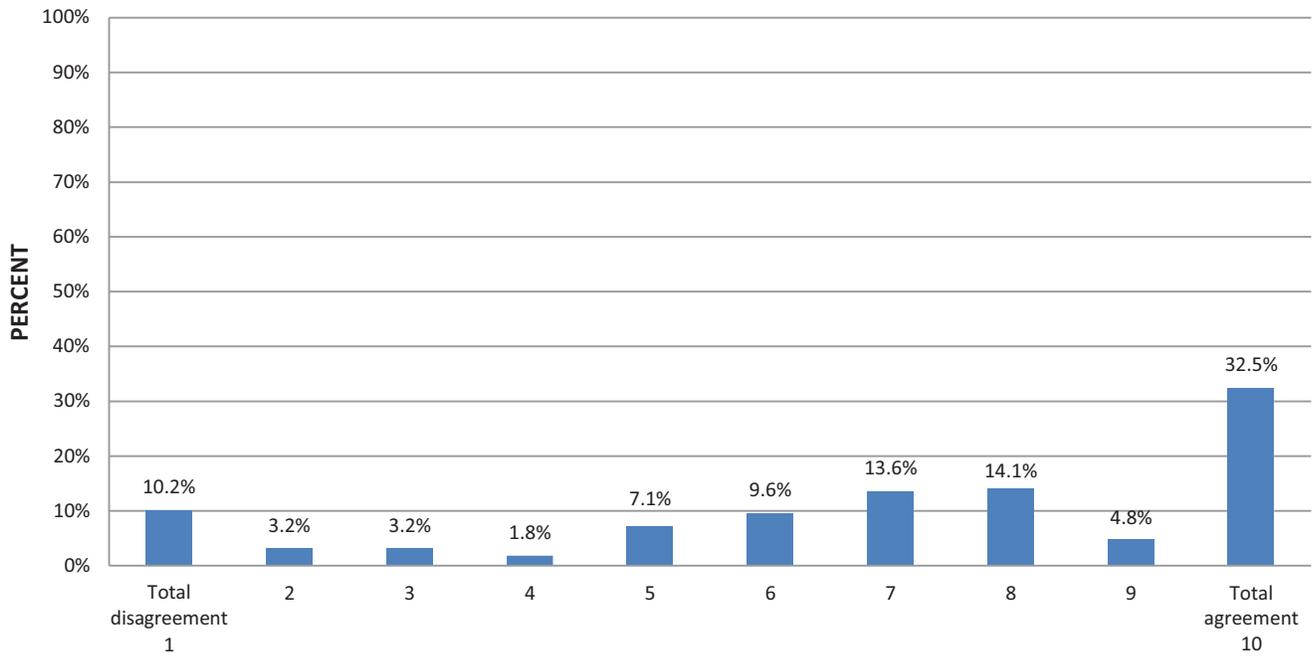
Value	Percent	Count
Not at all likely 1	32.0%	144
2	5.3%	24
3	6.4%	29
4	4.0%	18
5	10.4%	47
6	8.7%	39
7	10.0%	45
8	8.7%	39
9	3.3%	15
Very likely 10	11.1%	50
Total		450

**12. I support the City of Austin using additional tax revenue generated by new developments to preserve or build affordable housing.**



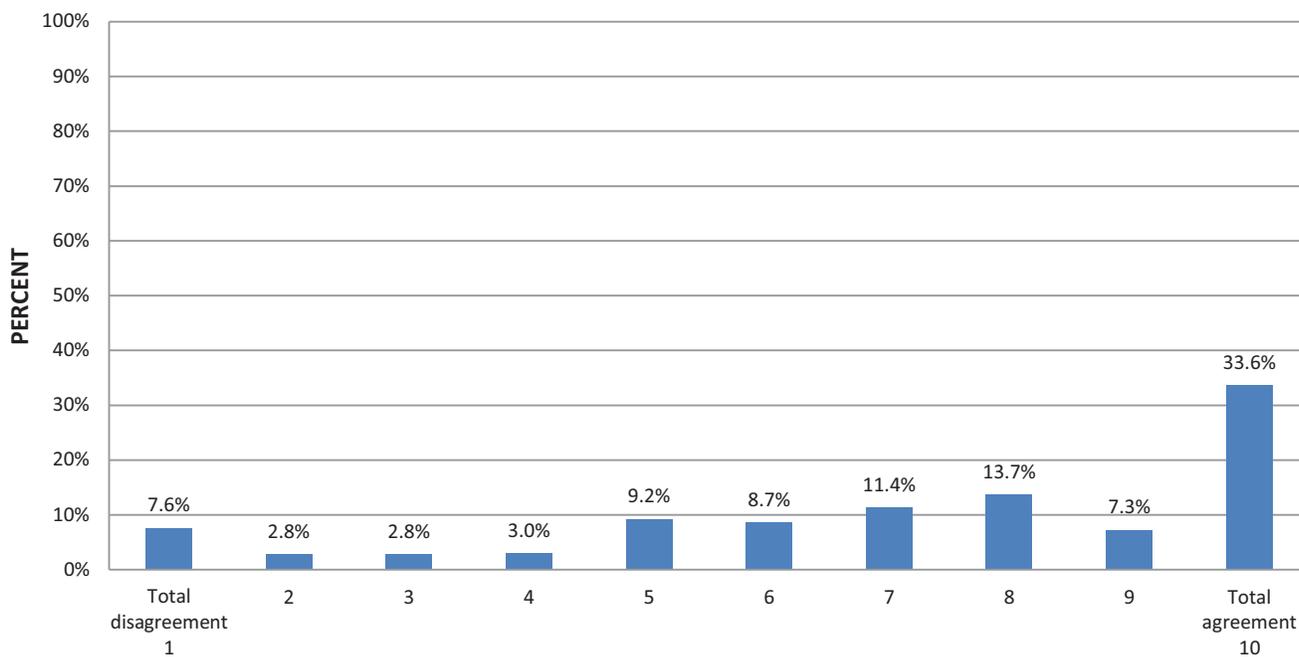
Value	Percent	Count
Not at all likely 1	17.9%	80
2	3.1%	14
3	4.3%	19
4	3.8%	17
5	8.5%	38
6	7.2%	32
7	8.5%	38
8	13.7%	61
9	9.6%	43
Very likely 10	23.5%	105
Total		447

**13. The City of Austin should increase the amount of affordable housing along major roadway corridors and in major job centers.**



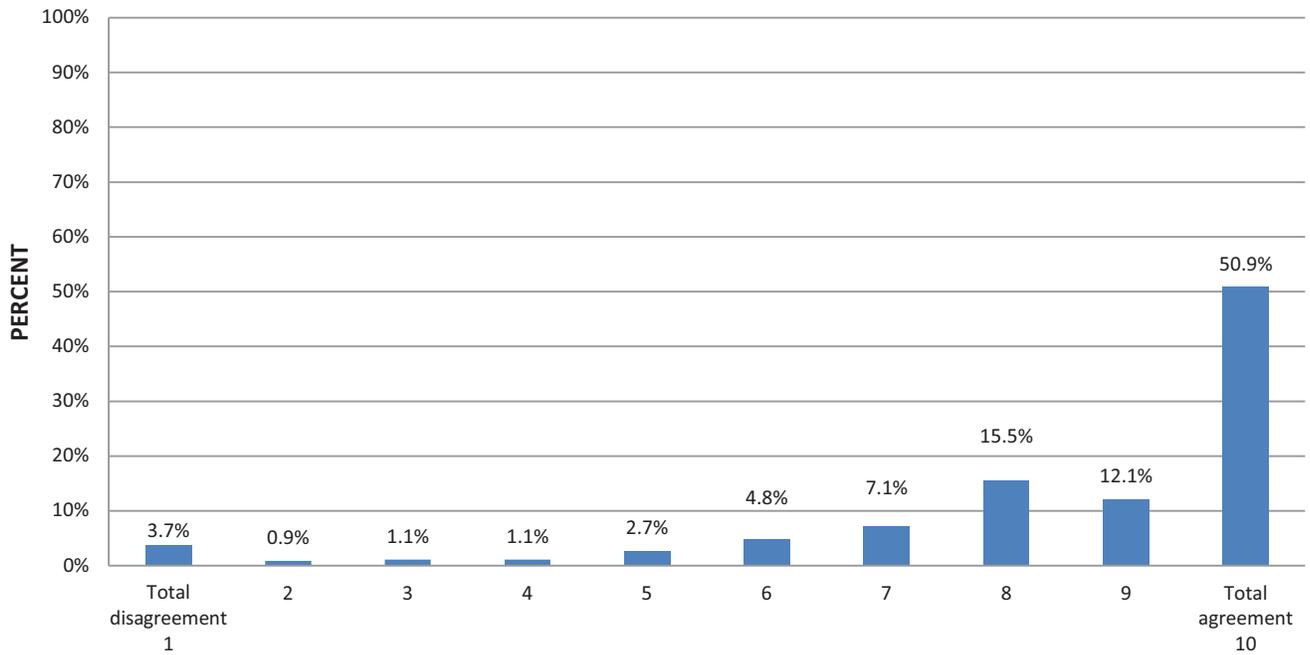
Value	Percent	Count
Do not agree 1	10.2%	45
2	3.2%	14
3	3.2%	14
4	1.8%	8
5	7.1%	31
6	9.6%	42
7	13.6%	60
8	14.1%	62
9	4.8%	21
Strongly agree 10	32.5%	143
Total		440

**14. The City of Austin should allow small houses to be built on smaller pieces of land than is currently allowed, in order to provide more affordable options.**



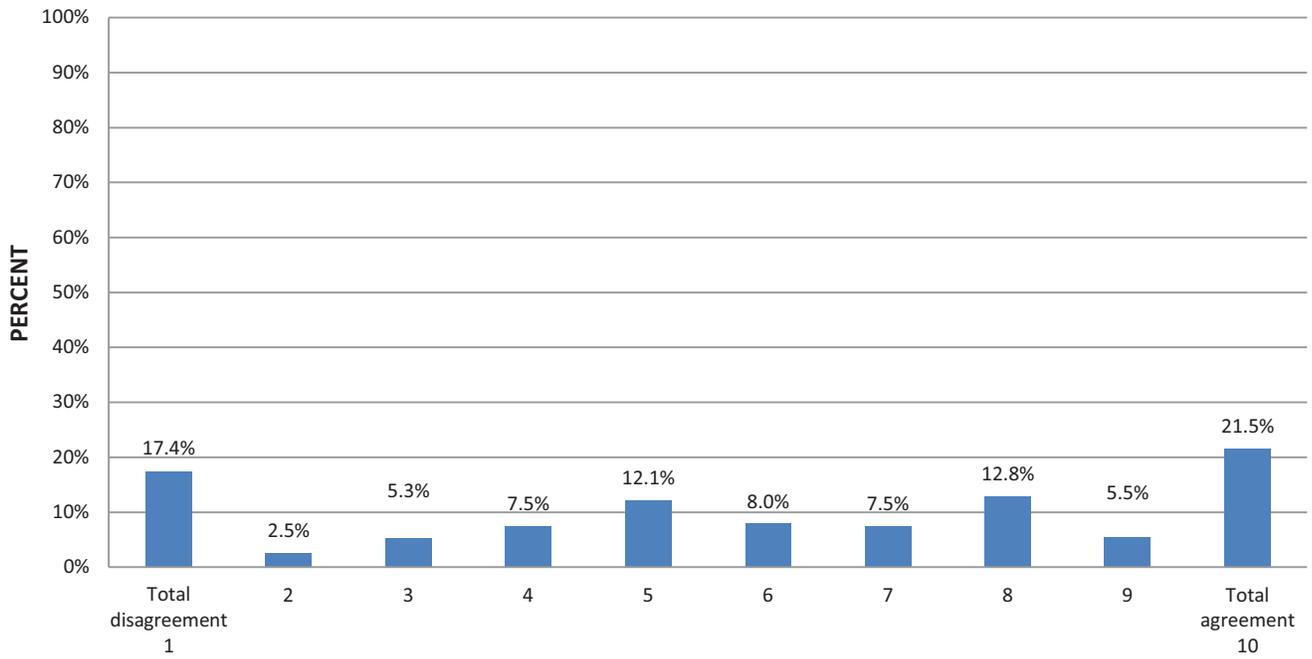
Value	Percent	Count
Do not agree 1	7.6%	33
2	2.8%	12
3	2.8%	12
4	3.0%	13
5	9.2%	40
6	8.7%	38
7	11.4%	50
8	13.7%	60
9	7.3%	32
Strongly agree 10	33.6%	147
Total		437

**15. Please indicate the level of influence the following statements had on your decision to live where you currently live: Traffic congestion and commute time when choosing your home location.**



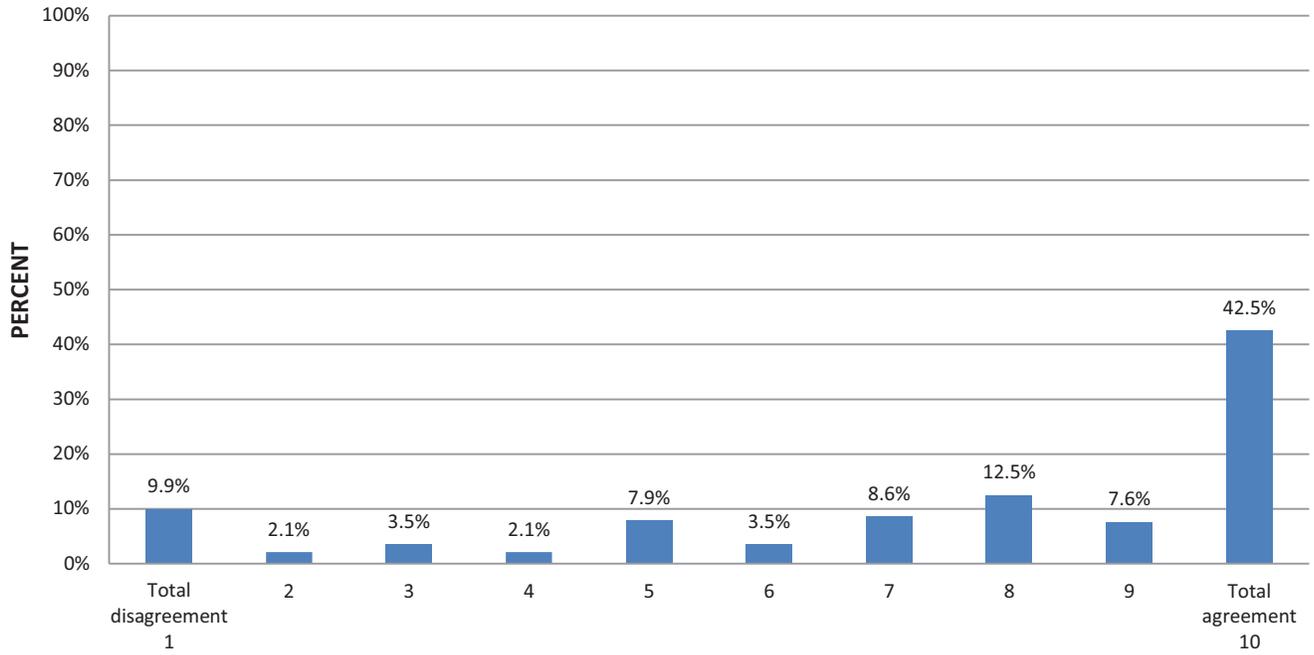
Value	Percent	Count
No influence 1	3.7%	16
2	0.9%	4
3	1.1%	5
4	1.1%	5
5	2.7%	12
6	4.8%	21
7	7.1%	31
8	15.5%	68
9	12.1%	53
Very influential 10	50.9%	223
Total		438

**16. Please indicate the level of influence the following statements had on your decision to live where you currently live: The cost of a car and gas when choosing your home location.**



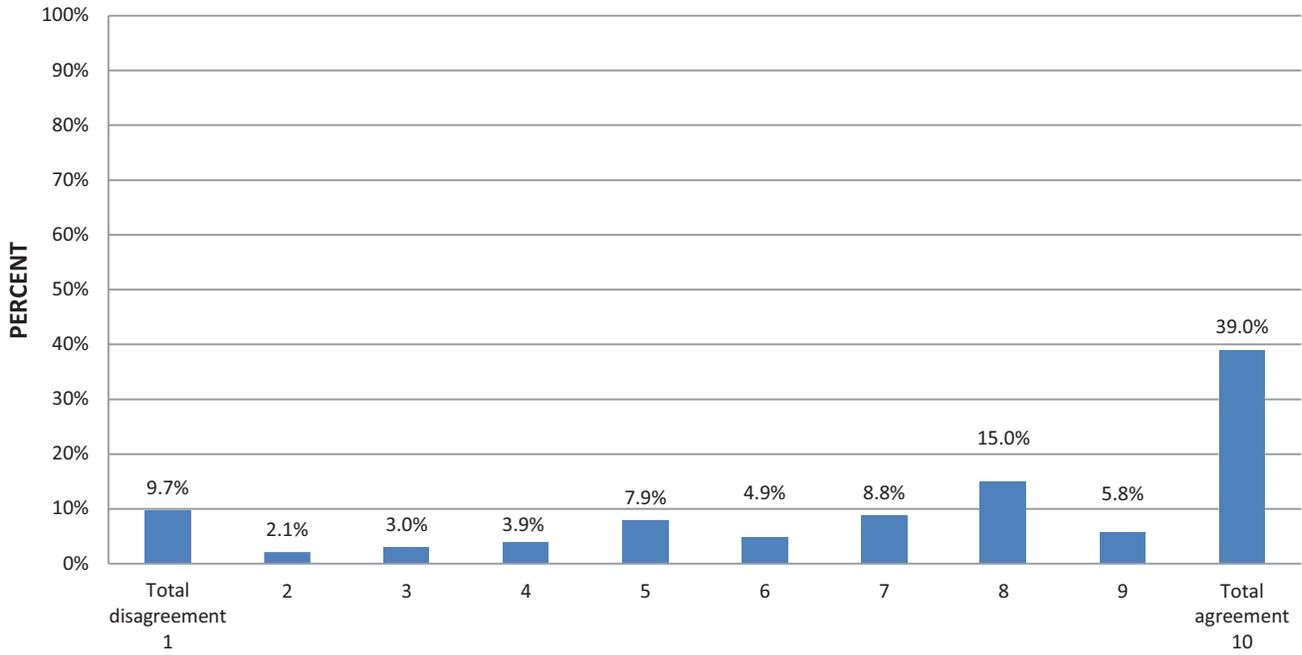
Value	Percent	Count
No influence 1	17.4%	76
2	2.5%	11
3	5.3%	23
4	7.5%	33
5	12.1%	53
6	8.0%	35
7	7.5%	33
8	12.8%	56
9	5.5%	24
Very influential 10	21.5%	94
Total		438

**17. Would you consider living in a townhouse, rowhouse, triplex, apartment, or some housing option other than a detached, single-family home, if it was affordable to you?**



Value	Percent	Count
Very unlikely 1	9.9%	43
2	2.1%	9
3	3.5%	15
4	2.1%	9
5	7.9%	34
6	3.5%	15
7	8.6%	37
8	12.5%	54
9	7.6%	33
Very likely 10	42.5%	184
Total		433

**18. Would you consider living in a townhouse, rowhouse, triplex, apartment, or some housing option other than a detached, single-family home, if it improved your commute?**



Value	Percent	Count
Very unlikely 1	9.7%	42
2	2.1%	9
3	3.0%	13
4	3.9%	17
5	7.9%	34
6	4.9%	21
7	8.8%	38
8	15.0%	65
9	5.8%	25
Very likely 10	39.0%	169
Total		433

## 19. What is your greatest concern regarding affordable housing in your neighborhood?

Count	Response
1	Access to solid public transportation - so as to reduce congestion and make it livable
1	Additional traffic
1	Affordable housing being advertised well so people know it's available
1	Anything affordable in my neighborhood is being bought and flipped for a not so affordable price.
1	As long as the structure is compatible with the neighborhood
1	Associated Crime
1	Availability and effect on property values.
1	Bad people moving into the neighbourhood and not taking care of property
1	Being priced out and having to move further away and endure more traffic congestion.
1	Bring priced out by rising rent prices
1	Bunisses being in the neighborhood
1	Bus routes
1	CRIME rate
1	CRIME/CONGESTION
1	Can't afford the mortgage & property taxes
1	Changes the feel of the neighborhood
1	Condition of the housing
1	Cost and accomodation
1	Cost and availability
1	Cost and neighborhood
1	Cost of Rent and Utilities
1	Cost of living versus cost of rental
1	Cost to other neighbors
9	Crime
1	Crime & expensive housing 5yrs after development
1	Crime rate increases.
1	Crime rate not being controlled
1	Crime rate too close to schools and family neighborhood
1	Crime, Lowering of property values, Police patrolling is already quite low
1	Crime, education outlook
1	Crime, when people have nothing to lose they do dumb things.
1	Crime. Drugs. Prostitution.
1	Crowding and Crime
1	Decrease in property values of existing homes
1	Decrease in value of homes and crime rate.

1	Decreased property value; creation of govt funded ghetto will ruin Austin
1	Development of required transportation, roadways preferably public transportation.
1	Distance from places that make it truly livable (e.g., cafes, bakeries, restaurants, etc.)
1	Education and security
1	Even now low end housing is so hard to qualify for with the new rules acts have for qualifying
1	Everything is expensive
1	Excessive regulations
1	Existing home values
1	FUCKING PRICES.
1	Finding a location near UT that I can afford on my graduate stipend
1	Generating more people and more congestion
1	Gentrification
1	Gentrification/ forcing long time residents out of their homes due to rising taxes
1	Getting a loan.
1	Hidden costs, not just affordable housing but cost of safety
1	High Rents which are not affordable
1	Homes in my area are almost half a million dollars
1	Household size
1	Housing values will go down.
1	I do want affordable housing but I don't want my home to lose its value
1	I live in an area of apartment complexes.
1	I love TND concept but what to snare that safety issues don't arise
1	I would like less government involvement in housing.
1	I'd like an efficient bus stop or train stop.
1	I'm a renter & the rent is similar to the rent back home in the
1	I'm not convinced there's very much of it.
1	If I qualify
1	If you can't afford it you shouldn't live there
1	Impact on transportation / commute. Property maintenance and impact on property values.
1	Income
1	Increase in rent/mortgage
1	Increase in traffic in my area
2	Increased crime rate
1	Increased traffic and congestion- on roads and in local establishments
1	Increasing rent costs year to year
1	Inflation
1	Inflated land value

1	It does not exist
1	It is not widely available, and many families are being forced to move outside of Austin.
1	It screws the households making just above the threshold, e.g. \$41,000 per year.
1	It won't happen in 78759, but I'd welcome it
1	It's only ever affordable for families, not for single, working individuals.
1	Its not affordable
1	Its not available.
1	Lac of it
1	Lack of ADUs
1	Lack of affordable housing. People can't afford to live in my neighborhood.
1	Lack of efficent public transportation to where jobs exist.
1	Lack of housing supply, missing middle
1	Lack of it
1	Lack of security and no curfew.
1	Lack of services
1	Loss of property value
1	Lower cost áreas in Austin, unfortunately, are synonymous with higher crime rates.
1	Lower quality building and up keep of them
1	Maintenance and upkeep of affordable units
1	Maintenance of the property
1	My own property taxes
1	New development is not affordable.
1	No HUD
1	No caps on property tax hikes
1	No comment
1	No concerns. I want more affordable housing options all over austin
1	No parking and traffic
2	None
1	Not enough
1	Not enough -
1	Not enough of it
1	Not enough of it for families
1	Not sure
1	Older non-white families being priced out. I don't want to live in a white-bread community.
1	Older, smaller houses torn down to build big expensive ones.
1	Overpopulation, traffic congestion, crime
1	Overpopulation. However, I feel it is very necessary.

1	Price
1	Prior California influx making people believe higher housing prices are normal
1	Probably future lack of diversity due to skyrocketing housing costs.
1	Property Value
1	Property taxes going up because of inflated market
1	Property taxes, lack of public transportation and walkability
1	Property value impacts
1	Property values may suffer
1	Protecting value of my current investment and quality of neighborhood
1	Proximity to downtown and cost
1	Quality of life in my neighborhood
1	Quality of people
1	Re
1	Reducing property values and increasing crime
1	Relaxed regulations regarding multi use in my neighborhood
1	Rent
1	Rent cost
1	Rent could go up at any time and I will be forced to move because I cannot afford it
1	Rent price
1	Rising housing costs
1	Rising rents. Property values.
1	Safety
1	Safety and cleanliness
1	Safety issues
1	Safety, grocery stores and schools.
1	Safety, security, theft
1	Section 8 renters not maintaining property
1	Single Family Home Cost is high
1	Size of housing
1	Space to build & costs involved
1	Tasteful and well maintained, in keeping with neighborhood aesthetic
1	Tax increases
1	Taxes
1	That affordable housing within my budget will not exist in a year.
1	That costs will irreversibly increase and price full time working people out
1	That is built with quality and fits the design of the neighborhood.
1	That many believe that it requires more strip developments, which I strongly oppose.

1	That the property degrades
1	That we won't have any. We need to assure affordable housing in Central Austin.
1	The City of Austin over-regulating housing.
1	The amount of control the city had on affordable housing units
1	The area, the commute, the school district, the prices
1	The city getting involved and it is not their business
1	The city of Austin should keep out of this! Not their business
1	The ghetto people messing everything up
1	The housing supply is too limited
1	The rent will continue to rise and force me to move out of town.
1	The rising cost pushing low income residents away
1	The type of people it attracts.
1	The upkeep, increase in taxes, the amount of incentives given to developers (
1	There are very little if any affordable housing in the neighborhood.
1	There is none, and the waiting list for complexes that aren't even built are full for years
1	There is none.
1	There is too much regulation of housing. It drives up cost.
1	There is very little affordable housing and the current prices are rapidly increasing.
1	There isn't affordable housing to buy in my neighborhood
1	There isn't any and rents continues to go up
1	There isn't any right now.
1	There isn't any!
1	There isn't enough
1	There isn't going to be any left. And what is available is low-quality compared to the price.
1	There really isn't any and I struggle to get by working full time and living on my own.
1	Too high compared to other cities of similar or larger size
1	Too many houses, not enough high-density residences
1	Too many low income people ruining our neighborhoods.
1	Too many poor people drawn in by cheap housing, creating additional social problems.
1	Too pricey
2	Traffic
1	Traffic and foot congestion if you start building tall apts, stacked housing.
1	Traffic and upkeep
1	Traffic on neighborhood streets
1	Unfortunately the types of family living there (stereotypes of issues )
1	Unsavory tenants
1	Were is this affordable housing, because rent is super high.

1	With rent rising there needs to be more affordable housing.
1	availability
1	bad people, bad neighborhood
1	building expensive houses in my neighborhood
1	bus routes
1	character of the people
1	convenient bus routes
4	crime
1	crime and neighborhood pride
1	crime/dirty people
1	effect on property value
1	fostering entitlement and generations of people stuck in poverty cycle
1	getting priced out of my home
1	greater fear of irresponsibility
1	high taxes
1	homelessness
1	how it relates to utility increases
1	i dont have one
1	increased crime
1	increased density without corresponding transportation improvements
1	increasing my taxes so that someone else can pay less.
1	keeping it affordable even for those of us making more than \$40K annually!
1	lack of rent control
1	limited availability
1	loss of privacy
1	money
1	no additional space available and closeness to IH-35
1	no affordable in my area
1	no concerns!
1	no more room to build
1	none - affordable housing should be provided, as should capping rent increases
1	not concern
1	not enough
1	not enough and current affordable is not affordable
1	not enough of it
1	nothing-it's needed
1	out of state people

1	over crowding
1	parking
1	policing of neighborhood due to higher crime in affordable housing areas as in New York city...
1	preservation of existing communities and architecture
1	price and property taxes
1	property devaluation
1	property tax increases
1	property value
1	property value/perceptions regarding neighborhood
2	quality of housing
1	reduce the value of my home
1	reducing my property value
1	rent is outrageous anywhere but bad neighborhoods in Austin
1	rent keeps increasing wages stay the same
1	rent raising
1	safety and cleanliness based on demographics
1	safety within poorer neighborhoods
1	taxes are too high, teachers make too much to qualify for affordable housing
1	that it is safe
1	the lack of it
1	the value of my own home
1	there are not enough affordable housing options.
1	there is none
1	traffic
1	trafic safety
1	try west austin
1	unaffordable rent, and being priced out of the rental market
1	undesirable
1	value of living
1	variances
1	violence
1	I'd rather there not be any affordable housing in my neighborhood AT ALL. There is absolutely no reason why any affordable housing should be within 5 miles of downtown Austin. Living downtown is a privilege, and in NO WAY a right. If that means we have to improve public transportation to get people from their home that they can afford to their job, that they themselves have the ability to get a higher paying one if they worked hard enough, then so be it. I'm a 29 year old self-made white male who studied in high school, went to college and am still paying off student loans, and have worked hard through my 20's so I could purchase a condo downtown and start investing in the city of Austin. If we add more affordable housing for people who don't have the same drive, what exactly motivates people to work hard and live the downtown lifestyle if they can just work part-time jobs and live in affordable housing within 2 miles of downtown, while also bringing down the cost of the non-affordable housing, because my condo complex is 2 blocks away from

	section 8 housing. It goes against what this country is founded on.
1	That uneducataed people use it as an excuse to live in a better area when they don't care about themselves enough to make the right decisions in the first place. Sorry their parents didn't instill good work ethics or morals but evolution happens
1	I'm concerned that low income housing will lower my property values due to lack of pride or no maintenance.
1	it's an excuse to remove existing affordable housing and replace it with 5 story unaffordable housing
1	Don't want my tax money spent that way and don't want poorer people living near my neighborhood.
1	I feel I may soon be priced out of my neighborhood and forced to move solely for that reason. Rents are rising faster than incomes and it angers me to see what I perceive as a lot of speculative buying of properties for investment purposes driving up market prices.
1	Depreciating property value or the likelihood resale value would not keep pace with other locations without affordable housing projects nearby. Upkeep of the affordable housing in the long term by the developer or by another entity that takes over the project operation such as an ode pendent investor or REIT.
1	Skyrocketing rents- mine is going up \$150 to 1000 per month I only make 23000 per year before taxes that pretty much eats up most of my income on housing
1	There is no affordable housing in our area! We keep renting an apartment in this area because we enjoy the neighborhood but can't afford to buy a home here. Our commute from work takes 45 minutes to 1 hour bothways. Affordable housing shouldn't be based on just a \$\$40,000 income. We struggle with a \$50,000 yearly salary. We live further southwest to be able to afford where we live, whic makes the commute to work difficult.
1	Big Government never makes good decisions. Austin has a history of solving one problem only to create others. The concept of master planning which was discarded by the 1970s era hippies running Austin continues to haunt us today. Yes I was here then. I lived thru the idiotic bus solution which had three sibilings in my family going to three different parts of town to school.
1	Home ownership is a great source of wealth for those fortunate enough to afford it. This causes a widening disparity between those who can afford to save and those living paycheck to paycheck. I would like to see the city put more pressure on large employers to offer better benefits to working families such as sharing ownership, or matching savings.
1	There is very little affordable housing in my neighborhood. Fortunately, this is not an issue for my family.
1	Whether or not the housing would be adequately maintained and the residents are treated with fairness and respect.
1	Should not cost the tax payers anything. If you cannot afford where you live, sell it and move somewhere cheaper.
1	Mixed income housing. Low income families should live in the same complexes as high income families
1	Even "affordable" housing is not affordable to a regular working person. I work with several people who cannot afford an apartment now. One was homeless, one is in a residential hotel for now, one keeps moving to different situations in shared homes. One is renting a room in a house. These people work full time. The Affordable housing requirement in new apartments is only for a 4-5 year commitment for the property owners. It is no solution at all. Neither is building apartments alll along Burnet Rd which cannot handle the increased traffic. I am 62 and have lived in my house since 1979. I will not be able to live there if I retire. Austin property taxes are too high and I have no confidence in the mayor

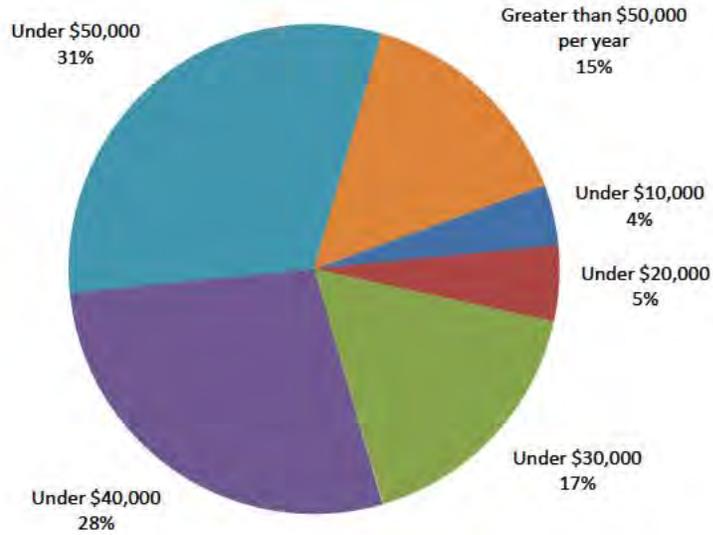
	or city council to know what the hell they're doing.
1	Building affordable housing that isn't architecturally compatible to a neighborhood and not designed around the needs of people with low income. Affordable housing should be designed sustainably and planned accordingly to city amenities.
1	Multiple families dwelling in one unit, multiple cars parked along the road, and lowering the appraised value of my home due to lack of curb appeal that may be associated with affordable housing.
1	The rate at which rent is increasing will make it impossible for most people to live in Austin in the coming years.
1	There is nothing really affordable in Austin. The cost of living here is extremely high and some jobs pay rate don't make where a person can afford to live some place nice . So what's affordable about affordable living in Austin TX?
1	When moving to Austin it was very difficult to find an affordable single family home, and we are currently living in a house we can barely afford.
1	My family falls just above the \$40,000 mark, so we don't make enough to afford a home near work, but we don't qualify for many "affordable" housing options. What efforts will be made to provide affordable housing to families in the \$40K - \$70K income bracket?
1	"Affordable" in my neighborhood (Hyde Park) is quickly meaning houses/condos that cost \$350k+. Too much luxury housing is being built at the expense of actual affordability.
1	There aren't any. I'm a single professional and all of my friends have moved away because they can't afford living here anymore. It's a buncha bull!
1	I have lived in the same apartment for five years. Every time I renew the lease the price of rent goes up. The rent is now double what it was I moved in. There has been no improvement to the quality of life at that apartment complex, and no one can explain why the rent gets jacked up EVERY year. I'm furious about this, and am really started to dislike living in Austin because of it!
1	My greatest concern is having neighbors who would not maintain their residence at the same level of quality that a person who pays full market value for the same location or dwelling.
1	I can only live in my current neighborhood in a single family home because i have a good agreement with the landlord. If i have to move from my current residence i may have to leave Austin since, for various reasons i can only live in a single family home. I din't want to leave austin, bit rent hikes may make it a necessity. Another artist dkiping town for greener or more affordable pastures. Austin will not be wierd without itsartists.
1	Even I cannot afford rent, and I have 3 degrees, and have income higher than 40k. Housing costs are WAY too expensive.
1	There is no affordable houseing . Affordable to how ? There are more apartments then homes in Austin Texas. And the apartments are expensive.
1	Imposing too much taxes may defy the purpose of affordable housing, coz if the cost of housing is the same after increasing the taxes as that of now then it's of no use.
1	We need more housing of any kind. Supply and demand will make it affordable. Less government intervention, please. Faster permitting process. Taller buildings permitted. Smaller houses on smaller lots permitted.

1	there is not enough affordable housing and what is available is substandard living. It needs to be located throughout the city and more public transportation is needed to help offset high costs and congestion issues.
1	Lucky to own a home in Austin, but do worry as I watch the property taxes increase. Wish my neighborhood was attached to the train system being expanded here. Using the bus system is just not a practical and speedy way to commute in town for a work commute or household shopping.
1	I'm concerned that my neighborhood will lose it's character over time if none of the current residents can afford to stay.
1	I think housing in Austin is pretty affordable. My biggest concern is that places where housing is much more affordable (Del Valle, Manor, etc)- the only access is toll roads and there is a severe lack of public transport to get into the city
1	Not being able to make enough income to afford housing in Austin. The increase in rent/mortgage is steadily increasing, yet the wages for jobs is staying the same.
1	Nothing we should have affordable housing all over Austin. While your at it deny developers that don't keep trees!
1	current housing bubble needs to burst; Californians should have to live in Texas for several years before paying overinflated prices for all available properties
1	Often affordable houses are made with cheap materials and/or they are located in parts of the city that are not considered as "rich"
1	Rent and home cost too high. High taxation only drives up rent as landlords pass that expense on, making this a useless route to keeping things affordable for those already with apartments. Student accommodation is ridiculously overpriced. Rent controls would be a better option to keep people from having to move further and further out.
1	People who have lived in my neighborhood for many years can no longer afford to live there due to rising property taxes.
1	If we're talking about Section 8 housing, I don't want it in my neighborhood. But rental prices in general are out of control. My rent has increased about 35% in 6 years.
1	I'm most concerned about my ability to one day own a house, townhouse, or condo in my current neighborhood.
1	QUALITY affordable housing and affordable housing that does not rely on or cater to section 8 subsidies/residents.
1	That it take into consideration a families net income as opposed to their gross income. Many folks take home a lot less than they make.
1	Affordable housing exists in my area but access to public transit and proximity to amenities concerns me.
1	I don't want my home devalued and crime because of a city housing project. Build housing where economics work and mass transit where needed. Let people live how they like.
1	Tearing down places I love to go, like restaurants, bars, parks, etc. The influx of people congesting roads and public services.
1	Affordable housing has a stigma that it attracts people who could have a negative impact on the community -- this could be seen as driving an increase in crime and/or a lack of maintenance for the housing. Because of this stigma,

	surrounding property values can lower based on an assumed impact of the nearby affordable housing units and their residents.
1	"affordable" housing in my neighborhood is sub-par; the duplex i live in is affordable, but the building itself is not up to code, there are fleas, roaches, and mice, and my landlord won't address those things because the rent is lower than other rents in the area. I'm also very concerned about longtime Austinites being pushed out of the city because of property taxes and high rents; my neighborhood is rapidly gentrifying and its sad and gross. i wish the city of austin would do more to help longtime residents who are being forced to leave their homes because of gentrification. the city should be looking at sustainable growth, and making sure to maintain equity as the city grows. i fear Austin is becoming a city for upper class and rich people and that one day soon i won't be able to afford to live here, even though i have advanced degrees and make a living wage, that's how unaffordable Austin is right now.
1	Not affordable for current single-family home owners. We are paying more taxes for new residents to have affordable housing . That is a Robinhood affect just like the Texas school finance.
1	Everything is far too expensive. An apartment worth maybe 400 a month costs over 1000. It's insane.
1	Unregulated group homes where too many people live in the same place with no one checking in on their safety and health, crime, people not taking care of their properties
1	My neighborhood has already been sold to developers making way for McMansions and the removal of the indigenous residents. This effort has been made too late in regards to my neighborhood. Thanks for your effort.
1	High property taxes impact tenants negatively by causing higher rent, so those who can't afford to purchase their home are carrying the burden for those who can.
1	Preserving/restoring old low population density buildings for profit reasons. Building higher population density buildings allows for individual affordability.
1	Increasing property values are making it hard for me to stay in my home in Windsor Park. I love this neighborhood; my neighbors know each other. We watch out for each other and have helped each other during natural disasters as well as some personal challenges. I would hate to move. But right now I'm paying \$600 per month on top of my mortgage to pay for property taxes and insurance. I DO NOT MIND PAYING PROPERTY TAXES. I believe we should all pitch in. But the burden shouldn't be on lower middle income wage earners like myself. It should fall squarely in more affluent communities.
1	there is too much money flowing to a small number of incoming residents. the demand for luxury housing naturally keeps developers making more of it. incentivize rich, young transplants to live away from the city center and incentivize new companies to stay out of downtown.
1	I don't want any "affordable housing" anywhere. Let the market decide what is affordable and what is not. Forcing prices to be artificially lower than the market will only distort the price of rents everywhere in the city. Do not turn Austin into communist China.
1	that it might increase crime. Crime has already increased in my neighborhood in the one year I have been here.
1	doesn;t exist - just purchased condo. it is the smallest living space at the highest cost of any of the 4 homes I have purchased.
1	I pay a pretty penny in order to live amongst other individuals that choose to do the same. I do not want the city of Austin to subsidize people to live in an area where they cannot afford or do not deserve to live.

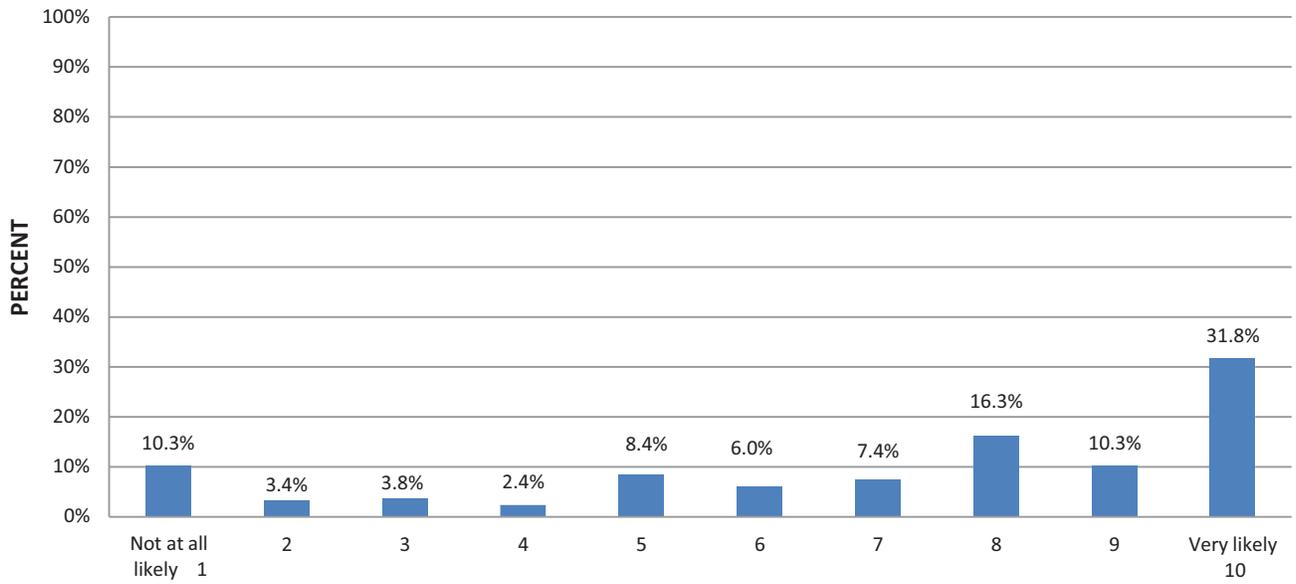
1	Hyde park is ridiculously expensive, especially considering the majority of people living there are probably students or recent graduates without high income who are renting
1	The prices are rising so quickly, and I have not yet bought a house. I am worried that I might never be able to.
1	Developers are buying up land and putting up poorly run and expensive apartment complexes in order to extract as much money from poor people as possible.
1	I don't want people younger than me to be shut out of opportunities I've had, and due to the increase in housing costs, they are.
1	SAFETY - A low income apartment building was built next to our neighborhood and all of a sudden we have a huge increase in crimes such as breaking & entering, theft and vandalism of vehicles
1	The loss of it! I've already been priced out of a former residential area, due in large part to higher property taxes on properties. Coa has caused a huge amount of the problems, time to fix it. Give residents a tax break based on the # of years lived here, the ones moving here should be paying the higher taxes. Where is all this money going? Tax revenue has skyrocketed for austin and i haven't seen anything done with that to benefit those it is displacing. In southeast austin especially the roads are terrible. Bus stops are not covered, bike lanes and crosswalks are barely visible, and yet our rent keeps on rising. This city is in a housing crisis!
1	What the city of Austin's definition of affordable housing is; I would not want a section 8 property near where I live, due to crime associated; section 8 often lends itself to unemployed people. The problem in Austin is that even a person or persons who WIRK FULL-TIME can't afford to live in central Austin.
1	there isnt any either you have to be very poor to get the affordable housing or make over \$100,000 a year to afford rent or buy a home in Austin. There is no inbetween in Austin!! if you cant get affordable housing because you make a few thousand more than the limit you are working just to pay HIGH rent and hoping to afford groceries!!!!
1	i work a good job and make decent money, rent is still too high for me, i should be able to find housing that i can afford WITHOUT having to be subsidized by anyone. Austin is increasingly unaffordable, and the city wants to make it less affordable for most to make it more affordable for some. Why doesn't the city try to make housing affordable for EVERONE?
1	Concerned about prices rising such that I would have to move further away and incur a longer commute
1	Gentrification is raising the property values and taxes where I live. This pushes the minorities further from the

20. Who should be eligible to purchase or rent affordable housing that is subsidized or incentivized by the City of Austin? Please choose the household income that best answers the question.



Value	Percent	Count
Under \$10,000	3.9%	16
Under \$20,000	5.1%	21
Under \$30,000	17.3%	71
Under \$40,000	28.0%	115
Under \$50,000	30.7%	126
Greater than \$50,000 per year	15.1%	62
Total		411

**21. Please rate on a scale of 1 to 10, with 1 meaning not at all likely and 10 meaning very likely, your likelihood to support legislation or ordinances promoting affordable housing.**



Value	Percent	Count
Not at all likely 1	10.3%	43
2	3.4%	14
3	3.8%	16
4	2.4%	10
5	8.4%	35
6	6.0%	25
7	7.4%	31
8	16.3%	68
9	10.3%	43
Very likely 10	31.8%	133
Total		418

## 22. Do you have any ideas for creating affordable housing in Austin?

Count	Response
1	"infill" projects should be zoned for affordable housing
1	< 900sqft homes
1	After school programs should be offered to families.
1	Allow multiple Tiny houses on 1 lot or small lots for tiny houses-400sf or less
1	Allow strip malls to have 2 floors, and the upper floor is used for affordable housing
1	Allow tiny housing
1	Along public transportation lines
1	Austin is very overrated in the housing market. Bring this to a normal level.
1	Be it practical
1	Better public transport to Austin from the suburbs
1	Better public transportation system
1	Bring back IDA accounts
1	Build affordable housing in vacant parcels used by homeless campers.
1	Build more market-rate housing and then let economics take the helm.
1	Build tiny houses under overpasses, or other locations.
1	Building a wall around CA
1	Container houses. Modular, cheap to construct and move, with the bonus of being trendy.
1	Corporate taxes pay for affordable housing
1	Create in the burbs, not city
1	Creating homes using recyclable materials, creating micro homes,
1	Cut regulation. Regulation drives up cost in the form of fees and mandated expenditures.
1	Density, ADUs, Expanded Light Rail,
1	Do not create isolated communities in order to create affordable housing.
1	Don't
1	Don't do it
1	Don't do it. It only benefits developers.
1	Encourage landlords to decrease rent in exchange for tax breaks
1	Encourage people who can't afford to live in Austin to move to places that they can afford.
1	Expand public transportation to reach more neighborhoods.
1	Force apartment owners to lower rent to appropriate levels. Hundreds of dollars a month cheaper.
1	Get rid of all these pointless golf courses and build affordable housing on them.

1	Have rent controls
1	I wish that I did.
1	I'm moving out of Austin.
1	If you do not make enough money to live in Austin, MOVE elsewhere
1	Improve commuting options and time
1	Improved road network to make more areas within a reasonable commute distance
1	Increase housing supply, density. Reduce/remove minimum parking requirements and lot size.
1	Increase income wages.
1	Increase of (not free to use) public transportation system. See: Portland, Oregon
1	It should be for ppl who work not on governorship assistance completely
1	Just do it! :-)
1	Let people who cannot afford to buy a house rent one.
1	Lower property taxes
1	Lower property taxes.
1	Master plans should be required to include housing option for all income levels for that area.
1	Mini house/apartment trends 400 sqft or less
1	More dense housing, urban infill projects
1	More housing like that found on Webberville and Thompson St
1	More mixed use, mixed zoning, mixed income to encourage integration.
1	Move it further out with Cap Metro access
1	N/A
1	N/a
1	Need more info.
13	No
1	No it just seems like developers are selling houses to high
1	No regulations on number of unrelated occupants.
1	No, but me ex husband AJ Gonzalez in San Antonio is a recognized expert.
1	No.
1	None
1	Nope
1	Not at this time
1	Not at this time.
1	Not every place needs granite and high amenities

1	Not now
1	Portland-style no-growth policies
1	Pray
1	Private market is always best. I would support incentives, but not cash subsidies
1	Provide incentives for multi family homes.
1	Provide low interest rate loans and subsidized
1	Providing property tax breaks for middle class wage earners (\$50k-\$100k annually)
1	Raise the income limit to at least \$75,000
1	Raise the minimum wage so people can afford to rent in Austin.
1	Reduce regulation overall; allow larger, more compact developments to occur.
1	Reducing the amount of increasing rent costs year to year (adjusted to inflation)
1	Refurbishing, expanding, and renovating current affordable housing as well.
1	Remove red tape so private entities can solve the problem
1	Rent Control
1	Rent control
1	Rent control law would help current residents that live in Austin already.
1	Rent control. One-bedroom apartments should never cost more than \$1000 per month max.
1	Rent controlled areas.
1	Rent should be based on a person's annual income.
1	Sadly, no.
1	Start with the vast population of residentially challenged (homeless)
1	Support local charities
1	Talk to Alex Papavisiliou
1	Tax incentives to renters
1	Tax the developer \$50k for each home built with more than 3000 sq ft
1	The government should stay out of it
1	There should be more house built. More homes -> Lower Demand -> Lower Prices
1	Tiny House incentives and communities,
1	Tiny home for family closer to metro rail, bus stop, and other public transportation
1	Turn Tarrytown into apartments.
1	Unfortunately no
1	Work equity programs
2	Yes

1	Yes - DONT
1	Yes I want more affordable housing communities like community first village
1	Yes, give the rich humanity classes.
1	Yes, put it on the West side where the white people will start to have to care about the issue.
1	Yes.Tell the developers to consider communities with smaller homes and community gardens and
1	Zoning to encourage it
1	affordable housing/workspace for artists
1	avoid red tape
1	build "tiny" houses for all those who want them.
1	build further out
1	build them in areas with already low property value.
1	cluster near mass transit, build up
1	declare moratorium on major projects
1	do not do it
1	do not segregate it
1	higher buildings, better metrorail
1	higher density
1	incentives for college grads working full time/incentives for single college grads
1	incentives to landlords to stop jacking up rents
1	increase density, public transportation
1	leave it up to the market
1	less regulations
1	lots! But not in the position to be educated on an answer.
1	lower our taxes and reduce city and county staff.
1	make existing apartment/ condo buildings mixed income
1	make rent affordable like in 2008
1	microhouses and large, tall buildings with many small apartments
1	n/a
7	no
1	none
1	pay people more..not my taxes!!!
1	quit increasing the property taxes, I am making less than I was making 10 years ago

1	re-develop slummy parts of austin
1	rent caps
1	rent control
1	require greater percentage of units to be affordable in mixed use or residential developments.
1	requirements for significant % placed at affordable level
1	row houses
1	small 2-story building retail & housing
1	stop over pricing taxes on homes to move people out
1	tax credits
1	the city should stop encouraging unbridled growth
1	use smaller houses, the tiny high quality houses are more appealing than a high rise
1	yes
1	Lean on private developers -- provide incentives but also minimum requirements for affordable housing.
1	Rely on private sector and charitable foundations to develop, manage and own, using financing vehicles supported by city / county / state / US government funding.
1	Better education for tradesman in early Highschool leading to the probability of earning a living wage
1	the developers need to get better financing for longer terms on their payments allowing them to lease the housing units for less at the beginning of their loans=less rent
1	On number 21, I'm only likely to support if it makes sense; so far no question on this survey has led me to believe that there are sensible options and controls available. Rent controls and a preference for Austin and Texas residents.
1	Yes stop developing more and more of the ugly straight up apartments and put some thought into different type architecture that would include plants and wildlife. No I'm not stupid. People are people no matter their income. If you enjoy your backyard so would they.
1	New developments have to put a percentage into affordable housing in that development. Mix people of both groups. Don't keep the people who are working towards getting out of affordable housing out side the area. Keeping all affordable housing together creates low income neighborhoods which end up going down hill. Kids living with kids from different areas will pick up habits to push for more goals. Then work on schools...>>>
1	Most multi-family affordable housing must be attached to the train system (preferably) but at the least, the bus system. Affordable and practical home needs and services should be within walking distance or included in the affordable housing area.
1	Capping rent increases. See Boston, MA city law for capping the percentage of rent increases allowed per year
1	Require large corporations to pay higher property taxes and city use funds to develop affordable housing. Decrease regulations on "mother-in-law" developments and "tiny home" to increase density in urban areas.

1	Put a cap on how much rent can be, make owners pay penalties if homes are on the market for long periods of time because rent is too high.
1	Set the amount of rent an owner can charge based on the populations average income; instead of allowing the "market," which is FALSELY inflated
1	Make stricter regulations on developers. In my neighborhood they buy older more affordable housing, tear them down, and build new more expensive properties that price out single home owners families.
1	More housing of any kind automatically means more affordable housing will come into existence. The law of supply and demand ensures that. Less regulation. More freedom. Build whatever you want on whatever land you own. We need wider roads and more roads, as well as more public transit, as well as deregulated taxis and ubers and private buses and private trains. Let the market figure it out from the bottom up, rather than imposing top-down solutions.
1	i think there could be tiered availability. for example, guaranteed rental based on income of 30k or less. but there has to be active participation in programs either involved with the city or community to give a sense of pride with a goal toward ownership. for the 30k - 50k, opportunities to purchase with some criteria set forth that i would like to think about but have input, and maybe the same for 50k + with some different incentives and or requirements. Decent sized apartments, townhomes and homes tiered to different salaries and needs, but all with requirements that will ensure community involvement, self-respect, high standards of conduct and production and also transportation assistance (not free)
1	Build nice affordable housing in outlying areas and commute and bus services. Build high density low sqft in the city where economics work like north lamar area
1	i just feel like its turning similar to chicago, they should've left austin how it was instead of trying to be a big city. its losing its originality
1	Increase in Tax for new business and trade companies which are developing their business in Austin just for increasing their benefit.
1	develooers should be required without incentive to build affordable housing. most austinites make an average if 10/hr. rent is too high as the property values rise
1	Raise the income limited so that harding working married couples can have affordable housing be able to pay all their bills with money left over for GROCERIES and try and save for their future!!
1	Biggest cost to developers is timing. Austin has the most one intensive planning process. Time is money
1	Create new affordable housing options in areas already heavily saturated with Section 8 housing. There are plenty of those areas within the city limits, and there seems to be an abundance of open, non-greenbelt space still undeveloped
1	I don't unfortunately. :( I find the topic somewhat depressing and have avoided thinking about it.
1	Yes. Put it where the cost of land is cheap and where we're not already trying to gentrify. Maybe further south toward Buda, or east of 130.
1	I love the idea for The Grove at Shoal Creek, giving discounts to teachers, and also for discounts being given to artists at certain complexes.

1	Concern yourselves more about the citizenry than tourists that don't have a vested interest in the beauty, livability, and vitality of our beautiful city.
1	Take blighted neighborhoods, with several small bungalow homes and renovate, add sidewalks and bus routes.
1	Spend some money on masterplanning and demographics. Learn from Boston and others vs using home grown solution.
1	Put affordable housing near the bus lines and rail lines that are less likely to move. As well as developing near city amenities that prevent people from commuting in vehicles to go purchase food.
1	No. There is very little space with all of the nonaffordable housing and hotels that have engulfed the area within a 5 mile radius of downtown.
1	I believe it's important to try to help poor and middle class people, however I don't think that mandating and regulating is an effective way to do that. Often you find that government programs are inefficient and I say this as a progressive, "liberal" person. I've lived in rent-controlled housing before, and my experience was that the people who live in those places are not the people who need it the most, but are people who were able to organize the necessary paperwork they needed to qualify for the housing. So it's a worst-of-both-worlds scenario where taxes are increased, but the people who should have benefited from the program don't. Once programs like these are on the 'books' they're hard to remove, so you get an accumulation of this kind of legislation over time. I do favor dropping the minimum yard-size per home-size stricture because that could provide more affordable housing for people without requiring new legislation. Also, it would give people more options when buying a place. Say I want a home with a smaller yard because I don't want to do landscaping. It's harder to do that because of a regulation that was probably passed with similar good intentions. A good use of tax dollars are infrastructure projects like a well-designed rail system. Infrastructure has been one of the better uses of tax dollars and it would allow the city to expand in a sustainable way, while reducing commute times etc. instead of placing a band-aid on the problem. I'm glad that people care about the needs of the poor and working class. I think these programs are well-intended, but I don't think they're effective. I've talked to people in the city about this and it clearly is an emotional issue. The student who registered me to vote "turned" on me slightly because of this issue. Not because I was being belligerent or hostile, but simply because I disagreed with him. I don't think that's healthy for democracy. We should be open to debate and more skeptical of the ideas of our own parties (if you have one). Good luck in your political activism and I hope you'll succeed in making real change in the world.
1	density bonuses, increased density, get rid of the building height limitations, less residential zoning restrictions (more granny flats), more diverse unit mix (more 3-4 bedroom units)
1	People tend to go all NIMBY about it. A public education campaign to convince classist/racist folks that affordable housing near them does not, in fact, mean that their property values will tank and they'll need bars on the windows might help. People who have always been comfortable tend to demonize the poor. Public education on this issue might dispel some of that ignorance and fear.
1	Allowing tiny homes to be added to lots currently zoned for one single family detached home as rental housing similar to the Loaves and Fishes Development in Manor.
1	Force the city to stop giving tax breaks to large businesses and be more responsible with the money they have.
1	The builders and banks will make the money / profit so if it has to be done let them pay. Do not tax or try to redistribute wealth from those that have worked and saved their entire lives.
1	Build tiny home neighborhoods. Not everyone in Austin wants to live in a 2000 sqft home. If you can build tiny homes to help the homeless why not build neighborhoods of them to help those not making enough to afford the

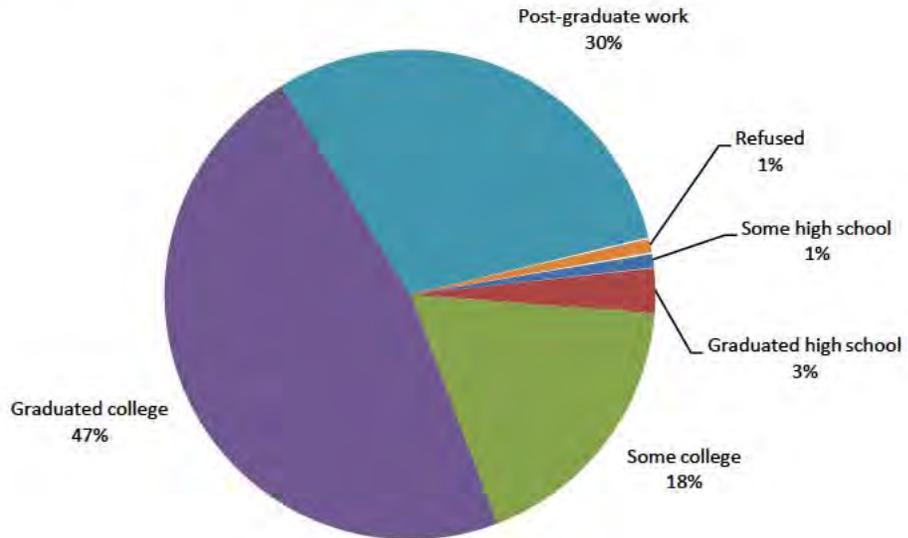
	high cost of housing in Austin. Right now the "affordable" housing program in Austin is a JOKE!
1	taller buildings, smaller homes more compact areas amenities for those families - day cares nearby.
1	Incentivise companies to allow working from home which would cut back on population density in the inner city.
1	Yes, it is not your concern, you are wasting tax payers money with this survey, the weird people and musicians that made this city great to live in will go else where and in 20 years you will have your own shitty Detroit full of rude Californians.
1	Making sure individuals who are in these housing is defiantly in the salary range and there is no crime or negeance within the area
1	Find land that does not make the community look like the community projects for the poor. Criminal background check a must offer same anenities as you do for other communities
1	I don't think it's a good idea. Whoever thought up this nonsense about a need for affordable housing is nuts.
1	Matching seniors who want to stay in their homes with single-parent families who can't afford to live in a nice home. It's a win-win.
1	Screen the low end people with criminal records, trouble makers, immigrants that don't even speak English, no jobs. Allow good people access to affordable housing. I live in the ghetto now because there is no affordable housing near work. We have crack heads work the corner daily at corner of mystreet.
1	Communal living centers for similar demographics. High-rise apartments. Aim for higher density. Fuck million dollar homes for just a few... build a million dollar apartment that hundreds could live in.
1	No more housing projects - if you make someone feel like they live in a slum, they'll act like they live in a slum! Offer housing vouchers and integrate low income options into larger housing complexes
1	Reduce fees/permits to build...it would make housing more affordable for everyone...and all would be treated equal under the law.
1	(this is probably more on the state level) expand the qualified allocation plan to include sites that located throughout the city, not just in wealthy, less diverse neighborhoods. education and awareness are at the core of the issue, affordable housing does not equal unsafe areas. provide incentives for developers to create smaller, more dense housing and redevelop existing buildings. Infill is important as is allowing for accessory dwelling units.
1	Just put a cap on how much people can charge to rent property. Rent prices keep going up and up. The people who make Austin a great place to live can no longer afford to live here. Cap the amount renters can charge, but keep it affordable for everyone!
1	This should have been thought of a long time ago. I am of the belief that this is to little too late. Greed has already taken root. The gold rush vampires have already descended upon the city of Austin. Sorry for the gloom.
1	Stop allowing developers to buy downtown lots, drive out existing businesses and then build expensive condos.
1	How about offering a toll road rebate to low-income people? The I-45 toll road is usually deserted.

1	Improve commute infrastructure, but the more attractive properties should go to those who can afford it
1	Just support developers to build more, let the market set the price, but give tax breaks to developers to build more condos, townhouses, etc
1	Rent caps, rent subsidies, tax and other incentives for landlords to keep rents low. Artist subsidies.
1	Austin and their "feel good" laws like this Green Initiative are doing this - adding money to everything
1	Remove not taxed land from the city and place those builds where taxes are cheaper. Then build commercial buildings in there place and use that money for affordable housing.
1	Affordable housing trust fund, inclusionary zoning, using Medicaid funds for permanent supportive housing
1	I think it's too late. There's no real commitment. Austin has been sold to developers. I'm a legal assistant, single, 62 and it's very sad to see.
1	I haven't studied this issue, honestly. I do understand that growing income inequality results in poorer health outcomes for everyone in a community. I believe that affordable housing should be available in all quarters of this city to avoid disenfranchisement.
1	Raise property taxes in outlying areas and lower them in central/corridor areas. Incentives for residents who live and work within an x mile radius.
1	I think they should help middle class with affordable housing. There is already help for people that make under \$40000. It is still hard to get a home single with a \$50000 income.
1	Incentives for first time home-buyers; create different levels of affordable housing spread out in all the different neighbors, not just downtown high-risers etc.
1	Allow construction of smaller houses. Stop raising property taxes. Stop allowing developers to destroy currently affordable areas.
1	I think there should be sliding scales with subsidies for individuals and families of all income levels. I think that most condo/apartment complexes should provide a mix of housing for low, middle and high income families.
1	Allow home owners to build accessory dwelling units but regulate "sneaker dorms" and properly tax companies building large apartment complexes
1	<a href="http://uli.org/wp-content/uploads/ULI-Documents/Preserving-Multifamily-Workforce-and-Affordable-Housing.pdf">http://uli.org/wp-content/uploads/ULI-Documents/Preserving-Multifamily-Workforce-and-Affordable-Housing.pdf</a>
1	Stop outrageous property tax hikes that force local residents to relocate, forced into the outskirts of the city, far from where they lived and work- sometimes for decades.
1	Stop developers from high priced homes in well established older neighborhoods raising prices in the market
1	I am of the opinion that we need to accept the idea of density. It will relieve traffic and if we plan well can make travel safer for cyclists and pedestrians. People need to get over the absurd ideal of single family homes. I am not a fan of apartments but one of the best living situations I ever experienced was in Mexico where I had a tiny studio apartment, around 100 square feet with my own tiny kitchen and bathroom and I shared an outdoor courtyard with 5

	<p>other units of different sizes. We need to adjust our expectations and get comfortable with the idea of more shared, communal spaces. This apartment even had a large kitchen off of the courtyard that was for anyone to use when the tiny efficiency kitchens wouldn't cut it. I would like to see builders propose creative ways to squeeze more people in smaller spaces while preserving some of the things we all like about living in a house like outdoor spaces and construction with character. A lot of the new buildings going up are either lavish luxury apartments or multi-family units with seemingly shoddy craftsmanship and little character. I think we can and should set higher standards for new developments. This is our landscape, our skyline and what we build now we'll be stuck with for a while so lets build spaces we'd want to live in.</p>
1	<p>Require it everywhere new developments are being created. Stop hiking up property values. We need another Mueller type development on the southside.</p>
1	<p>Make it almost impossible to get a permit to build new developments without affordable housing options. Lock in property tax rates for people who have lived in a specific home for greater than 10 years instead of increasing it past the point of affordability.</p>
1	<p>Tiny house projects, extension of the rail line to make other neighborhoods that are affordable more accessible, aggressively incentivizing affordable housing as percentages of residences in any new development.</p>
1	<p>Innovation in the use of materials, home layouts, size of lots, and renewable energy options. Lowering property tax!</p>
1	<p>Get rid of toll roads. Making housing futher out possible and less trafiic. Stop raising value on houses in town which are not that valuable. Check for sellers tricking outsiders on prices.</p>
1	<p>Do not give tax abatements or tax incentives to businesses &amp; developers, because existing COA homeowners are paying excessive taxes that the City Government is giving away.</p>
1	<p>No. I do think we need to educate the public (including myself) on the importance of affordable housing and the benefits it brings. As someone who does not qualify for affordable housing, I still feel that I can barely afford to live here anymore -- the price to get in drives the make-up of the community, so adding in very low affordability options into neighborhoods with high home values (\$400k+) seems to ignore the needs of middle man.</p>
1	<p>the entire city should share in accommodating affordable housing, grouping or clustering of affordable housing seems like it creates more problems than it solves. sharing the affordable housing across the entire city would reduce the risk of negative impacts</p>
1	<p>Subsidize construction of affordable housing by private industry in communities where the neighborhoods have similar valued properties. Scattering affordable housing into higher market neighborhoods just creates more market momentum to up price upon resale. Understand interest in diversity of neighbors, but housing economics overcome good intentions.</p>
1	<p>diversify the options: duplex, triplex, garage apts everywhere, microhome options and land that fits a smaller, more affordable home in the city</p>
1	<p>IF you work in Austin and cant afford to live hear then you live outside Austin and drive to work. Just like everybody else. If you cant afford to live in Austin then move some where you can.</p>
1	<p>It's not just for those who earn less than \$40k. As a teacher who is married to a librarian, we are squeezed out of all neighborhoods in Austin that are even remotely close to the city.</p>
1	<p>Use existing properties owned by the city to create affordable pockets throughout Austin. Do not limit to one area of</p>

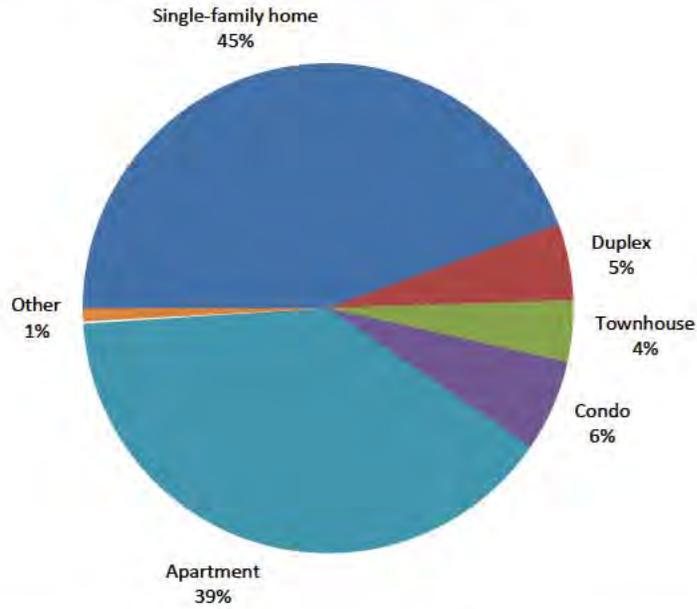
	town. Get RFPs from affordable housing developers.
1	Downtown Austin is seeing a lot development but it is incredibly expensive. There should be some percentage of housing that is designated as "affordable".
1	If rents were regulated or capped for individuals that work close to their jobs not only would it be affordable for an employee to live close to where they work but also with traffic. The majority of the people that work there can't afford to live there dispersing them out of town and making it harder for them to find work but also employers trying to find people that will commute.
1	It is important to note that many people who may require affordable housing still need to have vehicles. I personally have a job that requires me to have a car, but I make under \$40k a year. Having a car is also beneficial to families. Also, access to public transportation shouldn't even be a consideration until public transit is improved in this city.
1	incentivize all businesses to hire austinites over relocating people from other cities. tax people who move here for jobs well beyond the local median/average salary. increase crime so that new people are fearful of living in certain areas. create high-density mass transport so that this isn't an issue. i have more ideas than you want to hear; contact me with my email address that you already know for more.
1	Work with local, reputable architects and builders to brainstorm ways to keep building costs lower. The building should be affordable as well as aesthetically pleasing for the whole community
1	Impossible to accomplish. Focus on providing a basic std of living so people can afford market values.
1	Thoughtful development in areas which can be developed further than their current capacity is paramount. That and improvement of existing means of travel, as well as investment in new means of travel will help as well. There are areas outside of central Austin which would offer more affordability, but may need creative solutions on how people who purchase or rent those properties could commute to their workplace or other places they need to go to.

**23. What is the highest level of school you have completed?**



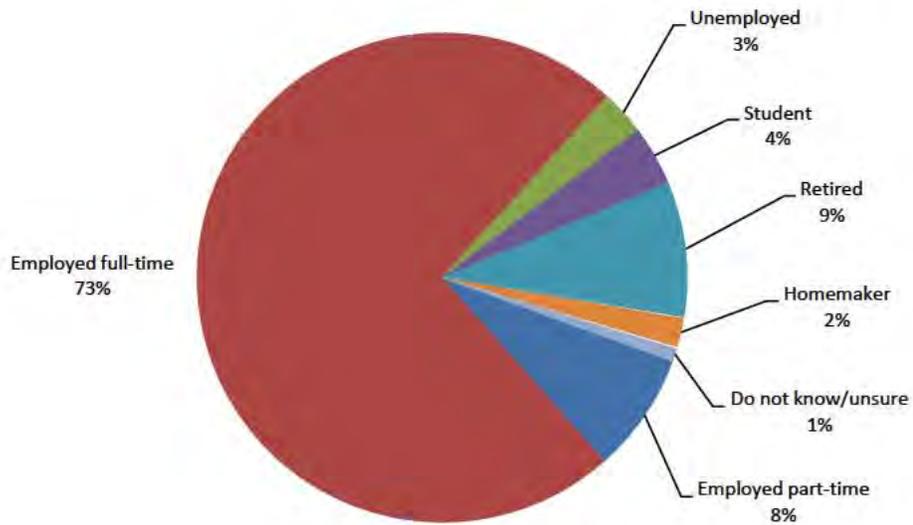
Value	Percent	Count
Some high school	0.7%	3
Graduated high school	2.9%	12
Some college	17.7%	74
Graduated college	47.4%	198
Post-graduate work	30.1%	126
Do not know/unsure	0.0%	0
Refused	1.2%	5
Total		418

**24. Which of the following best describes your residence?**



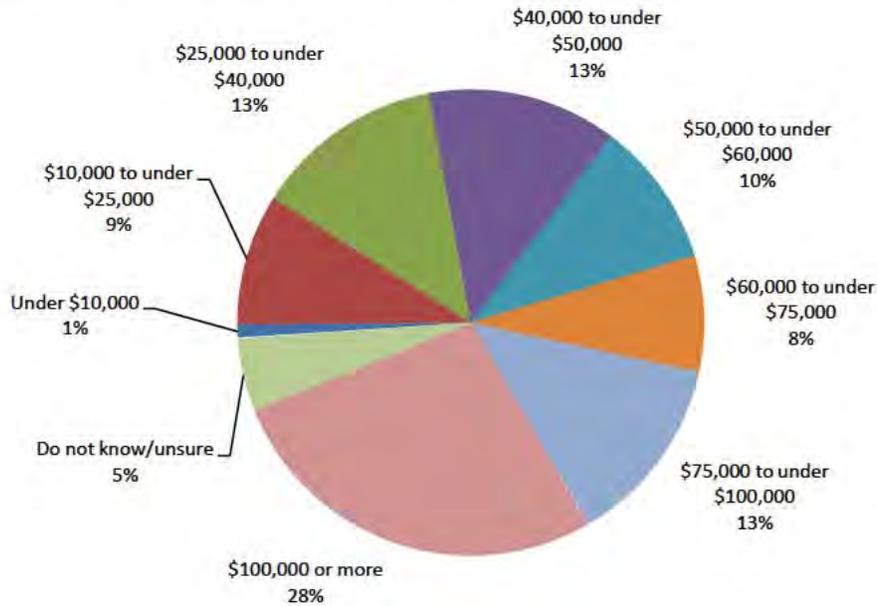
Value	Percent	Count
Single-family home	44.4%	186
Duplex	5.0%	21
Townhouse	4.3%	18
Condo	6.2%	26
Apartment	38.9%	163
Other	1.2%	5
Total		419

25. What is your current employment situation?



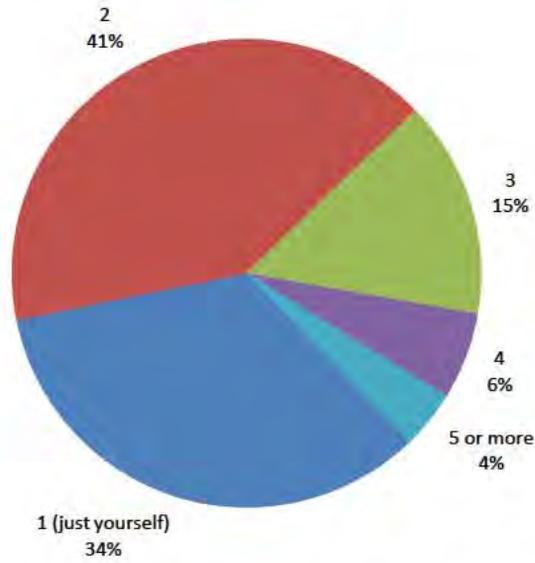
Value	Percent	Count
Employed part-time	7.7%	32
Employed full-time	73.7%	308
Unemployed	3.4%	14
Student	3.8%	16
Retired	8.6%	36
Homemaker	2.2%	9
Do not know/unsure	0.7%	3
Total		418

26. Which of the following categories best describes your total family income for 2015, before taxes?



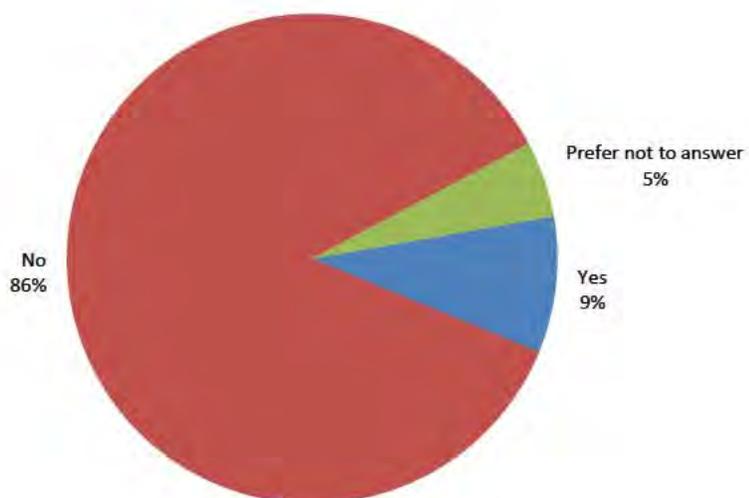
Value	Percent	Count
Under \$10,000	1.5%	6
\$10,000 to under \$25,000	9.4%	39
\$25,000 to under \$40,000	13.3%	55
\$40,000 to under \$50,000	12.8%	53
\$50,000 to under \$60,000	10.4%	43
\$60,000 to under \$75,000	7.7%	32
\$75,000 to under \$100,000	13.3%	55
\$100,000 or more	27.1%	112
Do not know/unsure	4.6%	19
Total		414

27. Which best describes how many people live with you, including yourself?



Value	Percent	Count
1 (just yourself)	33.6%	140
2	41.3%	172
3	15.4%	64
4	6.2%	26
5 or more	3.6%	15
Total		417

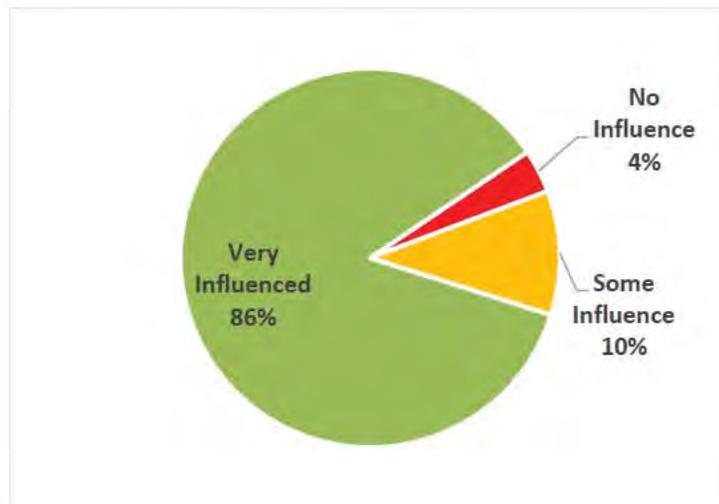
28. Do you or does someone in your home have a disability?



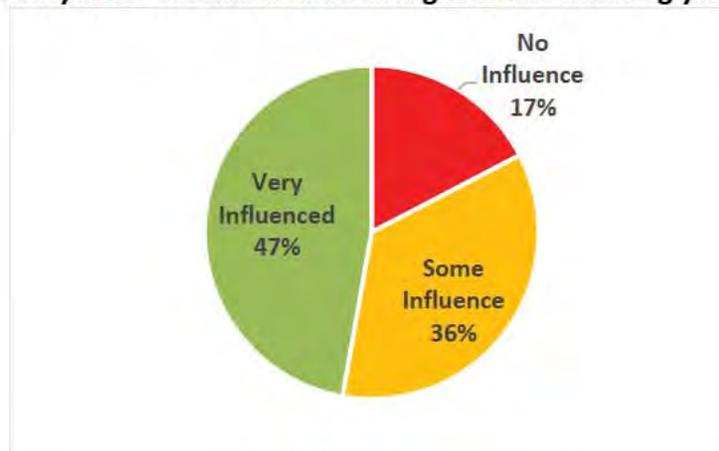
Value	Percent	Count
Yes	9.1%	38
No	85.9%	360
Prefer not to answer	5.0%	21
Total		419

## Transportation-Related Questions from Austin Energy Statistically Valid Emailed Survey

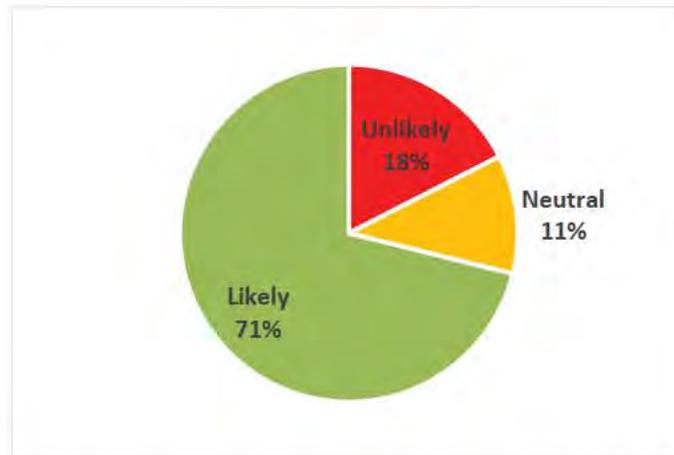
15. Please indicate the level of influence the following statements had on your decision to live where you currently live: Traffic congestion and commute time when choosing your home location.



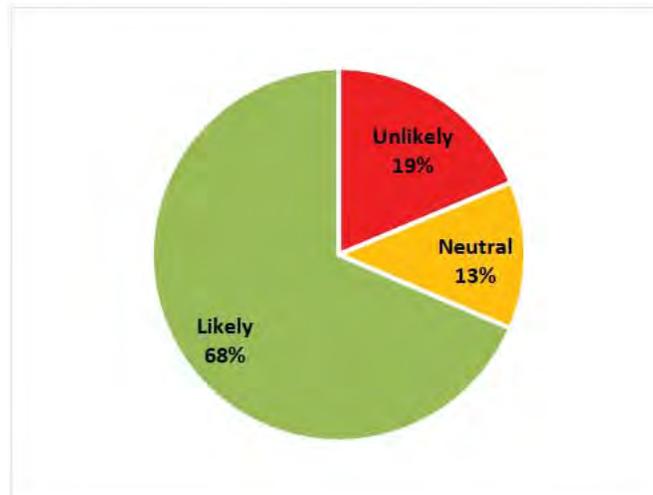
16. Please indicate the level of influence the following statements had on your decision to live where you currently live: The cost of a car and gas when choosing your home location.



**17. Would you consider living in a townhouse, row house, triplex, apartment, or some housing option other than a detached, single-family home, if it was affordable to you?**



**18. Would you consider living in a townhouse, row house, triplex, apartment, or some housing option other than a detached, single-family home, if it improved your commute?**



**Neighborhood Housing and Community Development**

**Affordable Housing Survey Research**

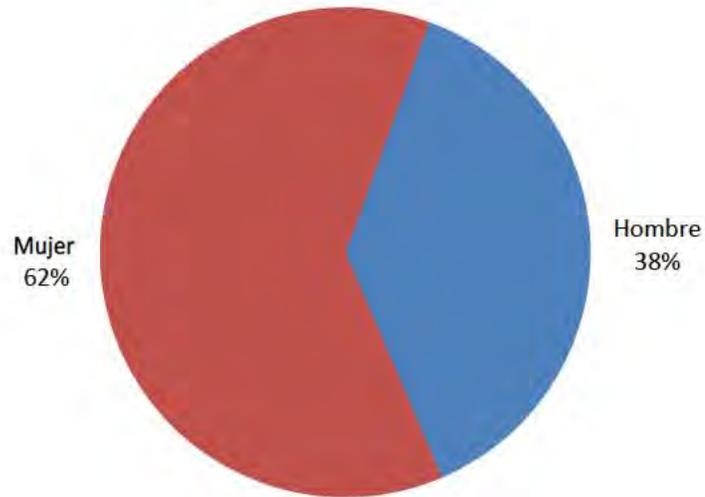
**Email Spanish Version**

**April 2016**

# CITY OF AUSTIN HOUSING SURVEY (Spanish Version) – April 2016

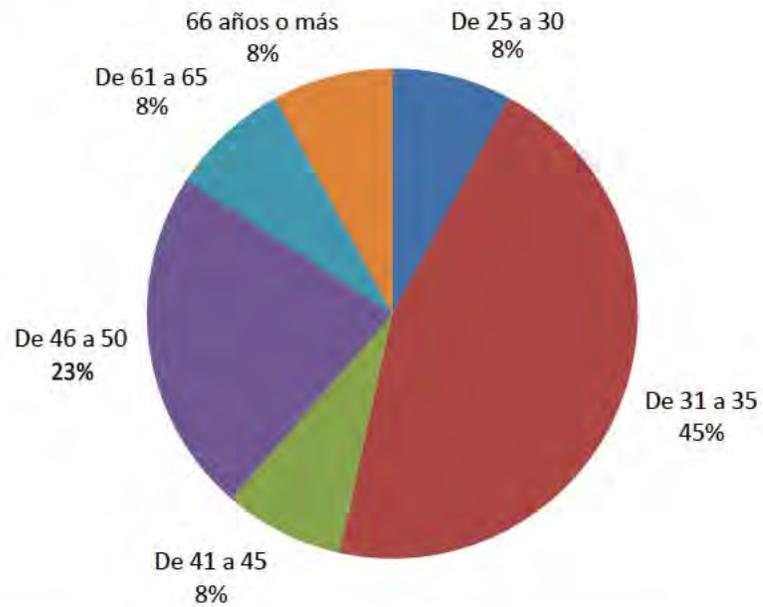
## EMAIL VERSION

### 1. ¿Es usted?



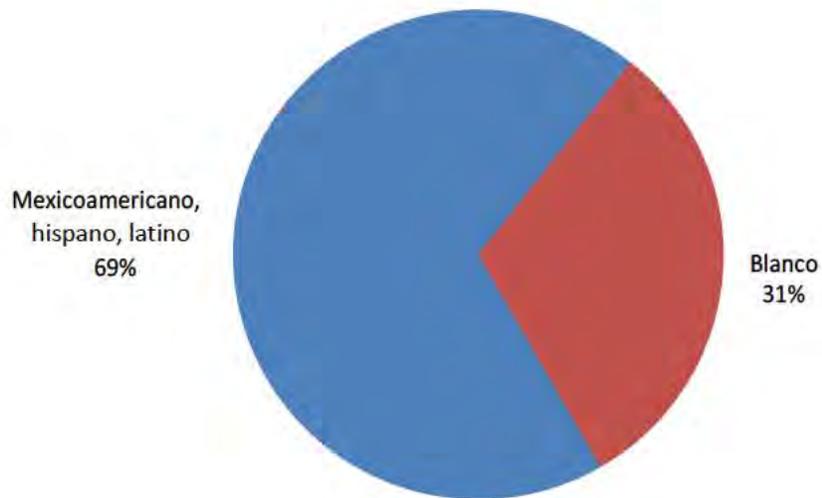
Value	Percent	Count
Hombre	38.5%	5
Mujer	61.5%	8
Otro	0.0%	0
Prefiero no contestar	0.0%	0
Total		13

## 2. ¿Cuántos años tiene?



Value	Percent	Count
Menos de 18 años	0.0%	0
De 18 a 24	0.0%	0
De 25 a 30	7.7%	1
De 31 a 35	46.2%	6
De 36 a 40	0.0%	0
De 41 a 45	7.7%	1
De 46 a 50	23.1%	3
De 51 a 55	0.0%	0
De 56 a 60	0.0%	0
De 61 a 65	7.7%	1
66 años o más	7.7%	1
Total		13

3. ¿Cuál de las siguientes categorías describe mejor su raza/etnicidad?

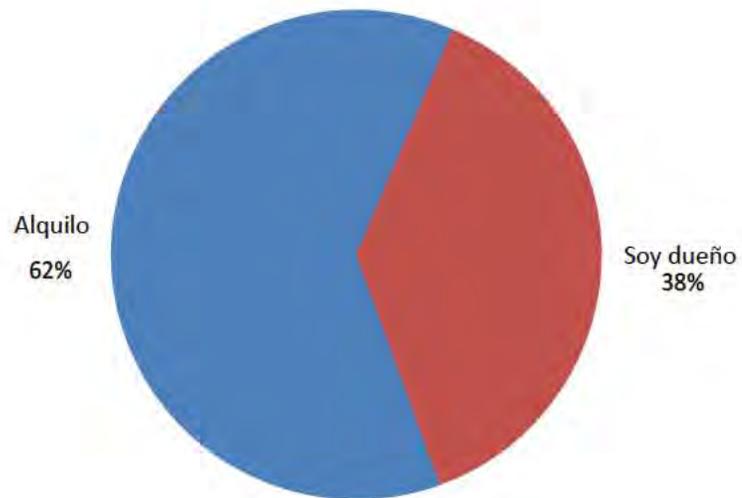


Value	Percent	Count
Afroamericano	0.0%	0
Aleutiano, esquimal o nativo americano	0.0%	0
Asiático, de las Islas del Pacífico	0.0%	0
Mexicoamericano, hispano, latino	69.2%	9
Blanco	30.8%	4
Total		13
<b>Responses "Otro"</b>		<b>Count</b>
Left Blank		14

#### 4. ¿Cuál es el código postal de su casa?

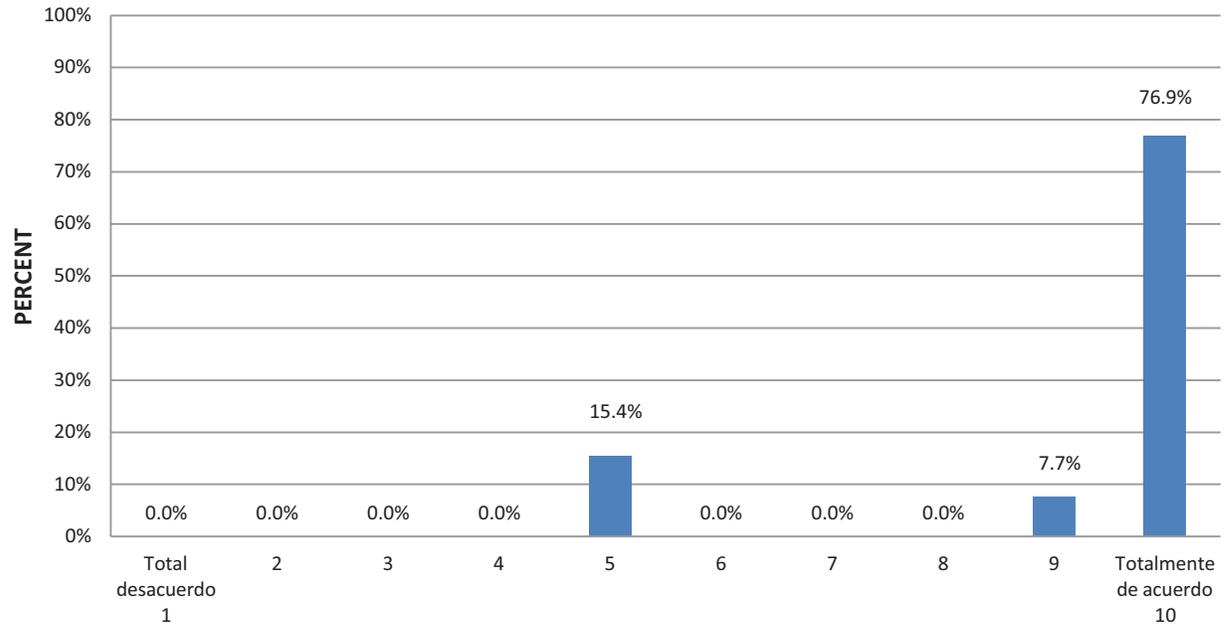
Count	Response
1	78705
1	78723
2	78724
2	78727
1	78747
1	78748
3	78752
1	78753
1	78758

## 5. ¿Alquila o es dueño de su residencia actual?



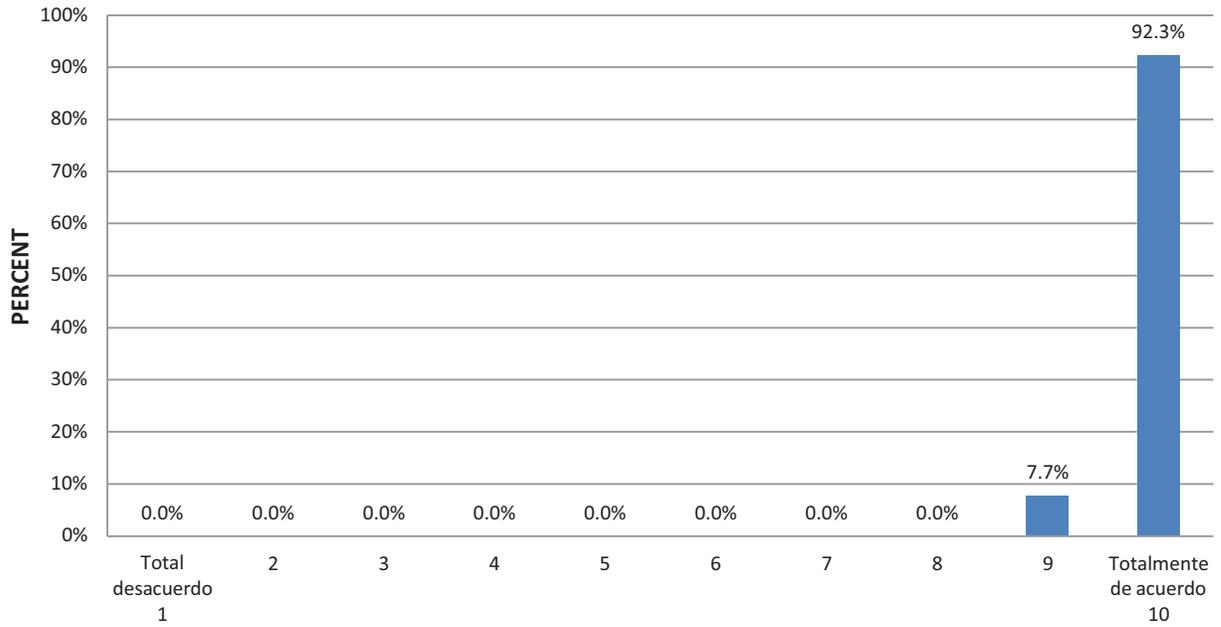
Value	Percent	Count
Alquilo	61.5%	8
Soy dueño	38.5%	5
No sé	0.0%	0
Total		13

## 6. Las personas que trabajan en Austin deberían poder pagar una vivienda en Austin.



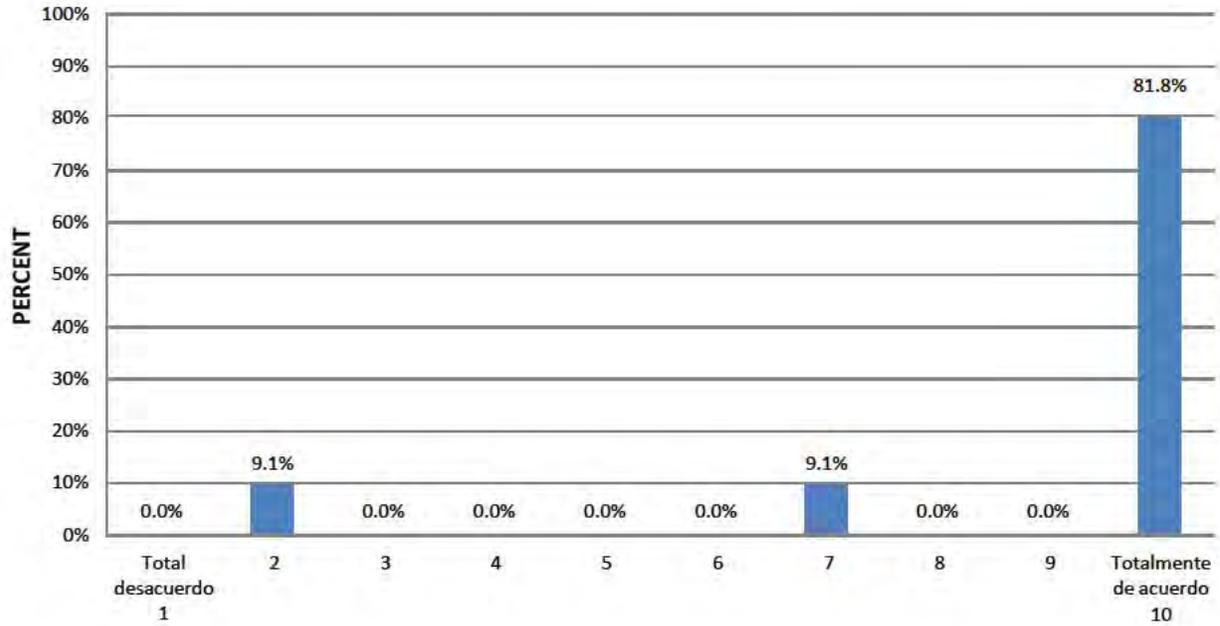
Value	Percent	Count
Total desacuerdo 1	0.0%	0
2	0.0%	0
3	0.0%	0
4	0.0%	0
5	15.4%	2
6	0.0%	0
7	0.0%	0
8	0.0%	0
9	7.7%	1
Totalmente de acuerdo 10	76.9%	10
Total		13

**7. Es importante que haya opciones de vivienda económica en todas partes de Austin.**



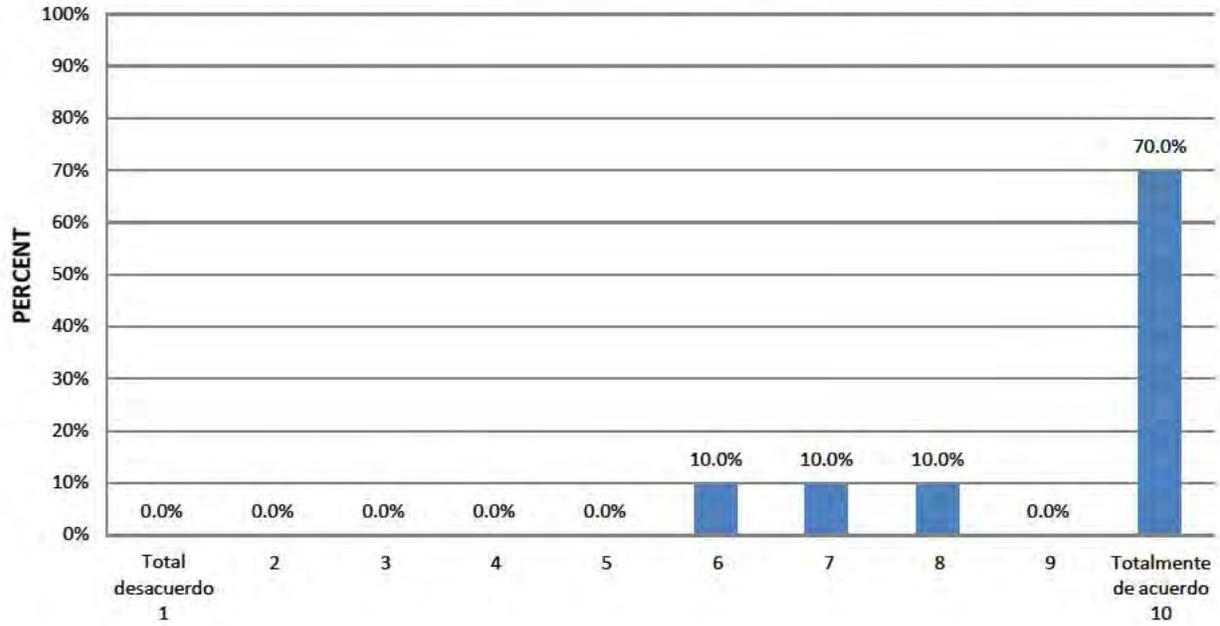
Value	Percent	Count
Total desacuerdo 1	0.0%	0
2	0.0%	0
3	0.0%	0
4	0.0%	0
5	0.0%	0
6	0.0%	0
7	0.0%	0
8	0.0%	0
9	7.7%	1
Totalmente de acuerdo 10	92.3%	12
Total		13

8. La Ciudad de Austin debe proveer como incentivo la revisión más rápida de los permisos si los constructores proveen viviendas económicas para aquellos hogares con ingresos menores de \$40,000/año.



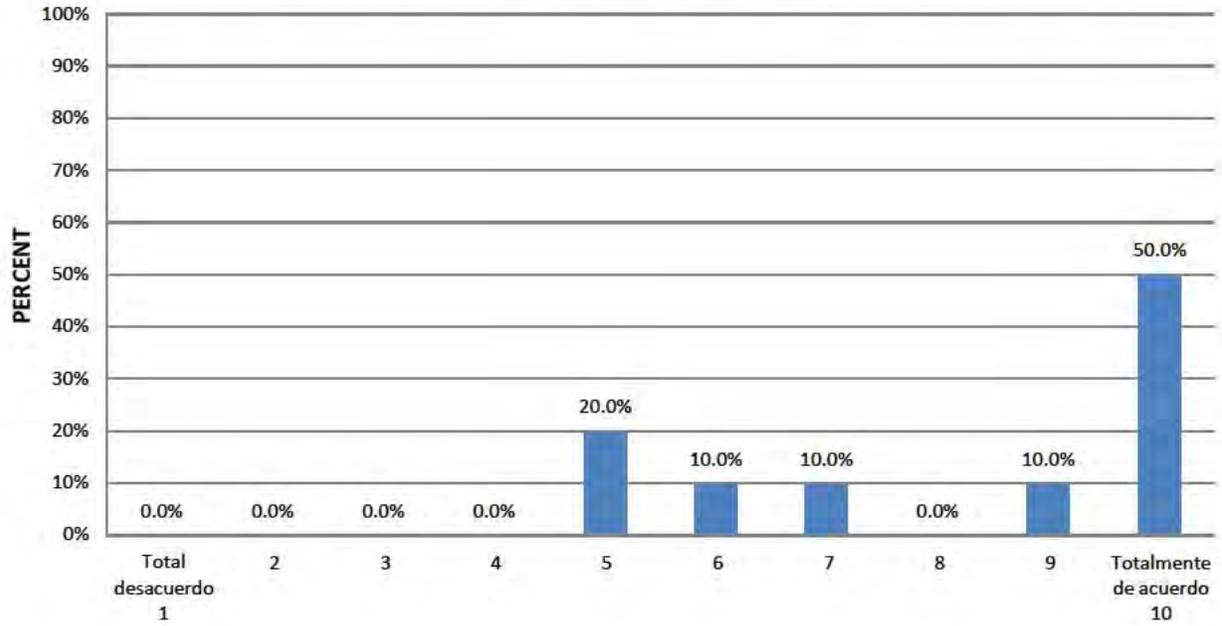
Value	Percent	Count
Total desacuerdo 1	0.0%	0
2	9.1%	1
3	0.0%	0
4	0.0%	0
5	0.0%	0
6	0.0%	0
7	9.1%	1
8	0.0%	0
9	0.0%	0
Totalmente de acuerdo 10	81.8%	9
Total		11

9. Como incentivo, la Ciudad de Austin debe permitirles a los constructores construir edificios más altos a lo largo de las calles principales si un porcentaje de los apartamentos/condominios en los edificios los podrán costear aquellos hogares con ingresos menores de \$40,000/año.



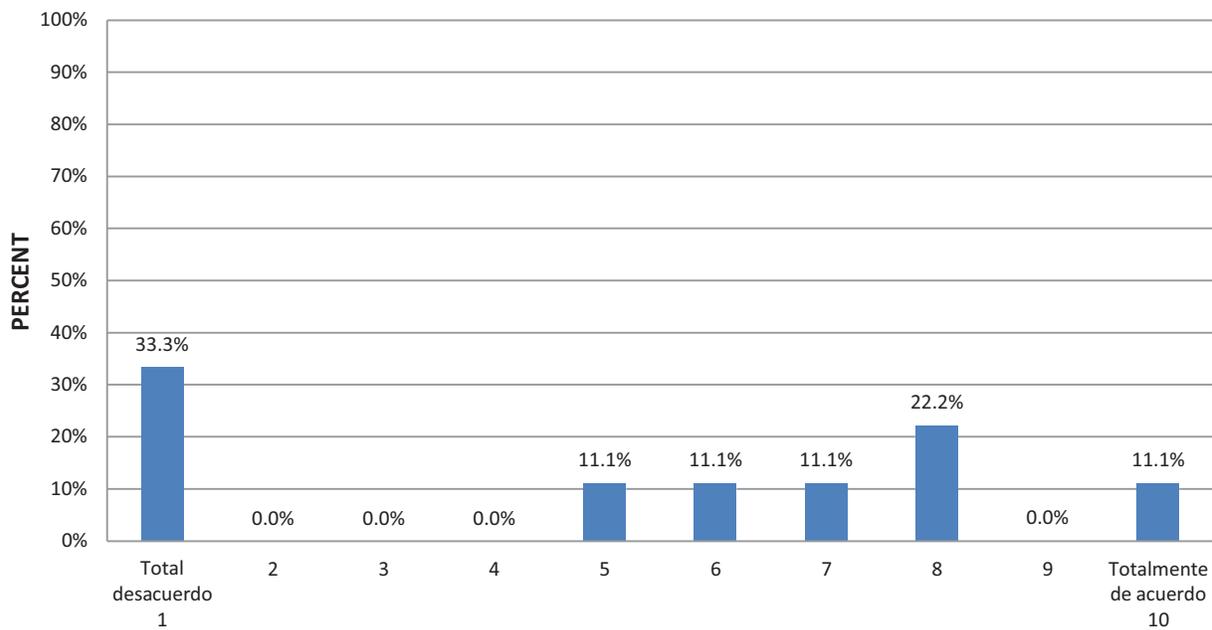
Value	Percent	Count
Total desacuerdo 1	0.0%	0
2	0.0%	0
3	0.0%	0
4	0.0%	0
5	0.0%	0
6	10.0%	1
7	10.0%	1
8	10.0%	1
9	0.0%	0
Totalmente de acuerdo 10	70.0%	7
Total		10

10. Como incentivo, la Ciudad de Austin debe requerir menos espacio de estacionamiento para las construcciones a ¼ de milla de una ruta de autobús o riel si las construcciones proveen viviendas económicas para aquellos hogares con ingresos menores de \$40,000/año.



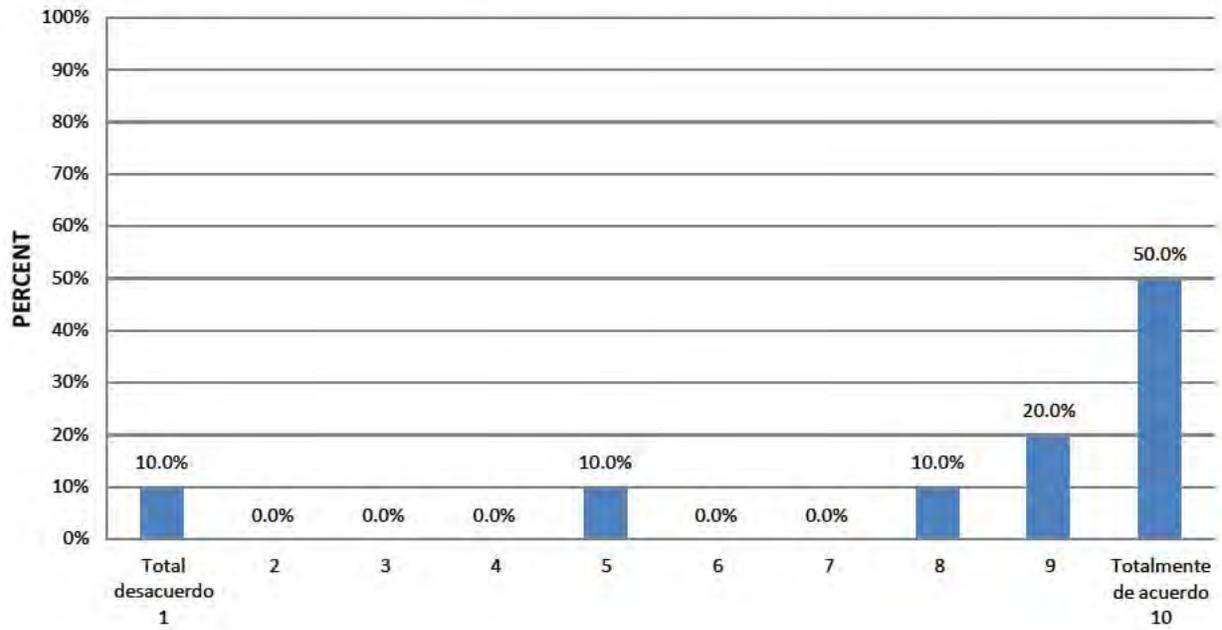
Value	Percent	Count
Total desacuerdo 1	0.0%	0
2	0.0%	0
3	0.0%	0
4	0.0%	0
5	20.0%	2
6	10.0%	1
7	10.0%	1
8	0.0%	0
9	10.0%	1
Totalmente de acuerdo 10	50.0%	5
Total		10

**11. Considere pagar impuestos o cuotas más altas si los ingresos de esos mayores impuestos y cuotas se usaran para construir viviendas económicas en propiedades con otros usos públicos, como bibliotecas y otros edificios públicos.**



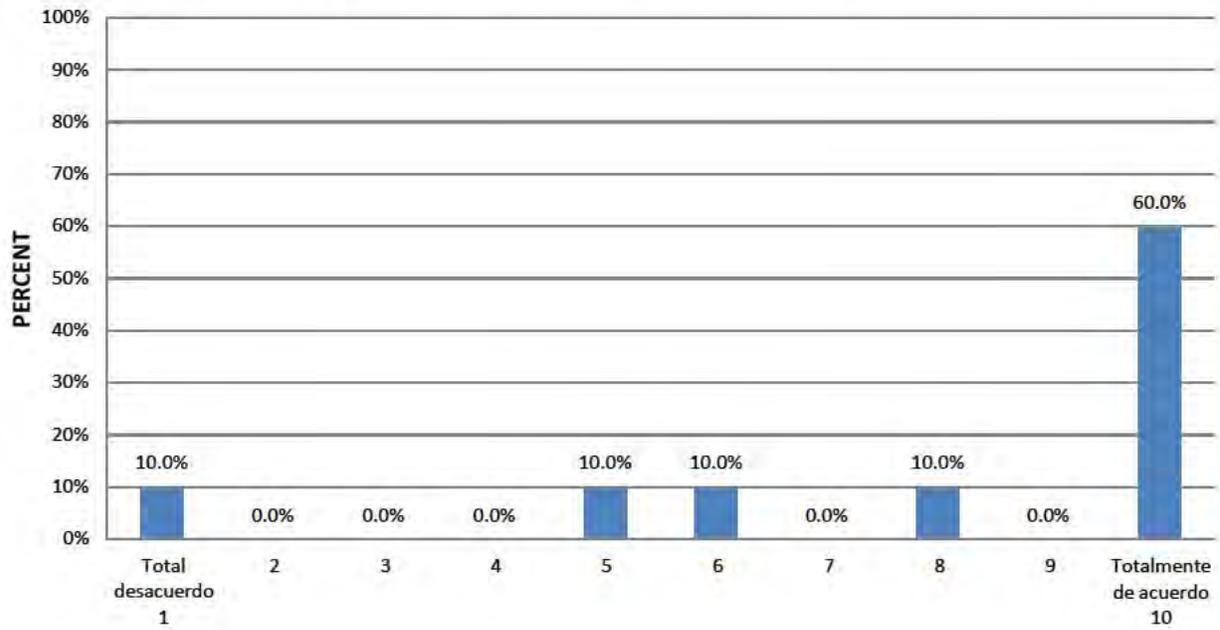
Value	Percent	Count
No es probable 1	33.3%	3
2	0.0%	0
3	0.0%	0
4	0.0%	0
5	11.1%	1
6	11.1%	1
7	11.1%	1
8	22.2%	2
9	0.0%	0
Muy probable 10	11.1%	1
Total		9

**12. Apoye a la Ciudad de Austin para usar los ingresos de impuestos adicionales generados de la construcción de nuevos complejos para preservar o construir viviendas económicas.**



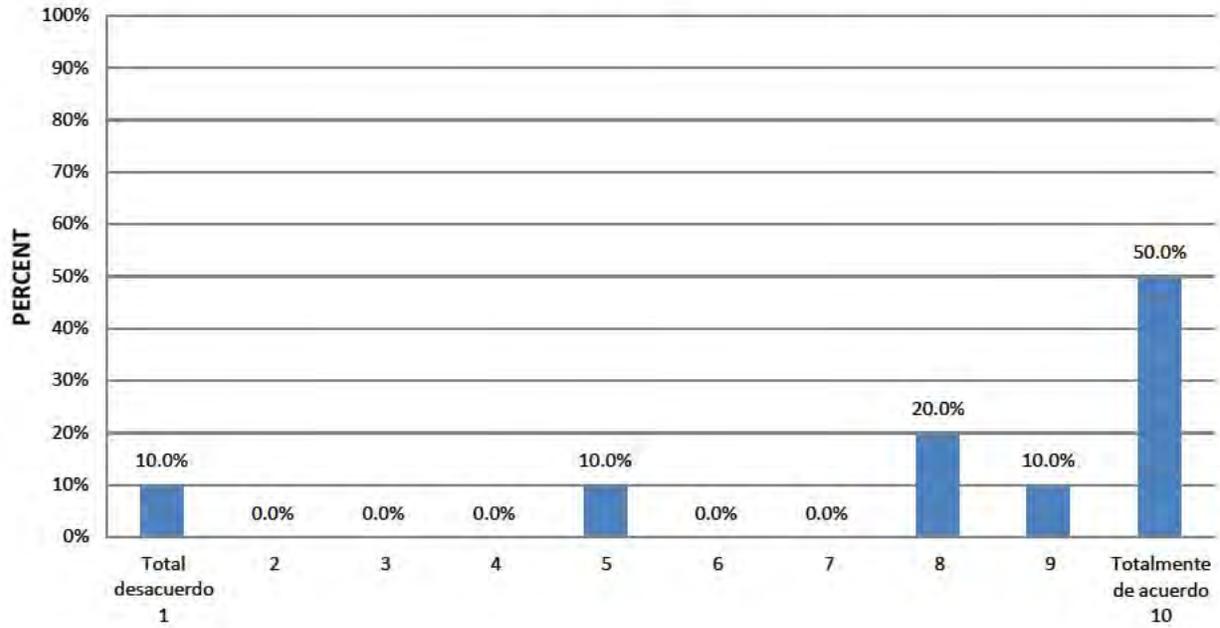
Value	Percent	Count
No es probable 1	10.0%	1
2	0.0%	0
3	0.0%	0
4	0.0%	0
5	10.0%	1
6	0.0%	0
7	0.0%	0
8	10.0%	1
9	20.0%	2
Muy probable 10	50.0%	5
Total		10

**13. La Ciudad de Austin debería aumentar la cantidad de viviendas económicas en los corredores de carreteras principales y en los centros de mayor concentración de trabajo.**



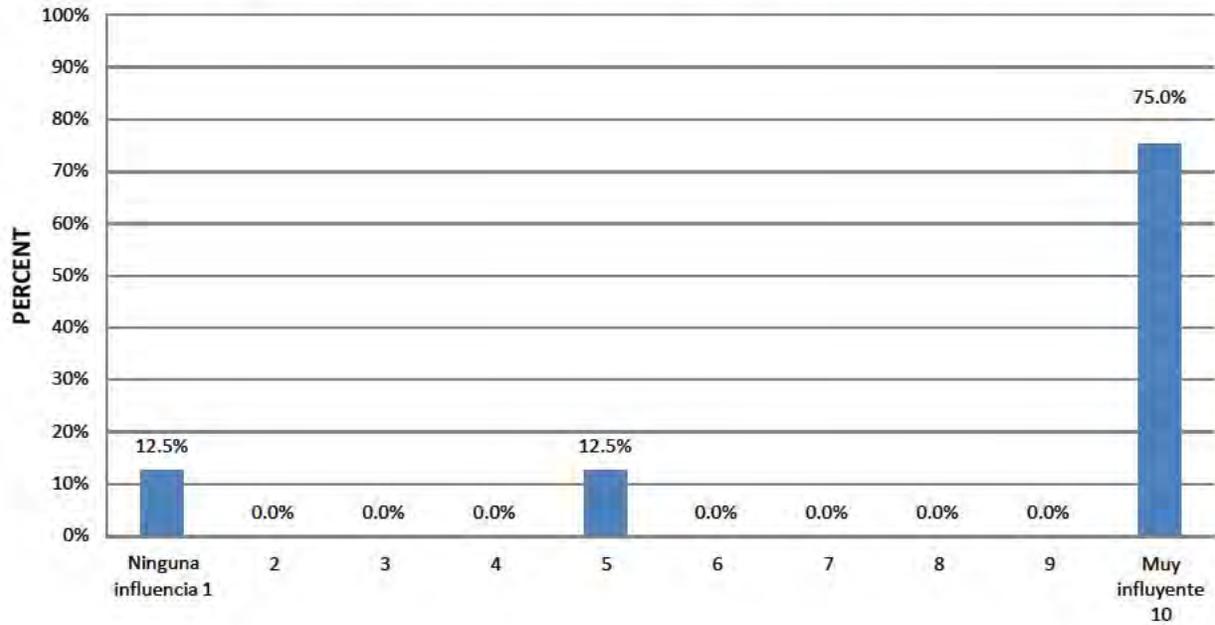
Value	Percent	Count
Total desacuerdo 1	10.0%	1
2	0.0%	0
3	0.0%	0
4	0.0%	0
5	10.0%	1
6	10.0%	1
7	0.0%	0
8	10.0%	1
9	0.0%	0
Totalmente de acuerdo 10	60.0%	6
Total		10

**14. La Ciudad de Austin debería permitir que se construyan casas pequeñas en terrenos más pequeños de lo que permite actualmente para que haya más opciones económicas.**



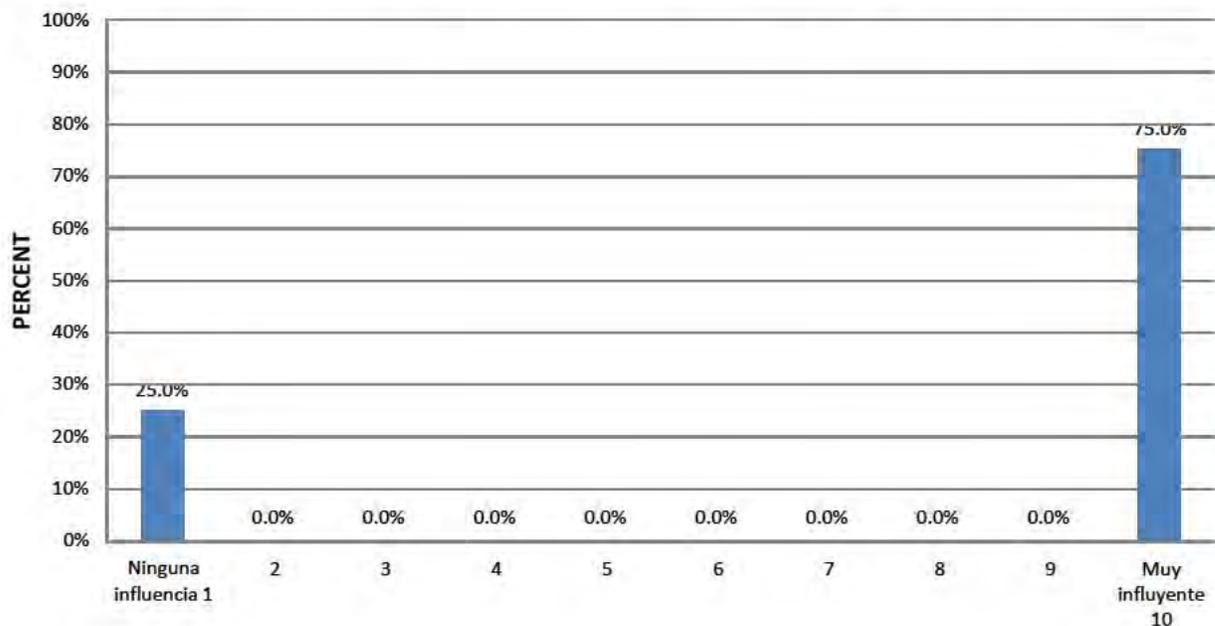
Value	Percent	Count
Total desacuerdo 1	10.0%	1
2	0.0%	0
3	0.0%	0
4	0.0%	0
5	10.0%	1
6	0.0%	0
7	0.0%	0
8	20.0%	2
9	10.0%	1
Totalmente de acuerdo 10	50.0%	5
Total		10

15. La congestión de tráfico y la distancia al trabajo a la hora de escoger la ubicación de su casa.



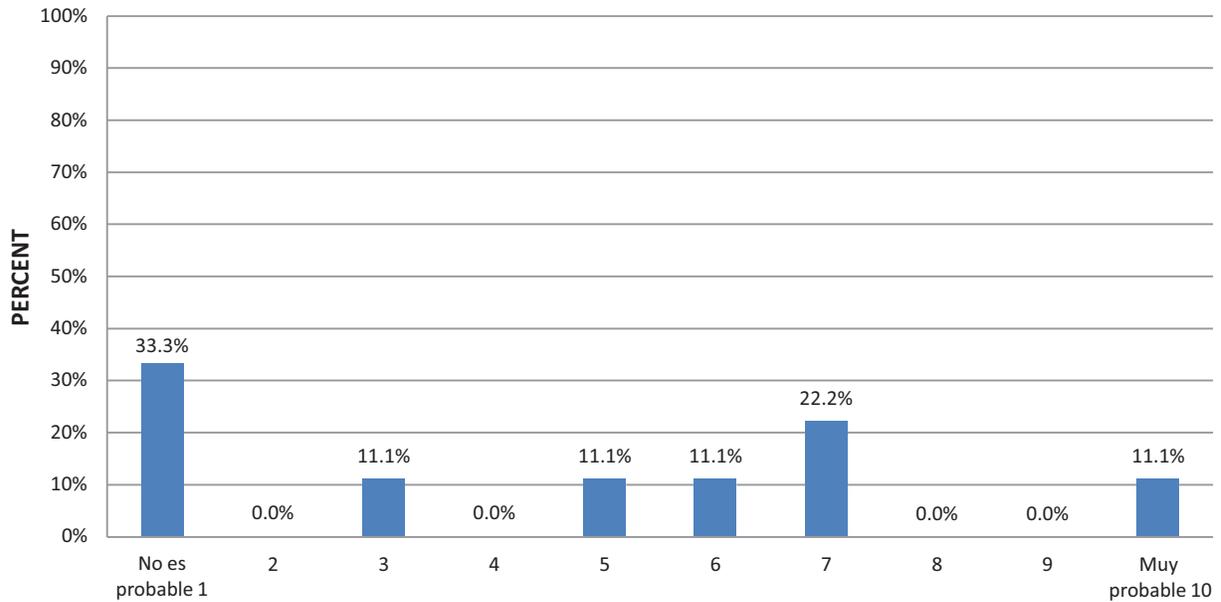
Value	Percent	Count
Ninguna influencia 1	12.5%	1
2	0.0%	0
3	0.0%	0
4	0.0%	0
5	12.5%	1
6	0.0%	0
7	0.0%	0
8	0.0%	0
9	0.0%	0
Muy influyente 10	75.0%	6
Total		8

16. El costo de un automóvil y la gasolina a la hora de escoger la ubicación de su casa.



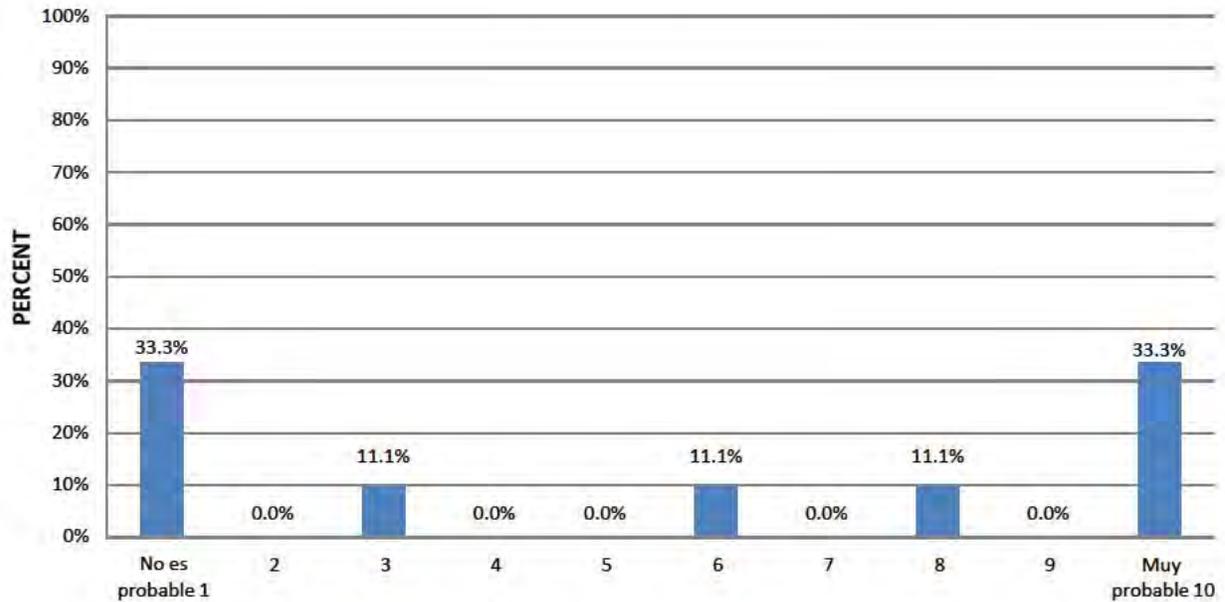
Value	Percent	Count
Ninguna influencia 1	25.0%	2
2	0.0%	0
3	0.0%	0
4	0.0%	0
5	0.0%	0
6	0.0%	0
7	0.0%	0
8	0.0%	0
9	0.0%	0
Muy influyente 10	75.0%	6
Total		8

**17. Considere vivir en una casa adosada, casa de construcción en fila, tríplex, apartamento u otra opción de vivienda que no sea una casa unifamiliar independiente de si la pudiera pagar.**



Value	Percent	Count
No es probable 1	33.3%	3
2	0.0%	0
3	11.1%	1
4	0.0%	0
5	11.1%	1
6	11.1%	1
7	22.2%	2
8	0.0%	0
9	0.0%	0
Muy probable 10	11.1%	1
Total		9

18. Considere vivir en una casa adosada, casa de construcción en fila, tríplex, apartamento u otra opción de vivienda que no sea una casa unifamiliar independiente si mejoraría su distancia al trabajo.



Value	Percent	Count
No es probable 1	33.3%	3
2	0.0%	0
3	11.1%	1
4	0.0%	0
5	0.0%	0
6	11.1%	1
7	0.0%	0
8	11.1%	1
9	0.0%	0
Muy probable 10	33.3%	3
Total		9

19. ¿Qué es lo que más le preocupa en cuanto a las viviendas económicas en su vecindario?

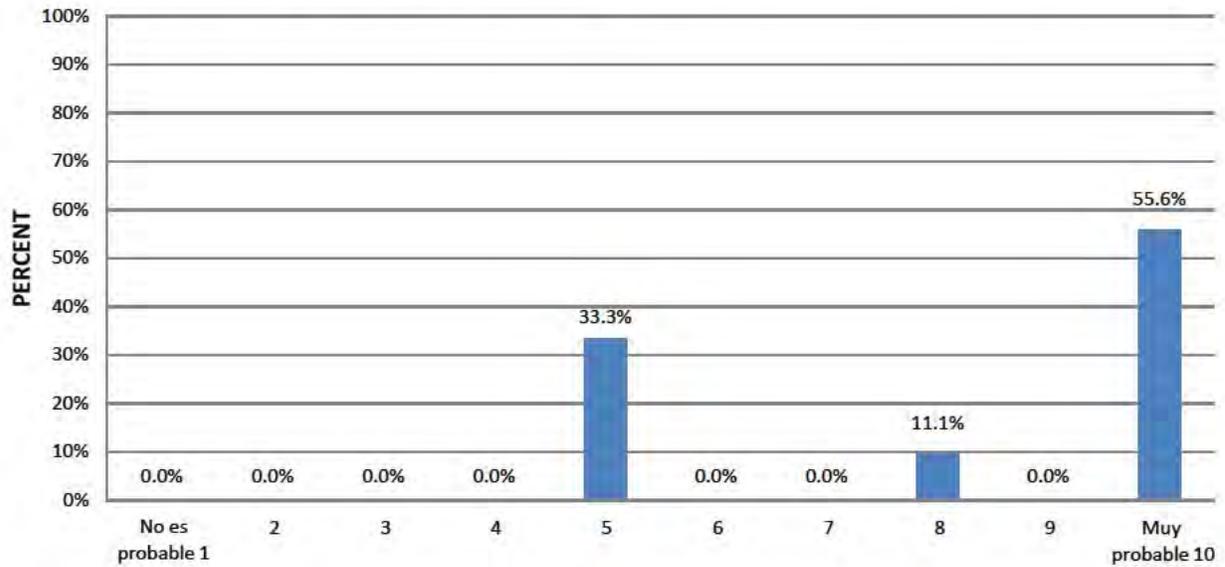
Count	Response
1	Cleaningness
1	Devaluo de la propiedad
1	El estado en que se encuentre la vivienda, reparaciones
1	La cálidad de las personas que viven alrededor
1	Nada, porque es justo.
1	Pay more taxes to cover the costs
1	costos altos
1	lo pequena que puedan ser los cuartos

20. ¿Quién debería calificar para comprar o alquilar viviendas económicas subsidiadas o con incentivos de la Ciudad de Austin? Por favor seleccione una.



Value	Percent	Count
Menos de \$10,000	0.0%	0
Menos de \$20,000	11.1%	1
Menos de \$30,000	22.2%	2
Menos de \$40,000	33.3%	3
Menos de \$50,000	22.2%	2
Más de \$50,000 al año	11.1%	1
Total		9

21. Por favor clasifique en una escala del 1 al 10 las probabilidades de que usted apoye la legislación u ordenanzas que promuevan viviendas económicas. 1 significa que no es para nada probable y 10 significa que es muy probable.

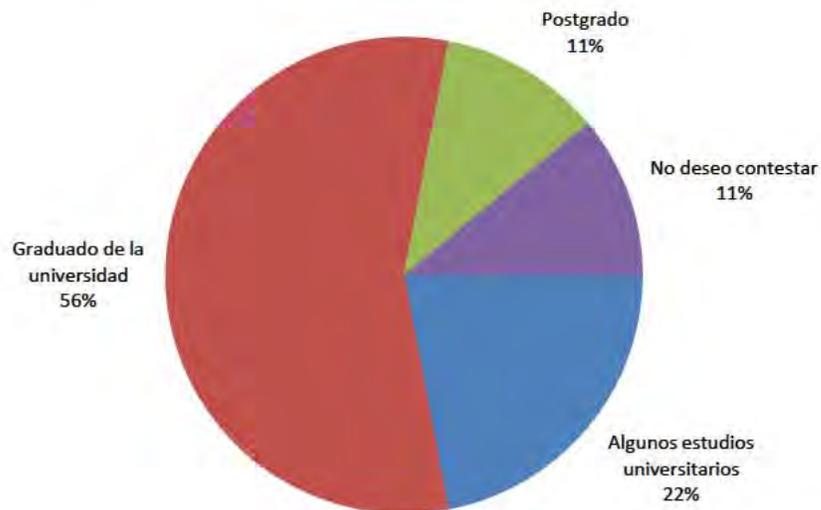


Value	Percent	Count
No es probable 1	0.0%	0
2	0.0%	0
3	0.0%	0
4	0.0%	0
5	33.3%	3
6	0.0%	0
7	0.0%	0
8	11.1%	1
9	0.0%	0
Muy probable 10	55.6%	5
Total		9

## 22. ¿Tiene alguna idea sobre cómo crear viviendas económicas en Austin?

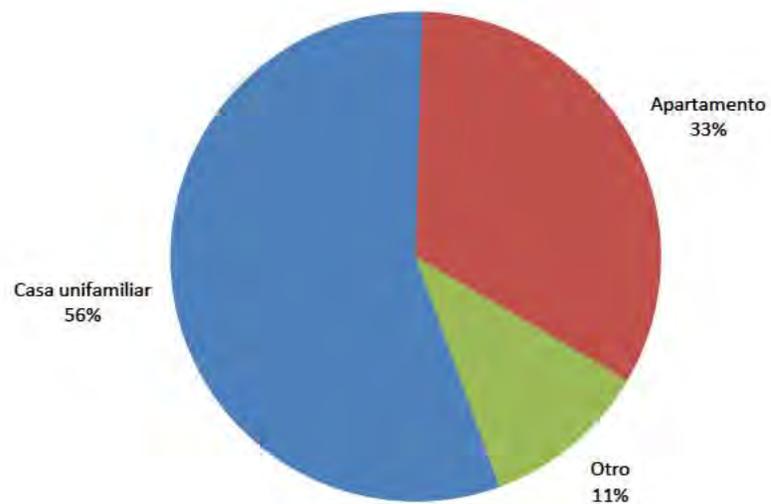
Count	Response
1	Casas tipo canadiense o complejo de apartamentos pequeños
2	No
1	Tiny Houses
2	si
1	Hacer que las carreteras de cuota sean locales, y usar las ganancias

23. ¿Cuál es el mayor grado de educación que ha completado?



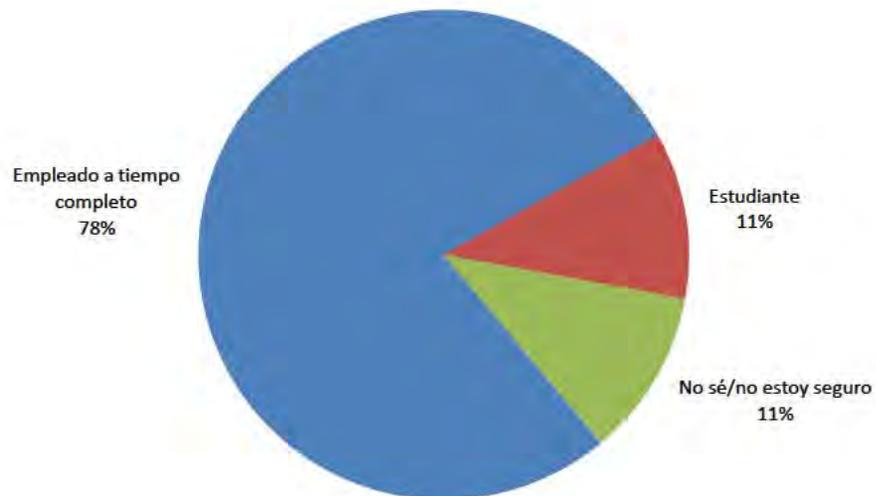
Value	Percent	Count
Parte de escuela secundaria	0.0%	0
Graduado de escuela secundaria	0.0%	0
Algunos estudios universitarios	22.2%	2
Graduado de la universidad	55.6%	5
Postgrado	11.1%	1
No sé/no estoy seguro	0.0%	0
No deseo contestar	11.1%	1
Total		9

24. ¿Cuál de las siguientes describe mejor su residencia?



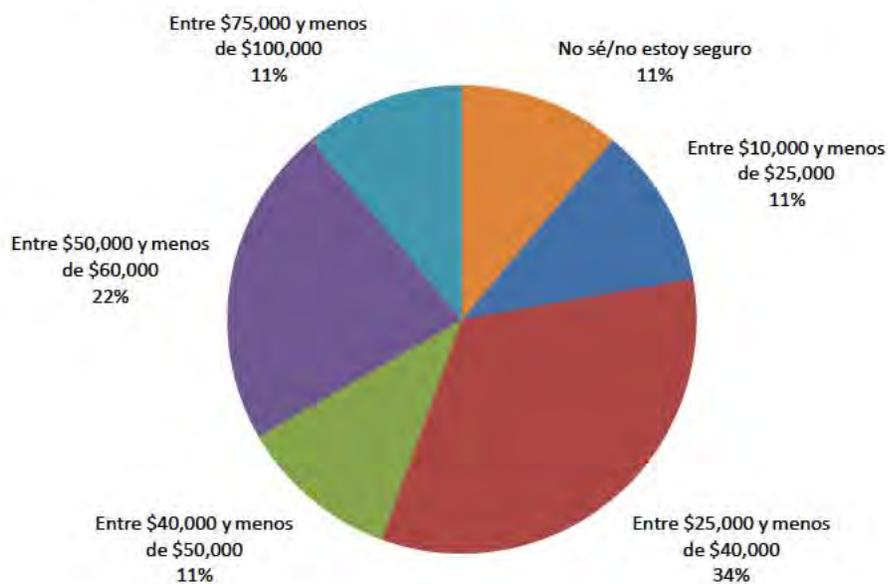
Value	Percent	Count
Casa unifamiliar	55.6%	5
Dúplex	0.0%	0
Casa adosada	0.0%	0
Condominio	0.0%	0
Apartamento	33.3%	3
Otro	11.1%	1
Total		9

25. ¿Cuál es su situación de empleo actualmente? Usted es:



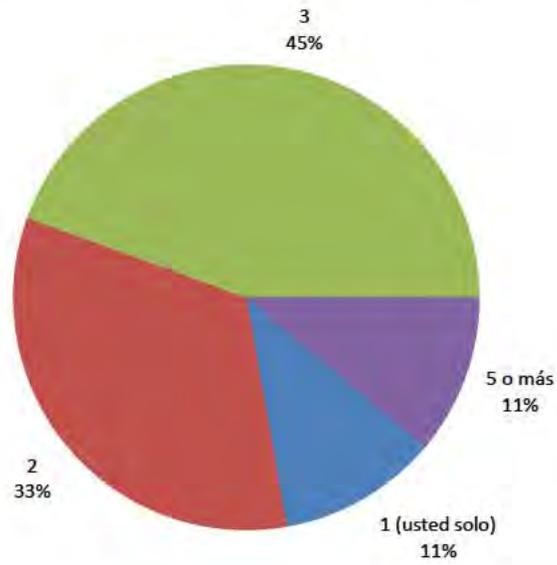
Value	Percent	Count
Empleado a medio tiempo	0.0%	0
Empleado a tiempo completo	77.8%	7
Desempleado	0.0%	0
Estudiante	11.1%	1
Jubilado	0.0%	0
Ama de casa	0.0%	0
No sé/no estoy seguro	11.1%	1
Total		9

26. ¿Cuál de las siguientes categorías describe mejor su ingreso familiar total para el año 2015, antes de los impuestos? Sería:



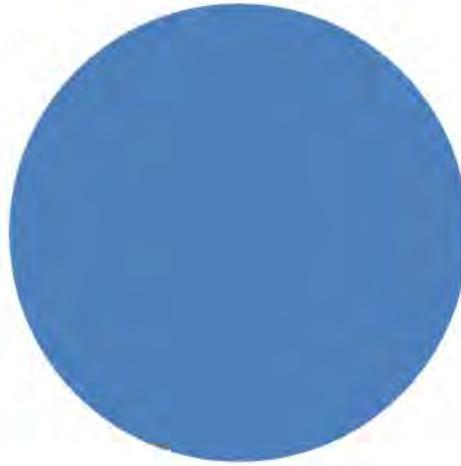
Value	Percent	Count
Menos de \$10,000	0.0%	0
Entre \$10,000 y menos de \$25,000	11.1%	1
Entre \$25,000 y menos de \$40,000	33.3%	3
Entre \$40,000 y menos de \$50,000	11.1%	1
Entre \$50,000 y menos de \$60,000	22.2%	2
Entre \$60,000 y menos de \$75,000	0.0%	0
Entre \$75,000 y menos de \$100,000	11.1%	1
\$100,000 o más	0.0%	0
No sé/no estoy seguro	11.1%	1
Total		9

27. ¿Cuál describe mejor cuántas personas viven con usted, incluyéndose usted mismo? Viven:



Value	Percent	Count
1 (usted solo)	11.1%	1
2	33.3%	3
3	44.4%	4
4	0.0%	0
5 o más	11.1%	1
Total		9

28. ¿Está usted discapacitado o alguien en su hogar tiene una discapacidad?



No  
100%

Value	Percent	Count
Sí	0.0%	0
No	100.0%	9
Prefiero no contestar	0.0%	0
Total		9

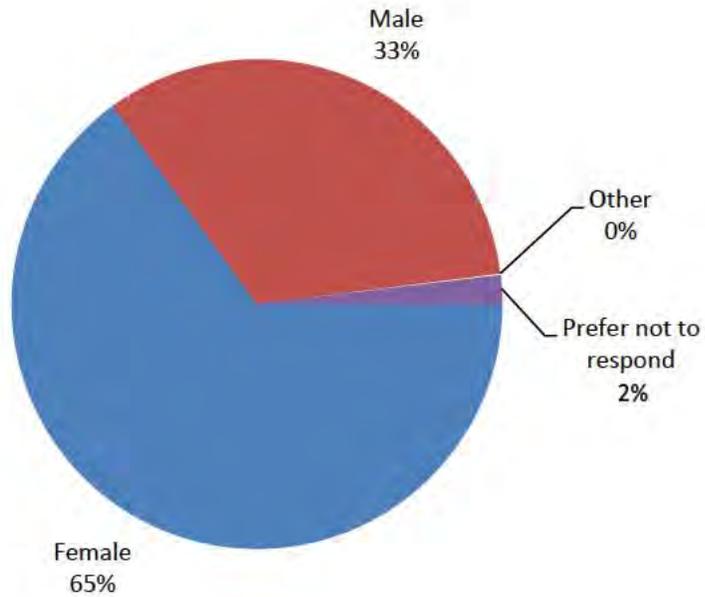
**Neighborhood Housing and Community Development**  
**Affordable Housing Survey Research**  
**Online English Version**

**April 2016**

# CITY OF AUSTIN HOUSING SURVEY (English Version) – April 2016

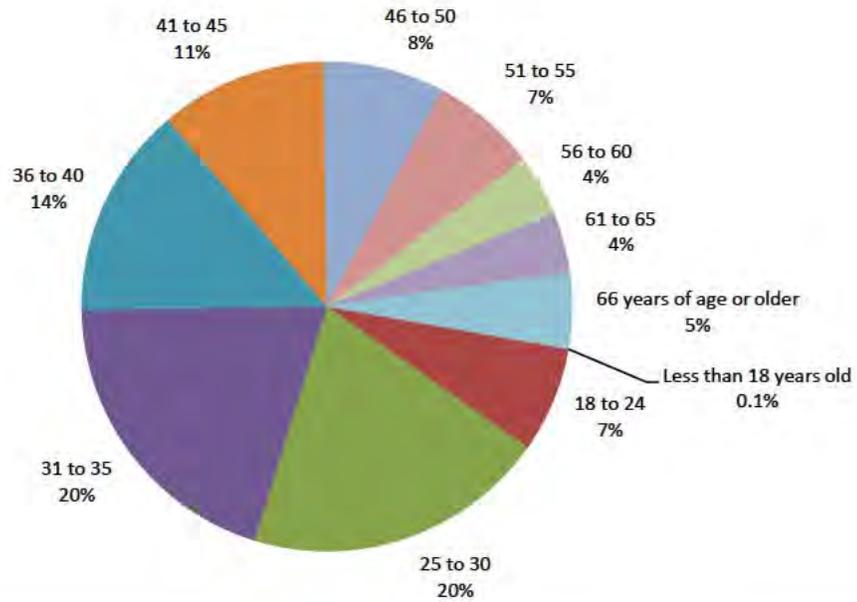
## ONLINE VERSION

### 1. Are you?



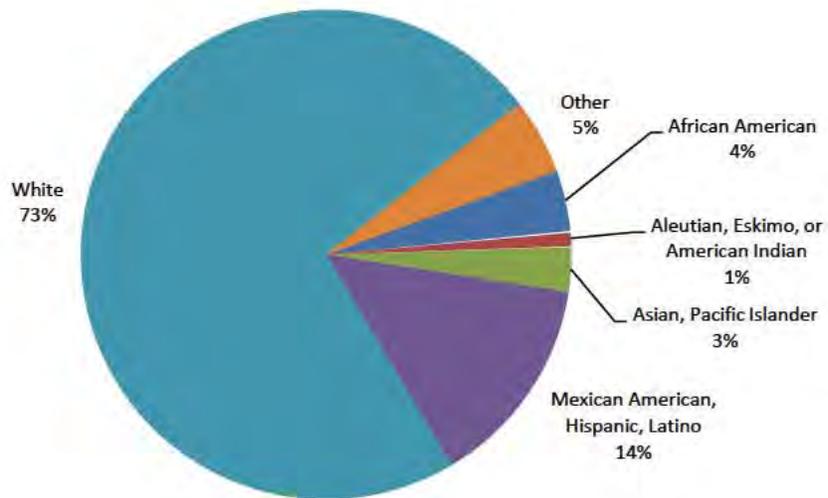
Value	Percent	Count
Female	64.7%	580
Male	32.9%	295
Other	0.5%	4
Prefer not to respond	1.9%	17
Total		896

## 2. What is your age?



Value	Percent	Count
Less than 18 years old	0.1%	1
18 to 24	6.6%	59
25 to 30	19.6%	176
31 to 35	20.1%	180
36 to 40	14.4%	129
41 to 45	10.9%	98
46 to 50	7.8%	70
51 to 55	7.4%	66
56 to 60	4.5%	40
61 to 65	3.9%	35
66 years of age or older	4.7%	42
Total		896

### 3. Which of the following categories best describes your race/ethnicity?



Value	Percent	Count
African American	4.4%	39
Aleutian, Eskimo, or American Indian	0.6%	5
Asian, Pacific Islander	2.7%	24
Mexican American, Hispanic, Latino	14.5%	129
White	72.8%	650
Other	5.2%	46
Total		893
<b>Responses "Other"</b>		<b>Count</b>
Left Blank		873
.		1
American		1
Arab		1
Australian - American		1
HUMAN RACE		1
Hispanic White		1
Human		2
Iranian-American		1
Middle Eastern		1
Mixed		1
Mixed		1

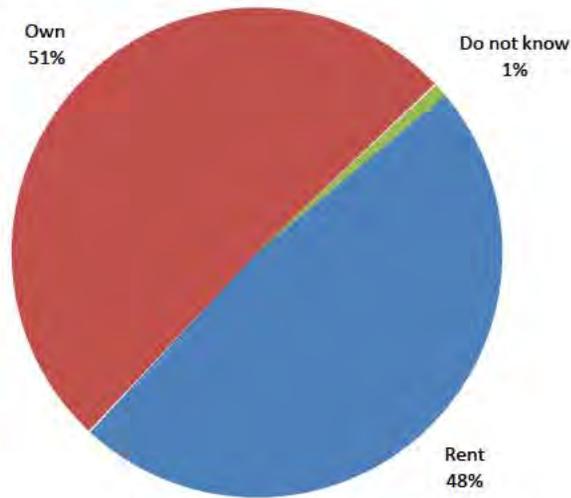
Mixed - Mexican American/White	1
Mixed race	4
Multi	1
Multi racial: white & latina	1
Native Austinite	1
Race should stop being a question - all these labels are divisive and should be discarded.	1
Romani	1
Slavic	1
United States of America	1
biracial	1
human	1
mixed	2
multiracial	1
mutt	1
none of your business	1
part Romany	1

#### 4. What is your home zip code?

Count	Response
1	27705
1	49242
1	75051
1	78240
1	78610
7	78613
3	78617
2	78626
1	78628
1	78634
3	78640
2	78652
2	78653
1	78659
4	78660
1	78664
2	78665
2	78666
2	78681
14	78701
72	78702
30	78703
82	78704
21	78705
1	78712
7	78717
1	78719
34	78721
29	78722
50	78723
5	78724
7	78725
3	78726
11	78727
12	78728

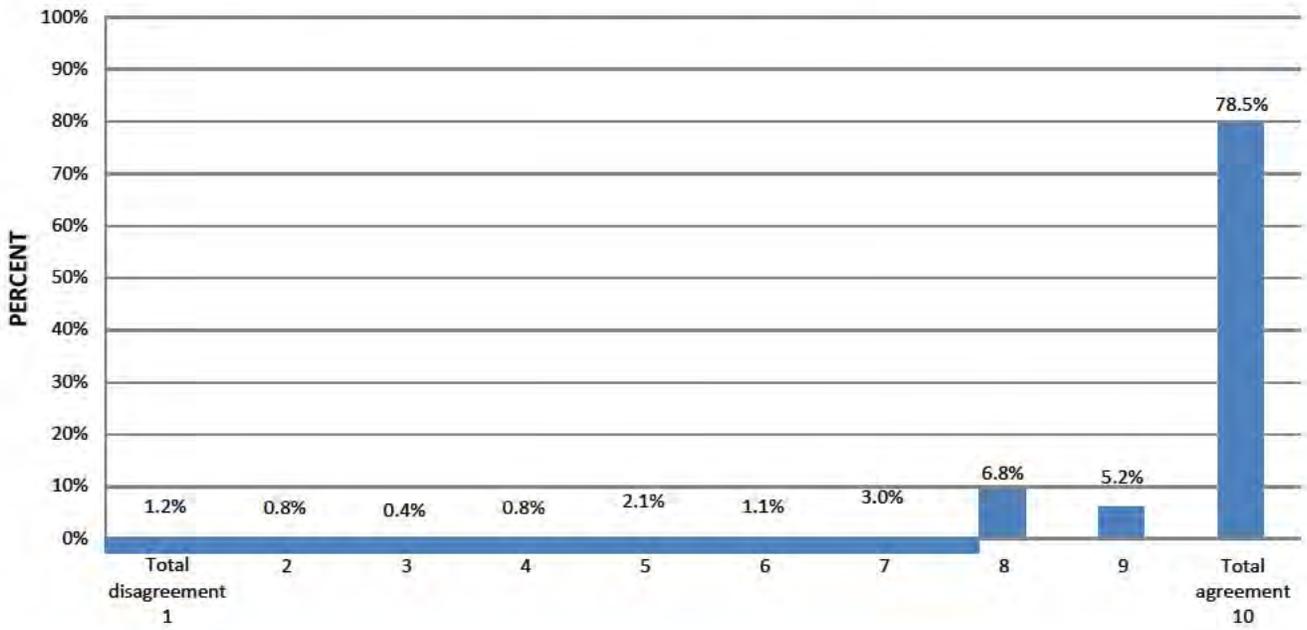
7	78729
3	78730
35	78731
1	78734
14	78735
1	78736
1	78737
4	78739
62	78741
15	78744
51	78745
8	78746
5	78747
26	78748
22	78749
11	78750
53	78751
14	78752
18	78753
9	78754
25	78756
42	78757
15	78758
22	78759
1	787904
1	789741
1	79602
1	79751

5. Do you rent or own your current place of residence?



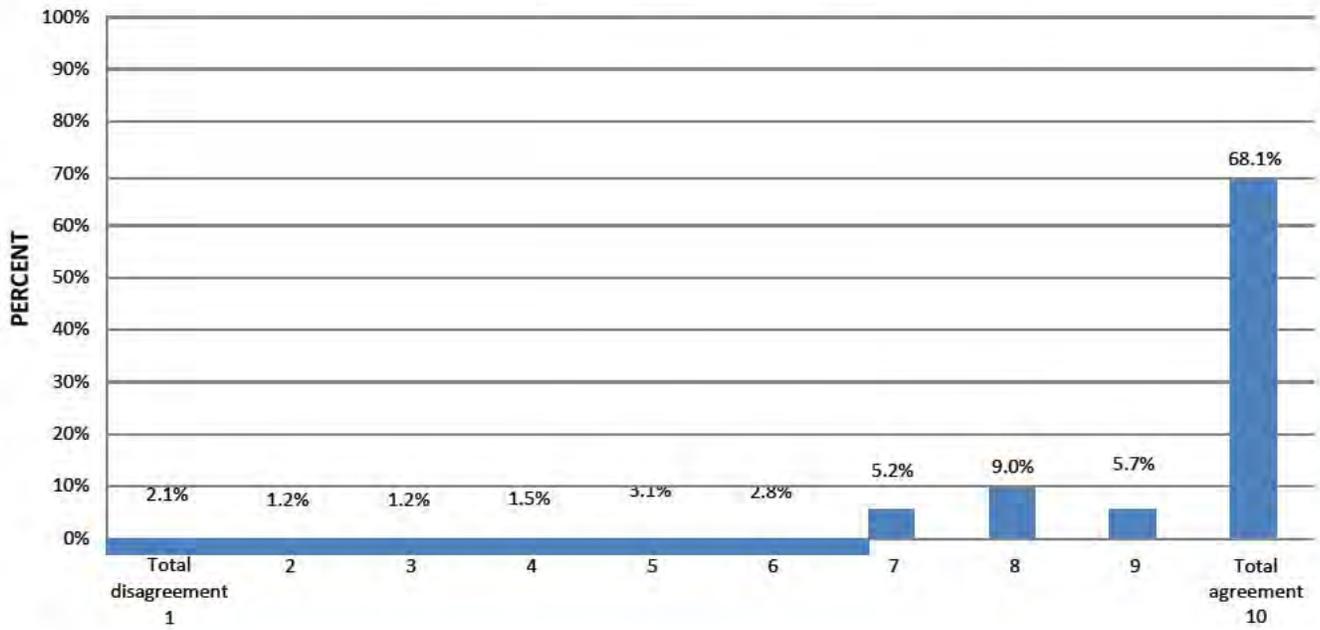
Value	Percent	Count
Rent	48.4%	433
Own	51.0%	456
Do not know	0.7%	6
Total		895

**6. People who work in Austin should be able to afford to live in Austin.**



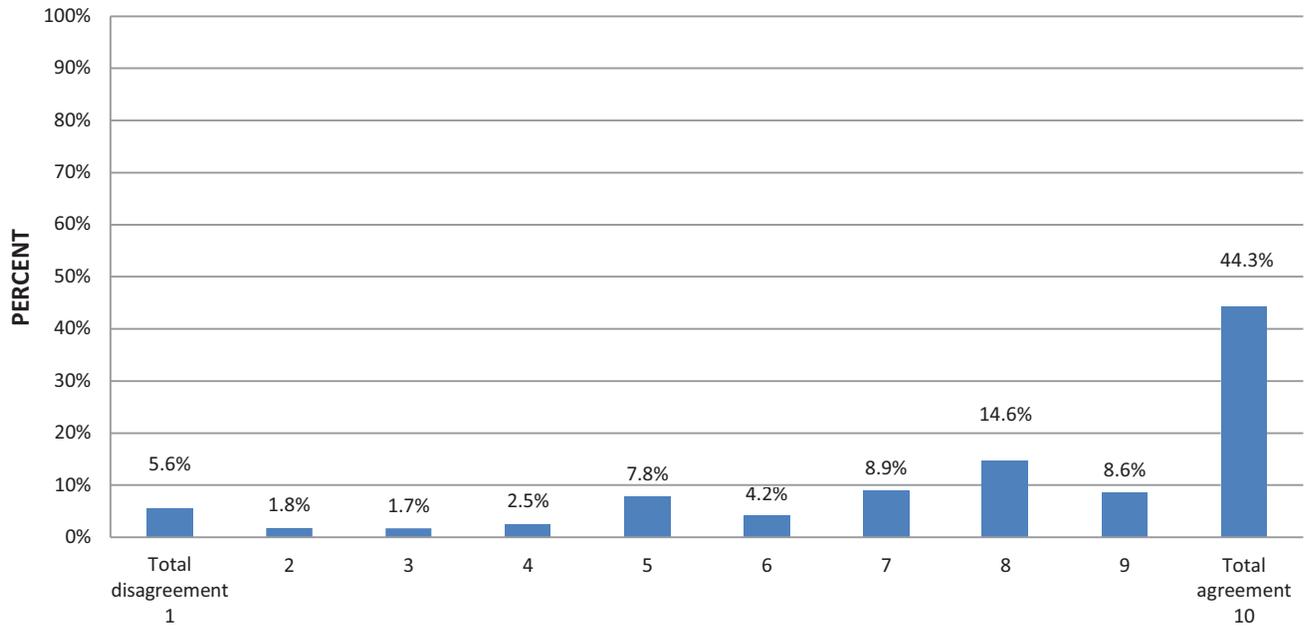
Value	Percent	Count
Total disagreement 1	1.2%	11
2	0.8%	7
3	0.4%	4
4	0.8%	7
5	2.1%	19
6	1.1%	10
7	3.0%	27
8	6.8%	61
9	5.2%	47
Total agreement 10	78.5%	706
Total		899

**7. It is important that there are affordable housing options in all parts of Austin.**



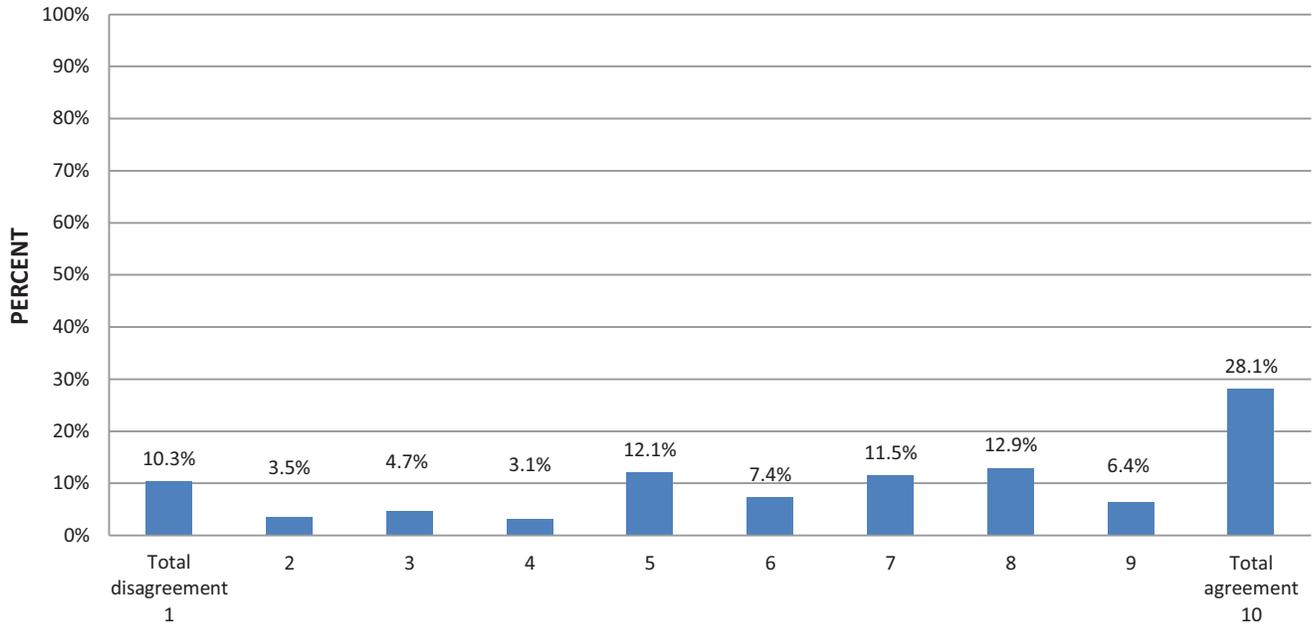
Value	Percent	Count
Total disagreement 1	2.1%	19
2	1.2%	11
3	1.2%	11
4	1.5%	13
5	3.1%	28
6	2.8%	25
7	5.2%	47
8	9.0%	81
9	5.7%	51
Total agreement 10	68.1%	611
Total		897

**8. The City of Austin should provide, as an incentive, faster permit review if the developments provide housing affordable for households making less than \$40,000/year.**



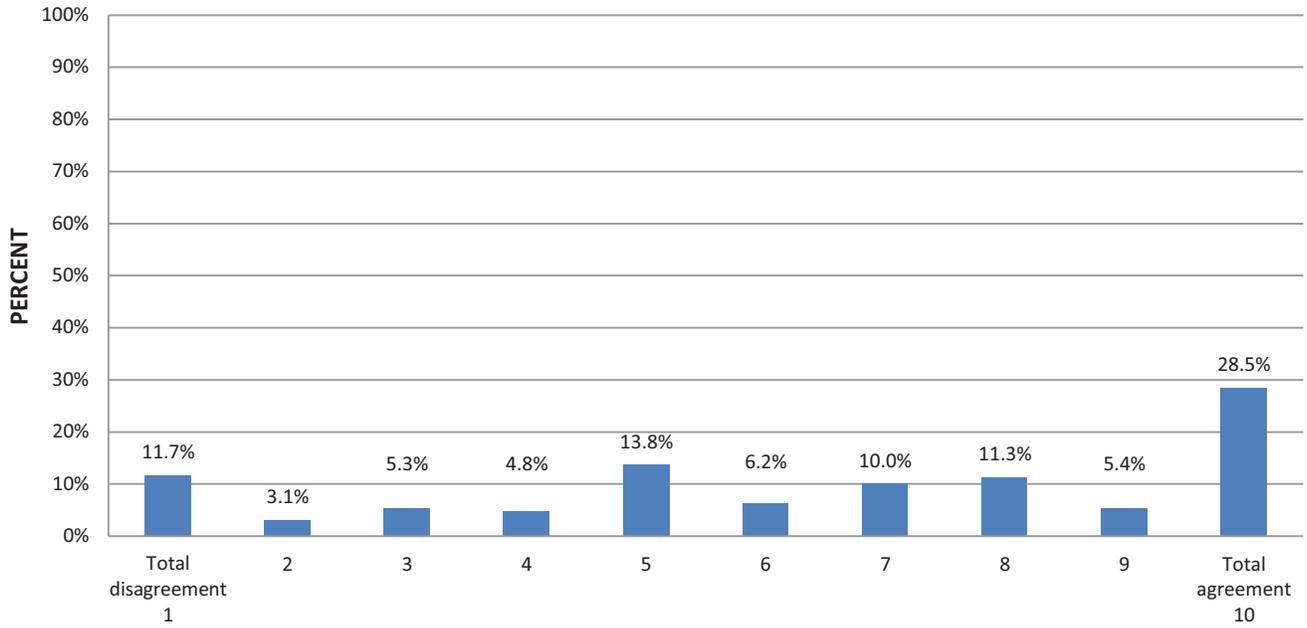
Value	Percent	Count
Total disagreement 1	5.6%	50
2	1.8%	16
3	1.7%	15
4	2.5%	22
5	7.8%	70
6	4.2%	38
7	8.9%	80
8	14.6%	131
9	8.6%	77
Total agreement 10	44.3%	397
Total		896

**9. The City of Austin should provide, as an incentive, the ability for developers to build taller buildings along major roadways if a percentage of the apartments/condos in the buildings are affordable for households making less than \$40,000/year.**



Value	Percent	Count
Total disagreement 1	10.3%	92
2	3.5%	31
3	4.7%	42
4	3.1%	28
5	12.1%	108
6	7.4%	66
7	11.5%	103
8	12.9%	115
9	6.4%	57
Total agreement 10	28.1%	251
Total		893

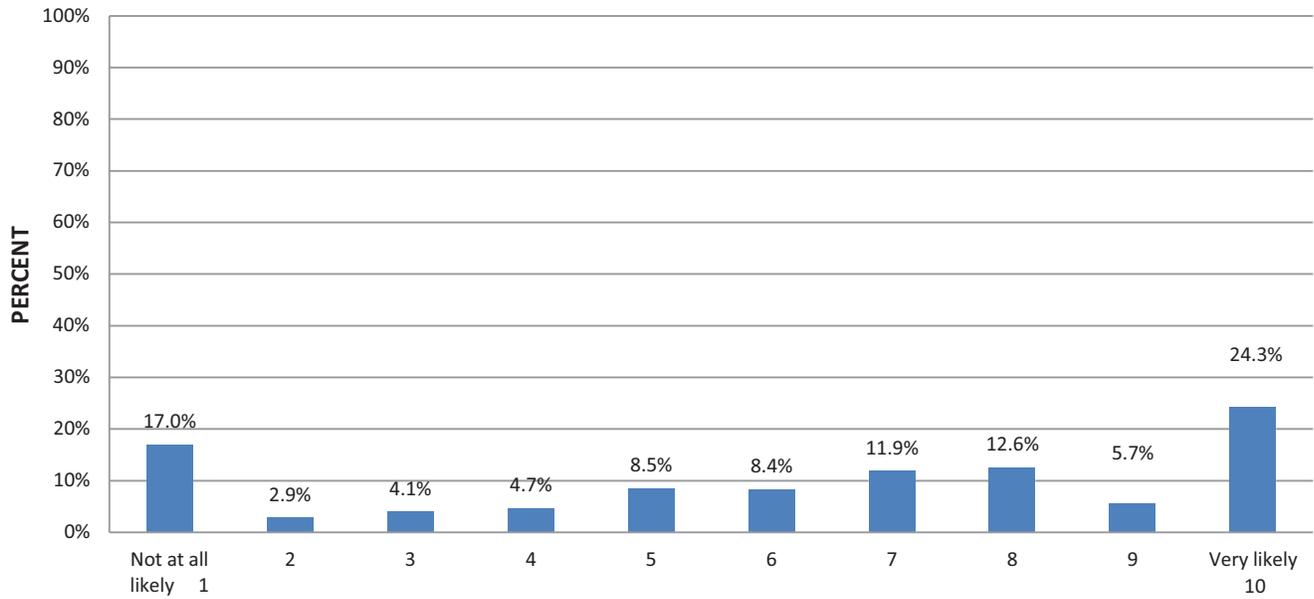
**10. The City of Austin should, as an incentive, require less parking for developments within ¼ of a mile of a bus route or rail line if the developments provide housing affordable for households making less than \$40**



,000/year.

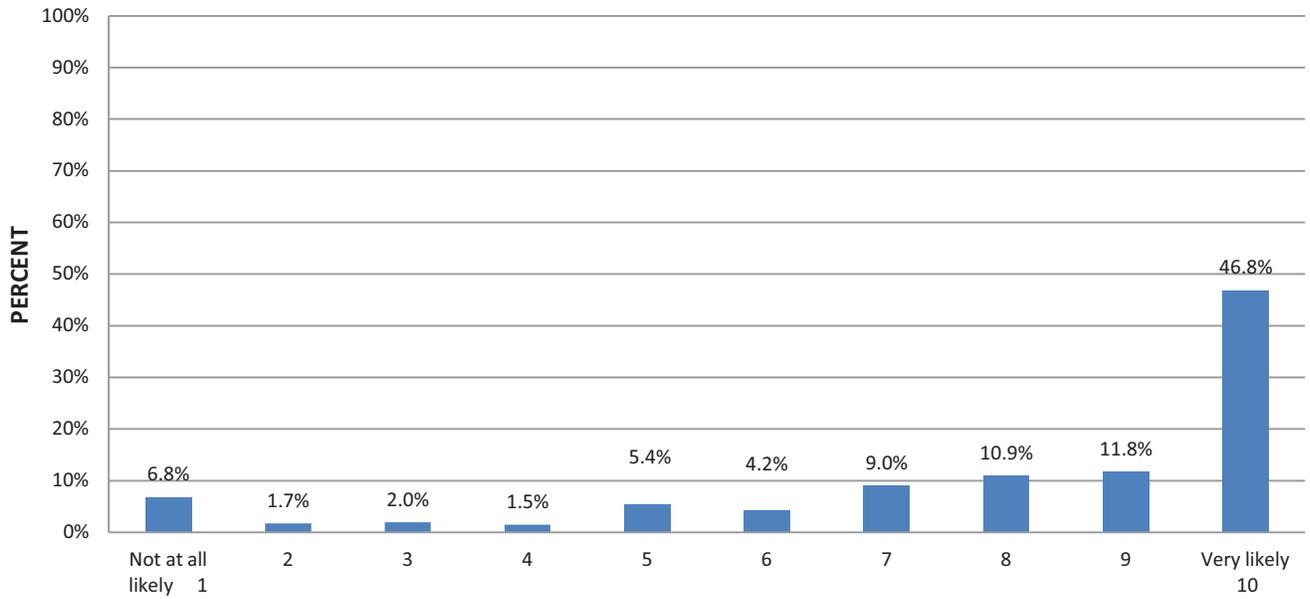
Value	Percent	Count
Total disagreement 1	11.7%	105
2	3.1%	28
3	5.3%	47
4	4.8%	43
5	13.8%	123
6	6.2%	55
7	10.0%	89
8	11.3%	101
9	5.4%	48
Total agreement 10	28.5%	255
Total		894

**11. I am willing to pay higher taxes or higher fees if those funds were used to preserve or build affordable housing.**



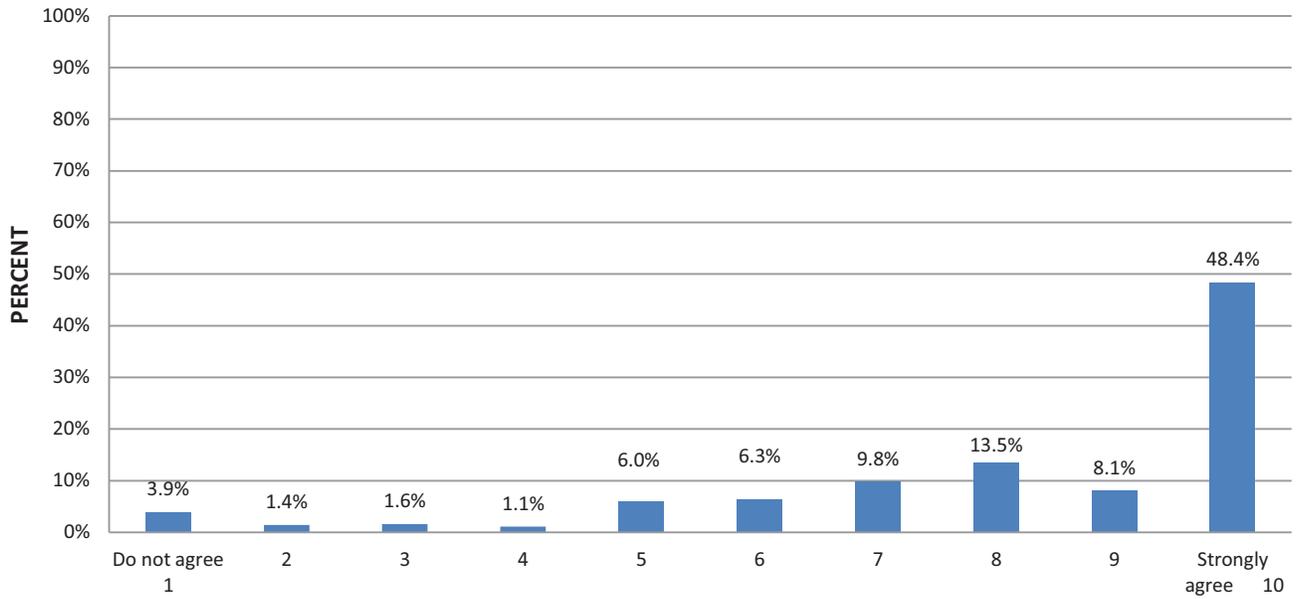
Value	Percent	Count
Not at all likely 1	17.0%	152
2	2.9%	26
3	4.1%	37
4	4.7%	42
5	8.5%	76
6	8.4%	75
7	11.9%	107
8	12.6%	113
9	5.7%	51
Very likely 10	24.3%	218
Total		897

**12. I support the City of Austin using additional tax revenue generated by new developments to preserve or build affordable housing.**



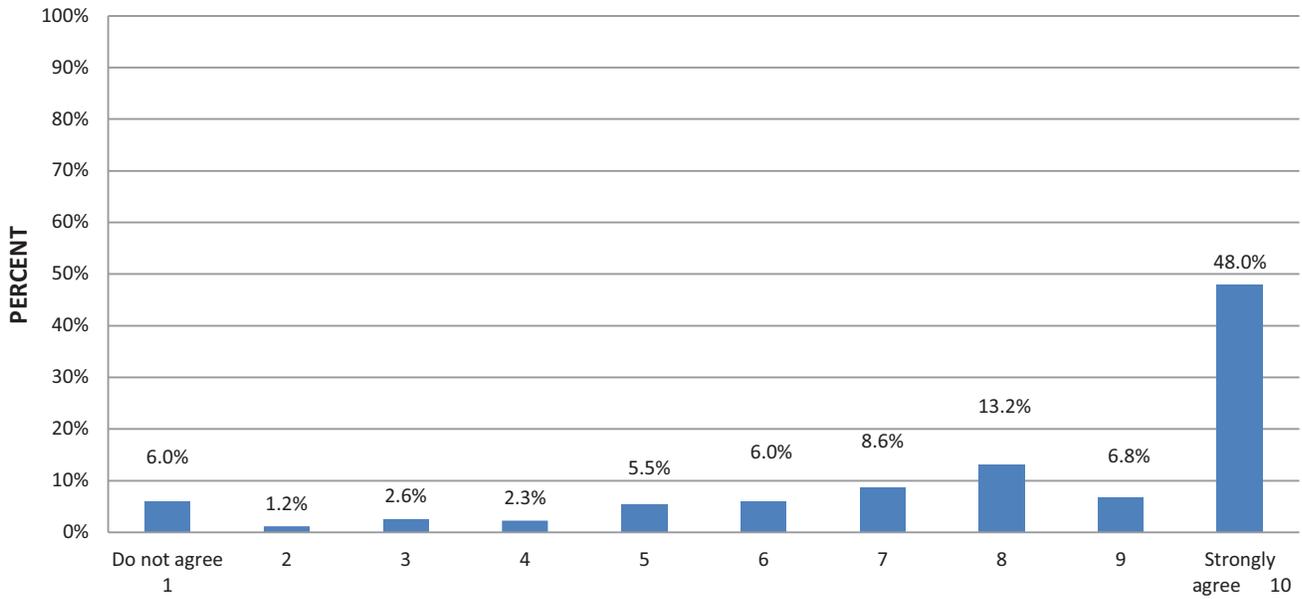
Value	Percent	Count
Not at all likely 1	6.8%	61
2	1.7%	15
3	2.0%	18
4	1.5%	13
5	5.4%	48
6	4.2%	38
7	9.0%	81
8	10.9%	98
9	11.8%	106
Very likely 10	46.8%	420
Total		898

**13. The City of Austin should increase the amount of affordable housing along major roadway corridors and in major job centers.**



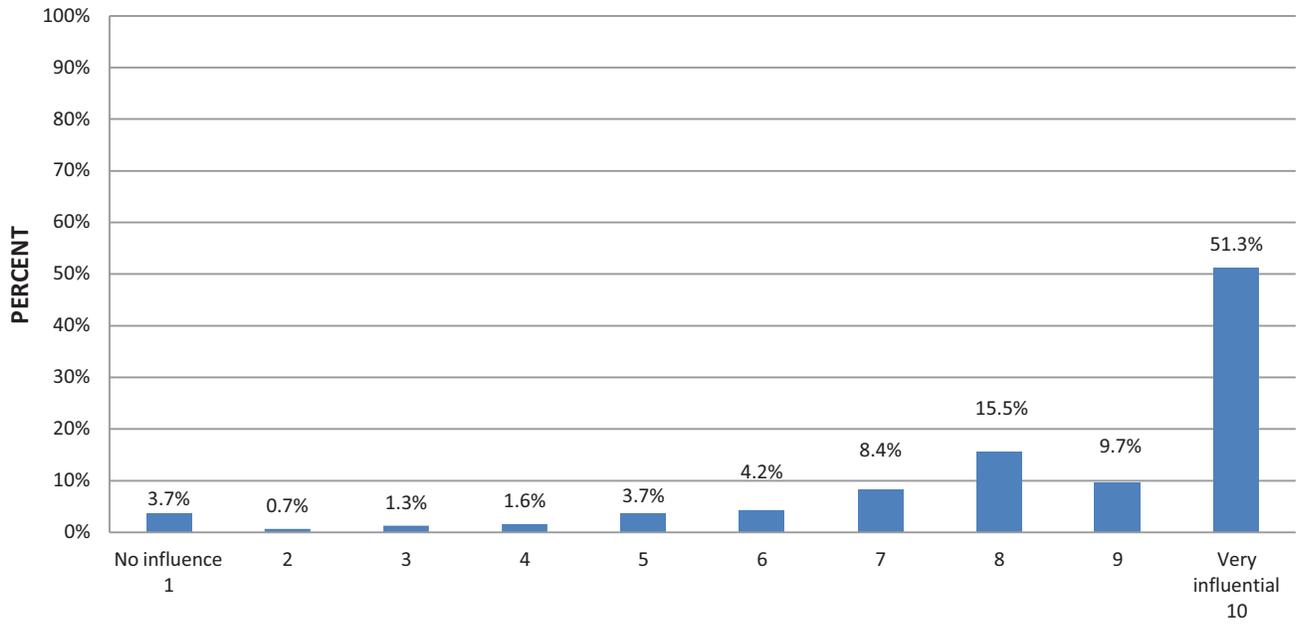
Value	Percent	Count
Do not agree 1	3.9%	35
2	1.4%	12
3	1.6%	14
4	1.1%	10
5	6.0%	53
6	6.3%	56
7	9.8%	87
8	13.5%	120
9	8.1%	72
Strongly agree 10	48.4%	430
Total		889

**14. The City of Austin should allow small houses to be built on smaller pieces of land than is currently allowed, in order to provide more affordable options.**



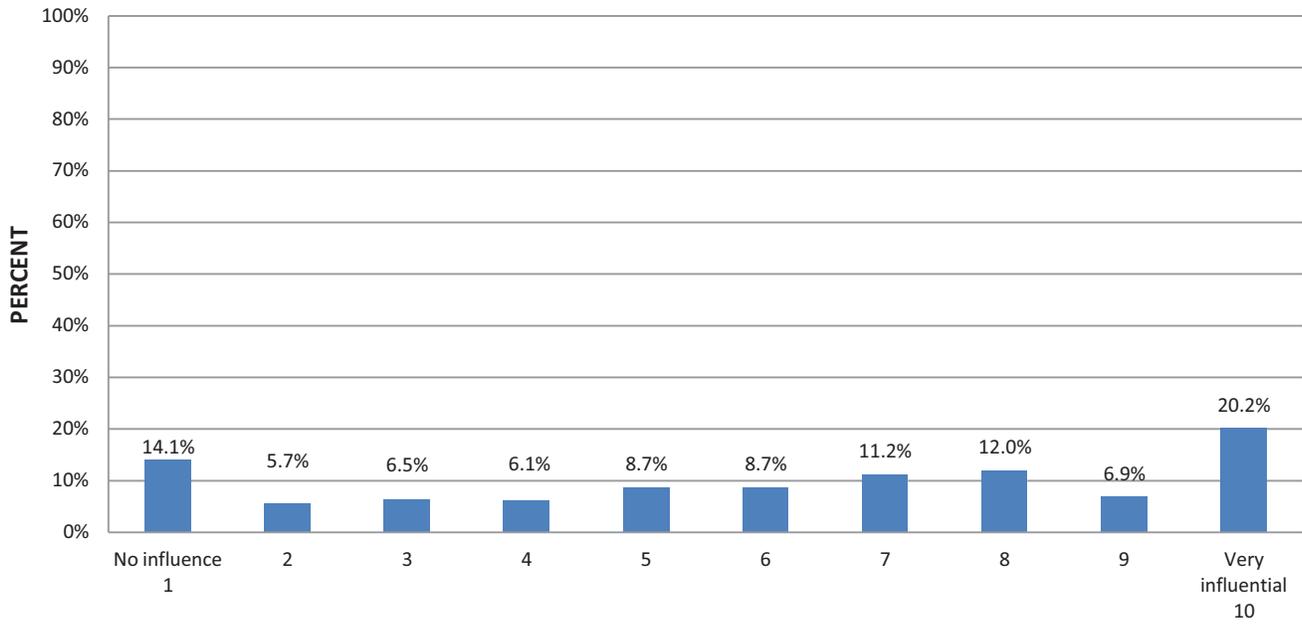
Value	Percent	Count
Do not agree 1	6.0%	53
2	1.2%	11
3	2.6%	23
4	2.3%	20
5	5.5%	49
6	6.0%	53
7	8.6%	76
8	13.2%	117
9	6.8%	60
Strongly agree 10	48.0%	426
Total		888

**15. Please indicate the level of influence the following statements had on your decision to live where you currently live: Traffic congestion and commute time when choosing your home location.**



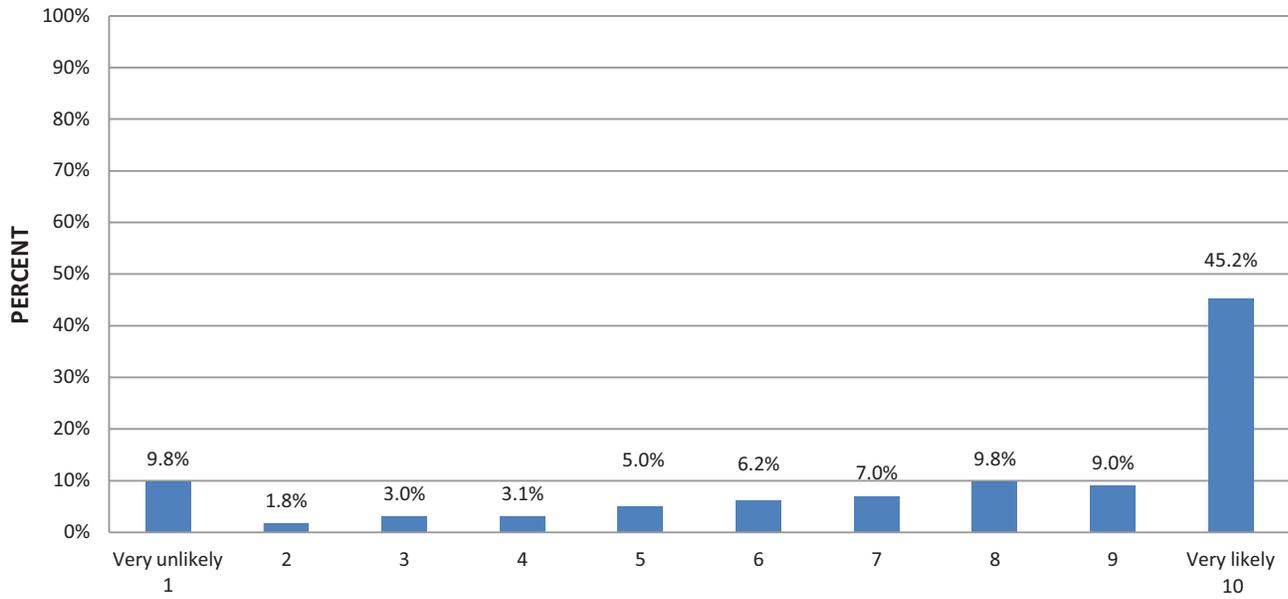
Value	Percent	Count
No influence 1	3.7%	33
2	0.7%	6
3	1.3%	12
4	1.6%	14
5	3.7%	33
6	4.2%	38
7	8.4%	75
8	15.5%	139
9	9.7%	87
Very influential 10	51.3%	460
Total		897

**16. Please indicate the level of influence the following statements had on your decision to live where you currently live: The cost of a car and gas when choosing your home location.**



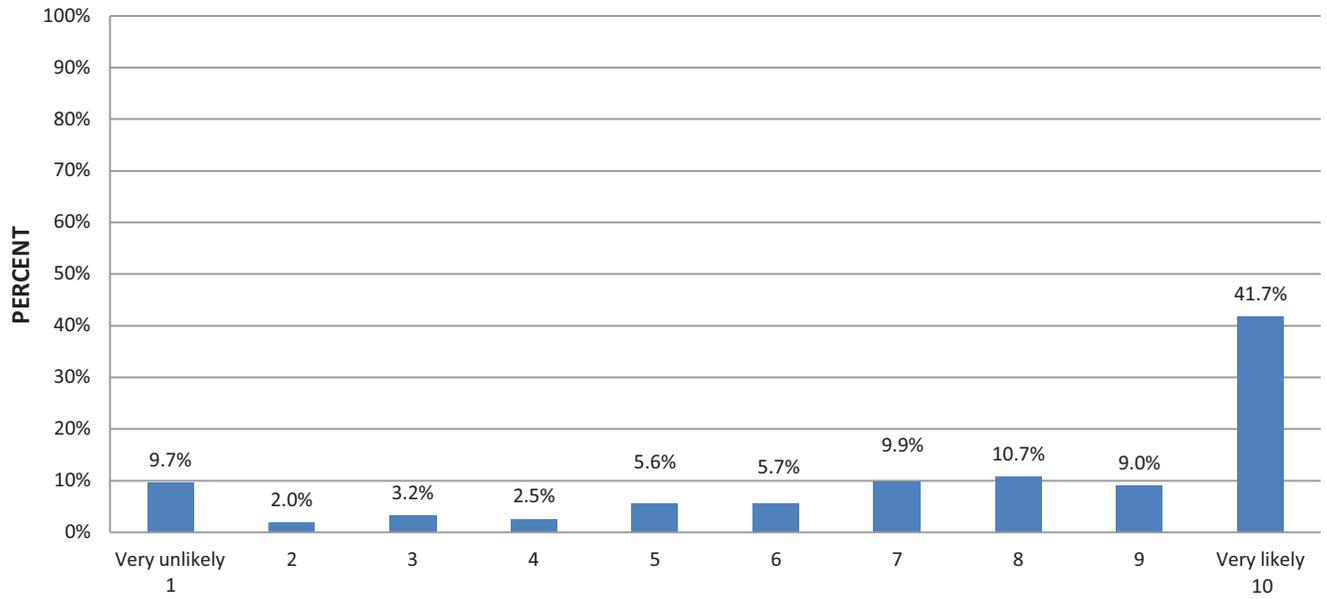
Value	Percent	Count
No influence 1	14.1%	126
2	5.7%	51
3	6.5%	58
4	6.1%	55
5	8.7%	78
6	8.7%	78
7	11.2%	100
8	12.0%	108
9	6.9%	62
Very influential 10	20.2%	181
Total		897

**17. Would you consider living in a townhouse, rowhouse, triplex, apartment, or some housing option other than a detached, single-family home, if it was affordable to you?**



Value	Percent	Count
Very unlikely 1	9.8%	88
2	1.8%	16
3	3.0%	27
4	3.1%	28
5	5.0%	45
6	6.2%	56
7	7.0%	63
8	9.8%	88
9	9.0%	81
Very likely 10	45.2%	405
Total		897

**18. Would you consider living in a townhouse, rowhouse, triplex, apartment, or some housing option other than a detached, single-family home, if it improved your commute?**



Value	Percent	Count
Very unlikely 1	9.7%	87
2	2.0%	18
3	3.2%	29
4	2.5%	22
5	5.6%	50
6	5.7%	51
7	9.9%	89
8	10.7%	96
9	9.0%	81
Very likely 10	41.7%	374
Total		897

## 19. What is your greatest concern regarding affordable housing in your neighborhood?

Count	Response
1	# of residents per home
1	\$\$\$
1	'get in' price is only moving higher
1	A nice neighborhood.
1	Ability to afford ongoing maintenance and upkeep of the exterior
1	Accessibility by bicycle is a must
1	Added congestion
1	Adding to flooding
1	Adopt mandatory affordable housing requirements within all higher-density zoning categories
2	Affordability
1	Affordable housing in my neighborhood is dwindling.
1	Affordable housing is disgusting, virtually uninhabitable, bug problems
1	Affordable housing runs counter to capitalism . Duh.
1	Allowing animals and a small backyard.
1	As a full-time teacher, I am unable to afford a place in Austin without a roommate.
1	Austin need to increase density
1	Availability
1	Availability, cost
1	Awful NIMBY jerks blocking it
1	Being able to afford my housing
1	Being able to buy an affordable house
1	Being able to buy/own a home rather then rent
1	Being priced out of my existing neighborhood due to taxes.
1	Being priced out.
1	Building small houses on smaller lot size should be permitted.
1	Cheaper housing doesn't have to mean lower quality living (roaches, disrepair, etc)
1	Choices on density
1	City Regulation and Taxes driving up costs.
1	City's miss use of our tax dollars. City is a poor stewards of tax payers money.
1	Close to everything
1	Compatibility and transportation
1	Cost of rent is increasing
10	Crime
1	Crime rates/crime impact
1	Crime, decline in schools, trashy neighborhoods

1	Crime, pest control, bed bugs
1	Crime. Affordable housing can bring crime back into an area
1	Cultural values.
1	Decreasing green space, decreased parking
1	Democratic control and ownership, i.e. housing co-ops
1	Democratic ownership
1	Dense small housing destroying its SFH character.
1	Developers just bought all of St. Elmo and our prices in Battlebend are already driving up.
1	Developers trying to con the development rules
1	Development rules that prevent non-single-family housing options
1	Developments required to provide parking in West Campus. Parking spots are unnecessary.
1	Displacement of existing residents/gentrification
1	Distance from public transportation, and a unit at street level.
1	Diversity
1	Don't make enough to afford most places
1	Economic segregation in our city
1	Ensuring it is high quality and safe
1	Even though it's labeled as "affordable housing" it still isn't affordable.
1	Families that would not take care of their property!
1	Families with children finding affordable homes near good schools.
1	Forceing out long time single family residents
2	Gentrification
1	Gentrification and long lines at area restaurants
1	Gentrification displacing heritage home owners and renters.
1	Gentrification of the existing residence by the increase in property taxes due to economic growth
1	Getting priced out of my rent.
1	Good neighbors
1	Government should not manipulate the housing market.
1	Govt efficiency in planning and development
1	Hard to Pull off given the rising cost of property taxes
1	Hard to type all I'd like to say in this tiny box.
1	Having to move each year because of increased rent prices and/or landlords selling the house.
1	High property values and high property taxes
1	High rent costs
1	Higher Traffic
1	Higher property taxes for homeowners.
1	Higher property taxes, which already adversely affect housing affordability.

1	Housing Quality
1	Housing is still unaffordable if you make less than \$60K - \$80K a year with student loan debt
1	How little there is of it. And how much it's shrinking.
1	How long will it still be affordable?
1	Huge lots that require a lot of watering and that don't provide people with places to live.
1	I am concerned that if there is not affordable housing. There will be more homeless
1	I am going to be forced out of this city
1	I can't find a bus stop within walking or biking distance. At all.
1	I cannot afford to purchase a home in my neighborhood. I make more than 40K a year.
1	I cannot continue to live in hays county and work in Austin due to traffic
1	I have none
1	I have to work 2 jobs just to pay rent
1	I will never be able to buy a house where I live.
1	I wish more people owned and less people rented in my neighborhood.
1	I won't be able to find a home in the area I am accustomed to and like.
1	I'm concerned that there isn't any.
1	I'm fine, just concerned for others
1	I'm making \$60K/year and still cannot afford housing without dipping into my retirement savings.
1	I'm spending half my money on rent. I couldn't commute from South to North Austin any longer.
1	Impact on existing neighborhood character.
2	Increased crime
3	Increased traffic
1	Insufficient density in the core of Austin.
1	Isn't available to all that need it
1	It actually being affordable for someone making less than 40k a year
1	It brings in people who run their car stereos loud at all hours and takes parking spots
2	It doesn't exist
1	It doesn't exist.
1	It effects diversity in my kids' school. (There is less and less)
1	It is disappearing.
1	It is rapidly disappearing.
1	It will attract tenants with less regard for the housing
1	It would change the character of the neighborhood.
1	It's all dilapidated & public transit access is poor.
1	It's becoming very scarce.
1	It's changing and rent increase is unreasonable.
1	It's not cheap

1	Kid & Pet Friendly (Room to breathe)
1	Lack of Affordable Housing
1	Lack of affordable housing in Austin in general
1	Lack of affordable housing.
1	Lack of apartments in neighborhood as defined by school boundaries
1	Lack of diversity
1	Lack of housing diversity - in terms of size, scale, cost, etc.
1	Lack of housing types.
1	Lack of infill opportunities
1	Lack of jobs for those people who move into affordable housing. lack of support services
1	Lack of landlord attention to properties
1	Lack of preservation of neighborhood character, added noise, traffic
1	Location to amenities.
1	Location to stores/restaurants
1	Long term residents being displaced
1	Long term truly affordable (60% MFI) options and increasing density
1	Long time residents being displaced
1	Long-time residents being pushed out of their historical homes.
1	Longtime residents can't afford property taxes
1	Loss of diversity
1	Loss of quiet peacefulness. People being unfriendly
1	Loss of the unique character of the city if only wealthy can afford to live here.
1	Lot sizes force expensive housing
1	Low income housing may decrease the value of my home.
1	Low- & middle-income folks are being pushed out.
1	Lowers my property value
1	Maintaining open or multiple use space
1	Maintaining property values!
1	Mixed income is paramount; I do not want concentrations of poverty.
1	More congestion and noise
1	More generations cramming into homes, due to affordability and proximity to place of employment.
1	My greatest concern is that soon I will be priced out of Austin completely.
1	My greatest concern is with housing becoming more unaffordable.
1	My neighbor hood already has low income housing
1	My neighborhood association will fight anything that isn't SF-2 in Allandale.
1	My neighbors can't afford to stay in their houses.
1	My rent had gone up 60% in 10 years. My income hasn't.

1	My rent is going up and I can't afford to live in Austin.
1	My taxes..I can afford my house, but the taxes are starting to make me reconsider where I live.
1	NOT ENOUGH
1	Neighborhoods full of only rich people are boring as hell
1	Neighbors' obstructionism
1	New families can't afford to buy or stay in Austin
1	No LOCAL developers developing
1	No concern as it is extremely unlikely that Austin will come up with such a great plan.
1	No concerns - would welcome.
1	No specific concern
1	Noise
1	Noise...traffic congestion, undesirable neighbors
6	None
1	None, my neighborhood already has affordable housing.
2	None.
1	None... Live in an affordable community now.
1	None; I need affordable housing.
1	Not affordable to people below 30% AMI
1	Not being able to afford to own a home
1	Not enough
1	Not enough affordable housing, high market rates
1	Not enough affordable single-family starter homes (less than \$300,000).
1	Not enough and limited accessibility for the disabled
1	Not enough and low income students being displaced from elementary school.
1	Not enough housing or density
1	Not enough new ft2 allowed to be built due to parking mins, McMansion and SF-3 zoning
1	Not enough of it
1	Not enough of it.
1	Not enough of it. Especially for families
1	Not enough supply
2	Not having enough affordable housing.
1	Now it is affordable but it won't be anymore. More expensive houses are being built.
1	Overcrowding and destruction of trees/wildlife
1	PRICE!!!! i lived in austin my whole life now im being forced to move bc of PRICE
1	Parking, trash and roads
1	People can afford their homes, may even be paid off, but cannot afford the property taxes
1	Politics revolving around developers and changes to their required "affordable units".

1	Poor building quality
1	Poor quality
1	Potential for Poor Property Management
1	Prejudiced neighbors who oppose it
1	Preserving affordability for low-income people in my neighborhood
1	Price
1	Price.
1	Proper care and maintenance of facilities, drive out or keep out businesses
1	Property Tax
1	Property Taxes forcing my landlord to pay more rent.
1	Property tax increases.
1	Property tax!
1	Property taxes are very high, but schools are a mess. What gives?
1	Property taxes raising the rent.
1	Public transportation
1	Public transportation options
1	Qualifying and understanding what is affordable housing in Austin REALLY mean
1	Quality agency placement
1	Quality of life (safe neighborhood)
1	Quality of life-style
1	Quickly depleting
1	Rent
1	Rent increases
1	Rentals
1	Renters and owners not taking care of the property.
1	Rents and home prices sky rocketting due to out of town investors buying up properties.
1	Rising Property values & property taxes
1	Rising costs of housing stock and rents mean my kids cannot afford to move out in area
1	Rising property taxes and developers only building \$350k+ homes
1	Rising property taxes on limited space.
1	Rising property taxes paid by current property owners and rising rents
1	Rising property taxes.
1	Safe neighborhoods
4	Safety
1	Safety, commute
1	Safety/Crime
1	School crowding

1	Security for all residents and maintenance of properties.
1	Size supports family of 4 and is affordable for 80%-120% AMI
1	Skyrocketing Rent's it's getting to expensive to live in Austin, fix this now!
1	Structural integrity / quality of building materials
1	Surveys with slanted questions
1	TAXES TAXES TAXES TAXES
1	THAT IT ISDISAPPEARING!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!
1	Taxe
3	Taxes
1	Taxes and affordability to stay in home
1	Taxes are too high
1	Taxes too high
1	Tenants not caring for their property
1	That Austin is losing diversity because people are not able to afford to live in the city.
1	That I still am unable to afford it.
1	That affordable housing isn't close enough to the workplaces for those living there.
1	That children of families will get a good education
1	That is doesn't exist. I am a native Austinite and had to move to MI for affordability.
1	That is doesn't seem to exist. Rent has increased dramatically over the last 10 years.
1	That is will cease to exist in a couple years.
1	That is will not stay affordable.
1	That it cant come fast enough
1	That it devalues my property.
1	That it doesn't destroy existing historical houses and neighborhoods we need to preserve.
1	That it is non existent!
1	That it is not mixed rate. Affordable (income-based) and market rates.
1	That it will be reserved for MFI levels that are too high
1	That it won't stay that way, and the developers take the incentives and leave the building.
1	That more people should have access to own a home in Austin
1	That my neighbors would hate it.
1	That my property taxes are increasing faster than my income
1	That neighborhood associations will block new housing options
1	That people are not pushed out of their homes
1	That people in my neighborhood will get priced out and ruin the diversity of the neighborhood
1	That soon it won't be affordable....
1	That the builders don't swindle the community by offering insufficient options.
1	That the city will subsidize developers along Burnet Rd and other corridors to build tenements.

1	That the elderly and the original residents cannot afford to live here
1	That there are none..
1	That there is less and less
1	That there is none.
1	That there is not enough
1	That there isn't any "affordable" housing
1	That there isn't enough of it.
1	That they go to good schools
1	That when my lease is up they will raise my rent and I will no longer be able to afford it
1	That you are mainly providing affordable housing that doesn't work for families like mine.
1	The Lack of it
1	The ability for families with modest means to live in Austin
1	The amount of new construction and the increases to my property taxes.
1	The balance between a safe neighborhood & affordable housing
1	The classist backlash from neighborhood associations.
1	The cost.
1	The effects of generational poverty on individuals and standards of living differences
1	The fact that there isn't any.
1	The hostility of my neighbors to any new housing, including single-family housing
1	The lack of available housing
1	The lack of it.
1	The lack of missing middle housing options
1	The lack of supply
1	The limited choices; want choices all across the city
1	The only affordable housing is built ugly. And usually a duplex.
1	The property taxes are going up too fast. That can't be the only source of income.
1	The quality of the structure and the residents who qualify
1	The roads can't handle the current population of the neighborhood.
1	The things that come with poverty, namely crime.
1	The utter lack thereof
1	There are very few small (less expensive) houses
1	There is a complete lack of wheelchair accessible housing
1	There is little to no affordable housing in my neighborhood
1	There is never enough, and rent keeps going up
1	There is no affordable housing in my neighborhood.
1	There is no affordable housing in this area!
1	There is none

1	There is none and I would have to move my kids school to find affordable housing.
1	There is none as the rents keep going up faster than my income.
1	There is none in my neighborhood.
4	There is none.
1	There is not enough affordable housing in central austin
1	There is not enough of it
1	There is not enough!
1	There is so little available, and too great a competition to get when one pops up
1	There is very little affordable housing in 78731, what is there is run down.
1	There is very little of it.
1	There is very little of it. To afford housing here, you have to have a lot of roommates.
1	There isn't any in district 10.
1	There isn't any available.
1	There isn't any for 40 miles. New neighborhoods brag they start in the 300s and up.
1	There isn't any!
2	There isn't any.
1	There isn't enough
1	There isn't enough of affordable housing
1	There isn't enough. My taxes are skyrocketing because of my Travis county appraisal.
1	There isn't very much
1	There needs to be more
1	There needs to be much more of it, both rent-restricted and market rate.
1	There should be affordable housing options in all areas of the city. Including my neighborhood.
1	There's a lot of it near me. It should be expanded to other areas, because they need it too.
1	There's nonever unless you are disabled or on welfare.
1	There's not enough available in Austin
1	There's not enough of it
1	Timeline and sustainability -- we need to increase the housing stock downtown immediately
1	Too concentrated
1	Too expensive to build an ADU
1	Too many large lots; need to get more houses and ADUs built to increase supply
1	Too much detached single-family housing
1	Trading density for neighborhood character
1	Traffic
1	Transient population & crime
1	Transportation options for residents without access to a car
1	Upkeep

1	Using it to enrich developers
1	Very little access to public transit,m
1	Vocal minority of homeowners complaining about affordable housing types
1	Walkability
1	Walkable proximity to recreational activities
1	We don't have enough housing in general.
1	We don't have nearly enough of it!
1	We just need more of it! Let's increase the supply so more people can live near downtown!
1	We need more affordable housing throughout the city. Now.
1	We need more of it
1	We need more of it.
1	We'd like to keep the population that's here and now price out people as they age
1	What affordable housing?
1	Will it be for people who have full time jobs an education and not living off the government ?
1	Will there be enough?
1	Working families not being able to afford housing
1	Young families and single parents can't afford to buy homes in town
1	Young families can no longer afford to live on my street.
1	Zoning limits minimum lot sizes and density, driving prices up
1	access to public transportation and grocery stores
1	accessibility
1	accessibility to public transportation
1	additional congestion on main transporation artery.
1	affordability
1	affordable houses are being pushed out
1	affordable housing disables neighborhood development
1	affordable housing needs upkeep and maintenance--often these are not part of the program.
1	animal control
1	appearance & upkeep
1	attract low income families
1	availability / quantity
1	availability and access to affordable housing
1	care taking of property (upkeep)
1	city taxes and spending
1	cleanliness and safety
1	commute time
1	commute, safety and land

1	continued gentrification; ridiculous land valuation
1	cost of purchasing a house
1	cost of the homes
8	crime
1	crime history
1	crime rates
1	crowding
1	decline in property values for established residences
1	defining "affordable"
1	democrats run the city and will steal my income to pay for the low income
1	disregard and deterioration of established neighborhoods
1	do not know how to create it
1	economic an dracial diversity along with property tax increases
1	ensure the residents of the rental property take care of the product
1	ensuring upkeep of the property is maintained
3	gentrification
1	have to live farther and farther from City center in order to afford a home
1	having the culture and feeling of the neighborhood leave.
1	having to live far from my job in order to be able to live on my salary
1	high tax values
1	higher taxes
1	historical preservation of landmarks
1	home price and tax inflation
1	honesty of developers
1	how much is my rent going to go up each year?
1	i want the same level of services including sidewalks and parks near affordable housing
1	illegal behavior, unattractive and unclean community, uneducated and unprogressive residents
1	increase in crime
1	increased crime
1	increased density ruins character & renters are less likely to maintain properties
1	increased property values driving out long-time residents, often people of color
1	increased traffic
1	increased traffic from higher density housing
1	increasing crime and lowering my porperty values
1	increasing rent and increasing traffic
1	influx of people/increased population/safety
1	integration that also maintains and respects the culture of the neighborhood

1	it is disappearing, being torn down
1	its lack
1	its not around Austin. only found in a certain area.
1	lack of City model designs which could receive expedited approval for ADUs
1	lack of affordability, lack of diversity
1	lack of houses affordable for the average Austin family
1	lack of it
2	lack thereof
1	living in homeless shelter - need housing
1	location
1	long wait lists
1	lowering my property worth.
1	missing middle and lack of density all hurts affordability
1	mixed-use pedestrian neighborhoods
1	more properties need "granny flats" facing the alleys
1	my greatest concern is bus service is not available on Brodie Lane south of Slaughter Lane
1	neighborhood opposition to affordable housing and density
1	no access to healthy food/ groceries store
1	no bus stops
1	no concerns
1	noise
5	none
1	none- i want more of it
1	none. we have some.
1	not enough
1	not enough exists-inflated rents
1	not enough for those who have been here
2	not enough of it
1	not enough of it!
1	not enough?
1	over-development, increase in traffic
1	overdevelopment
1	oversized development (ie. tall tall buildings) and loss of open spaces - including air space.
1	people having to relocate after years of living in their home because they cannot afford it
1	potential decrease in quality of life due to sub-standard land/house upkeep.
1	preserving the quality of life of our residents
1	privacy

1	property tax
2	property taxes
1	property values
1	public transportation access!!!!!!!!!!!!
1	push back of new development
1	quality & maintenance
1	raising housing taxes!!
1	rapid becoming unavailable
2	rent increases
1	rent inflation due to short term rentals
1	rent priced
1	rental rates are untenable for individuals living alone
1	rising rents with no justification
3	safety
1	safety and quality
1	safety, access to food
1	space
1	sustainability
2	taxes
1	that current owners not be driven out because of ever higher property taxes!
1	that housing is no longer affordable from what it used to be 3 - 4 yrs ago.
1	that in order to stay in our neighborhood we end sacrificing space, privacy, and quality.
1	that it is going away
1	that it wont exist soon
1	that our city is classist and racist
1	that people would not take care of their homes bringing all value down
1	that the city will destroy single family housing
1	that the complex and apartment are well kept, and safe
1	that there is not enough affordable housing
1	that there isn't enough of it.
1	the bullshit narrative we have about its causes and its solutions .
1	the lack of affordable housing
1	the lack of it
1	the lack of it.
1	the lack of transportation options to support additional population
1	the lack thereof
1	the lowering of propety taxes

1	the nccd prevents missing middle development
1	the only options are rental homes in very bad shape, or some apartment complexes
1	the options available are limited and therefore causing long wait list or no availability
1	theft, vandalism
1	there are no affordable housing options less than \$700
1	there is barely any
2	there is none
1	there is not enough of it
1	there is nothing affordable in my neighborhood
1	there isn't any
1	there isn't enough
1	there isn't enough of it.
1	there's not enough affordable housing in my neighborhood
1	time it will take to build it
1	too much development is driving the cost higher
1	traffic with no mass transit option
1	transience
1	true affordability
1	truely affordable
1	unattractive/overpowering architecture
1	upkeep
1	I am seeing my long-time neighbors displaced by affluent (anglo) yuppies. I want our neighborhood to retain the original ethnic diversity and a decent level of income diversity. Even working people are being pushed out of the neighborhood as property taxes rise and the affluent people now buying homes in the NH push up prices. Developers frequently tear down old, historic homes (that were more affordable) to build McMansions that they sell at a premium. We shouldn't be tearing down older, more affordable housing and subdividing lots in order to build new expensive housing, however small/on smaller parcels of land. This will not mitigate exorbitant houses costs in 78702 because the location is now so desirable, developers can build micro units and sell them at the same price as a regular SFR. I only support density bonus awards to developers in cases where they are not destroying/tearing down existing SFR neighborhoods. These massive new developments need to stay on major arterial roads- please don't force them on SFRs in the middle of our neighborhoods.
1	With the possible exception of co-ops, my neighborhood (West Campus) is too expensive for a large segment of the population, and we end up with a segregated city.
1	There is a bottleneck for those households that make just over the max for affordable house assistance and good houses on the market. Don't give permits to builders with poor reputations. They are bidding at that cost because the poor quality of the materials and labor. Buyers know what builders to avoid and there is no choice but to get into bidding wars and make housing even less affordable for those households that make \$100,000 a year.
1	That gentrification is spreading to South Austin from East Austin...that the city is allowing condos to pop up all along south congress, and that eventually the tax burden will become so heavy, I'll have to leave the home I grew up in. Basically, what's happened to so many on the east side. Forcing out old minority families to make way for higher income wielding caucasians.

1	People - predominantly families of color - are no longer able to afford Austin and are being pushed out.
1	Not enough multi-family housing. It is legal to tear down a house, build a 2300sf detached home, and list it for \$680k. Building three smaller units instead would not be legal.
1	gentrification; blatantly white racist homeowners like my landlord who talk about "improving" the neighborhood when she really means getting rid of all of the black families living in it.
1	Austin was affordable when I grew up here in the 1960's through the 1990's.. City workers and retired military were able to afford centrally located single family residences.The idea that density is going to solve this problem is false. If density were the answer, then Manhattan, San Fransisco and Paris would be the most affordable places to live and they are not. Mygreatest concern is that the COA planning dept. is made up of people that are unaware that no matter what is built as long as we have well educated people moving to Austin, this new housing will be sold/rented at market rates. How much do all the planning efforts cost the taxpayer? What are the result metrics for the cost of doing the neighborhood plans, Imagine Austin, and now CodeNext? UT has a great transportation system that has worked well since I went there in the 1970's. Copy that and apply it to areas with bad traffic. Don't try to change and entire industry (housing) to fix a transportation proble. Downtown is now a playground for rich millenials and their parents, not families. COA promised downtown would have lots of affordable units if we just built high rises and that has not happened. Downtown now looks like giant dorms and it is very institutional--most people don't want to live in a dorm or assisted living or some other place that takes away one's autonomy and connection to the land. And trying to duplicate what is north of the river on the southshore is ignoring why folks moved south since the history of Austin.
1	There is so little left. Complexes are getting bought up and turned from 750/mo apartments to \$1500/mo apartments with little to no warning for tenants. I'm a 7th gen Austinite, and I'm about to get priced out. I'm opening a business (craft beer industry), and zoning codes are making it impossible to put my shop in a location where customers live. I want artists and working class people to be able to live in my city, they way we always have. You must try harder.
1	There is no affordable housing in my neighborhood and I am unable to buy a house Even though I made \$38,000 a year. I'm terrified that I will eventually happy be forced to start a life outside of the city I love because of investors buying and renting out affordable housing and people moving from out of state that don't earn a living here.
1	Not affordable any more. It's ludicrous that the closest housing in a 20 minute commute costs\$1600
1	Lack of diversity of housing options - all options are either single-family (expensive) or mega apartment complexes. Mega apartment complexes are not good for families, especially if they are on busy roads. We need more fourplexes and 8-plexes like they have in San Antonio's old neighborhoods.
1	Demolition of current housing, we're loosing all of the charachter that makes austin austin and replacing it with cheap development. Change code to allow for sharing economies, tiny homes, multi use zoning. We must get creative, not just eat the cost and give everything away to profit driven developers.
1	We have to live far from the city center because of affordability and schools. Would rather live closer to downtown in an urban neighborhood.
1	Long term effects (becoming houston, for example). Some of the ways the wording was crafted: Should people who work in austin be able to live in austin?" Well, of course. But what does that mean
1	I'm more worried about property taxes becoming too burdensome on families. You buy in one income bracket and two years later your house is worth more and you can't afford the new mortgage payment!
1	That market rate affordable housing is less and less an option because we haven't allowed enough supply to meet demand.

1	Our district has large population of aging Austinites. Many if us are very concerned we will not be able to stay in the city long term.
1	My neighborhood is a good mix of homes, apartments, and trailers. My concern is all parts of the city have these options. Also, rents need to be controlled. The apartment we lived in upon arrival has gone up 200%
1	Escalation of taxes drives residents out of their homes. People should be grandfathered and taxes are way too high. The city especially the schools need to spend less or we need other sources of funding even a state income tax.
1	I don't think we should build more density in my neighborhood. It would threaten the character of the area.
1	There is NO affordable housing in my neighborhood. I think that unfortunately, most people in my neighborhood would be opposed to affordable housing options due to fears/discomfot.
1	there is hardly any. only a few section 8 complexes. they are building giant single family homes that cost 500k + that do not open up realistic housing options for the working poor or those in poverty. i want to see ALL AFFORDABLE units or at LEAST 50-75% Affordable Units - that is the only way i am agreeable to my tax dollars going into new permits or rushed permits. No more 2-3 "semi affordable for middle/upper middle class renters" in a HUGE space. Unacceptable.
1	Many of the single-family homes for low-income and/or elderly minority folks are rapidly disappearing as new development and gentrification have an ever increasing stronghold
1	Maintaining property values for housing not considered affordable. People shouldn't take a hit on their investment because affordable housing makes an area less appealing to buyers.
1	Ensuring the affordable housing is compatible in scale with the current neighborhood and does not drastically increase congestion/noise
1	The idea that you have to give extra incentives before requiring an affordability set aside. And that you seem to want arterial blight (affordable units only on busy streets). We already have arterial blight in Dove Spring, Quail Creek, etc.
1	I live in a neighborhood where housing is somewhat more affordable than other areas. I am an Austin native and lived in Mueller prior to my current residence. I left Mueller due to the lack of diversity and waning Austin vibe. I fear that before long only the rich and elite will be able to afford to live anywhere in Austin. Often times, even "affordable" housing is not affordable.
1	teardowns thaare rebuilt with boxmansions and drive up real estate. mine is one of the last affordable to me single family homes.
1	Rapid flipping of old housing stock to new luxury homes, depleting affordable units while erasing the neighborhood's history.
1	HIGH COST OF MEETING SILLY CITY CODES - SILLY CITY REGULATIONS - LET THE MARKET DECIDE WHAT HOMES TO BUILD AND HOW MANY AND HOW BIG OR SMALL
1	Squeezing the poor out of Austin, increasing commute time for them, traffic for all of us, increasing commute time for the poor, and decreasing access to social services in city neighborhoods
1	Most affordable housing segregates the families in lower socioeconomic levels and are usually seen as a burden because of all the gentrification and urban development from those of higher socioeconomic levels. I wish there was no housing segregation.

1	Increase in crime. My neighborhood is between two public housing developments, and there are always police and crime because of them
1	Affordable housing is only considered for people making less than 40k a year. Leaves out affordable housing for two income middle class families
1	high and rising property taxes will drive long-term middle class residents out of the city of Austin
1	I am middle class yet still live paycheck to paycheck due to costs of rent, car, bills, daycare, gas, food, medical. I wish there was affordable housing available for those that are not below the poverty line.
1	That low income folks won't have access as well as people of color. That only white developers will benefit as well as white construction companies and so on. That these affordable communities will only hire white staff from out of
1	That the burden is not shared equitably amongst all citizens. Inclusionary zoning exclusively for additional density in MF is born by the residents of those projects that pay market rents. They are in effect, subsidizing the affordable resident. The responsibility and cost of affordable housing should be spread across all commercial property types; since they are also the beneficiaries of affordable housing for their workforce, customers, etc.
1	Existing affordable houses and apartments are being destroyed by the hundreds in favor of bigger, more expensive homes and multifamily complexes!! The city's so called concern about affordability is a farce! Only if much smaller numbers of "affordable" homes can be replaced with higher taxable and developer friendly buildings is this city's real concern!
1	That the difficulty of creative development in the city will continue to negatively impact affordability and drive up rents and real estate values.
1	My neighborhood is mostly single family homes on large lots, which are very expensive to purchase and to maintain, and even when rented, translates to higher costs.
1	There is not enough of it, and minimal transport options to get into the city or out of the suburb.
1	Poor quality and crime if affordable housing complexes are not well supported or maintained. The housing projects concept should be replaced with mixed income housing.
1	That it's too late for me and other middle classers to afford Austin. And fear for the future of my single adult son's well-being. Additionally, the elderly.
1	It is nonexistent! My boyfriend and I are middle class professionals who cannot afford to purchase a home here and can barely afford to rent. Worst of all, the clients I serve as a Clinical Social Worker cannot afford to live independently in Austin. Even those awarded housing vouchers are finding few options and vouchers are expiring. People remain homeless.
1	Mothers staying in situations of domestic violence because they cannot afford to leave is a real and urgent concern.
1	Until water and electric rates are affordable, affordable housing is a joke and the cart before the horse
1	upkeep. richer neighborhoods get better city maintenance and poorer neighborhoods are neglected by the city.
1	get a house, then taxes rise. my taxes now are 75% of my educator net salary. I've been loyal, but can't stay much longer

1	It will not actually be affordable and that it will only be available to those making 25k or less. So I won't still won't get any assistance.
1	Middle class families like me and my husband (a teacher and a social worker) are being pushed out of the city's core. Gentrification and the pushing out of historical residents is a HUGE issue in our east Austin neighborhood, and development continues to be wildly unaffordable.
1	There is no longer affordable housing in my neighborhood and long-time residents are losing their homes because taxes are increasing with the new developments
1	We need affordable housing for the poor AND for the middle class. It seems that there aren't options for people who are making 60-80,000 per year. Housing needs to be affordable for ALL
1	It is being allowed to disappear. Zoning & Code are allowing demolitions and the destruction of existing affordable housing-- the incentives to build more supposed affordable housing are usually giveaways to developers friendly to the city government-- that never produce the level of homes for those who need it at a truly affordable price.
1	That bias, lack of knowledge, and misunderstandings will limit or prevent affordable housing in my neighborhood (and in other areas).
1	Forcing regulations on builders in an effort to improve social engineering is not a good idea. The free market usually works out all the kinks in the system.
1	being taxed out of our own home: monthly now we pay as much in tax now as we did when we had a mortgage payment
1	Affordable housing typical means unsafe housing in ATX. It is only worth it being affordable if we can be safe.
1	Lack of "starter homes," property investors buying the few remaining affordable homes and flipping them/developing large homes that most first time buyers can't afford
1	Our neighborhood is being bought up by developers and these house sit empty for years at a time. It is ruining the sense of community; I understand that people want to maximize their return when they sell their home, but the density of development needs to come with amenities like restaurants, shops, etc.
1	We are gentrifying our central neighborhoods and a rapid pace and losing any semblance of diversity.
1	I'm concerned that I'll soon be unable to afford housing here and I'll be forced to move further out of town, where i don't necessarily want to be.
1	Housing options that don't create a large standard of living gap for Austin residents, where only the wealthy and the extremely low income can live here.
1	Not enough. I cannot afford to send my kids to college and afford to live in Austin where I am from originally. I did not commute from California or any other state. I live in Austin and I cannot afford to live or buy a home in the Austin area and still put money away for my kids to attend college. Thanks Austin city council
1	I have lived in Bouldin Creek area for 56 years and NOW, I will be forced to sell because of very high taxes. My home will be torn down and an attached condo/TH will be built and each unit sold for \$1.1m each or higher. The City does care about locals, they only accommodate new citizens. These folks are not Austinites!

1	Affordable housing should be available to those who qualify however, if taxes continue to go higher what tax income is going to be able to afford to live in Austin? Not I.
1	My greatest concern is that affordable housing designations are not in perpetuity, and that property taxes driven up by gentrification and soaring property values will render even designated affordable housing into the realm of unaffordable for low-income residents.
1	The feasibility of it without driving up property taxes for those of us who are first time homeowners scraping by.
1	The quality of the building, maintaining the buildings, pushing people into townhouses and apartments who used to be able to live in their homes but now can't afford the property taxes in the area. "Affordable" is not affordable enough
1	My greatest concern is that neighborhood groups have too much power and sway at city council to prevent land owners in the neighborhood from building additional housing. The zoning laws are too strict.
1	Traffic congestion. It's so packed and more apartments are going up. It's taking longer and longer just to get out of my neighborhood. I35 at William Cannon and I35 at Slaughter can't take any more traffic in the morning.
1	The City should preserve existing Single Family Neighborhoods and stop making them unaffordable by adding density to them which drives up cost. If the city wants to experiment with dense, highrise housing projects they should do it in the vicinity of F1 and stop destroying and driving up the cost of existing single family neighborhoods by speculative rezoning for greater density
1	Austinites have trouble affording to stay in the city and are being out-priced for housing by people relocating here.
1	The continuing rising cost of housing, the unlikeliness of living in austin once I buy a home due to unaffordability
1	Would like to see affordable housing encompass all income levels, including middle class. The reality is that all but the very affluent are priced out of central Austin. We would have preferred to live south of 183 but ended up further out due to high housing prices
1	Home prices in my neighborhood have doubled in the past five years. This has made a modest, diverse neighborhood a place where working class families can no longer afford to live.
1	Crime. No problem with less skilled workers. Big problem supporting drug users, etc. that often come as part of low rent developments. Receiving rent reductions supported by city should include random drug testing.
1	That people of color and middle income earners are being pushed out of our neighborhood making it increasingly less diverse.
1	homes aren't worth the sale price. Homes in established middle-class neighborhoods are being lost to new, bigger, more expensive development.
1	Central Austin is becoming so expensive that although we have lived on our street for 10 years, we cannot afford to buy a house in our neighborhood (and can barely afford to rent). I really love our neighborhood, so it's kind of sad.
1	Whether affordable housing will be accessible to those with disabilities. And whether neighbors with home will welcome me or judge me.
1	I would like to buy property and own a house, but cannot afford to do so in a safe area. Prices for houses are out of control.

1	There just aren't many options unless you go outside the Austin area which then over populated the rural towns and makes them more expensive to live in too
1	There is nothing under 200k really. House hold income is 78k and I can't afford a house and Barely my tiny apartment. I would love to own but it's just insane now. I feel like people who make just alittle more are over look like myself
1	That soon it will be nonexistent. I live in Judges Hill and have been walking to work for ten years at UT and for the state, making less than \$40k or right around that. "Affordable" should included household incomes up to more like &60k. State workers have received no significant raises in YEARS.
1	The loss of socioeconomic diversity as prices rise and the ability for my children to be able to afford to live here when they move out in 20 years.
1	We need real permanent affordable housing, not units that revert to market rate when original tenants move out. We need also just need more units to bring market rents down. And we need more dedicated mass transit lanes.
1	My neighborhood is affordable, for now. But that's only because I had to move east of 183 for my most recent move.
1	rentals are expensive in Brentwood, and without any substantive tenant's rights, this is unlikely to change
1	It's not affordable. I35 still acts as a de fact red line and as more white people get pushed east, the people of color east get pushed even further out.
1	There isn't enough, and the housing that exists isn't held to the same standards of safety and comfort that other housing is
1	My greatest concern is that I will never be able to afford a home. I do not qualify as low income household because I make above \$40,000. The middle income families are also being displaced or forced to move further away from the city. This causes more traffic and congestion on the roadways.
1	Inflated property values based on bullshit that are causing people to move because they can't afford the property taxes
1	Being able to be close to work and local stores while living in a house that is affordable to my income in the city of austin
1	Valuations sky rockets resulting in higher taxes. Investors buying up properties to use as rentals or Airbnb type rentals making the neighborhood less like a neighborhood. People that work here can no longer to live here. People building ridiculous McMansions.
1	Getting pushed to the further reaches of town increasing my commute and lowering my quality of life, *especially* when that directly impacts how and where I can see friends
1	Living in apartments SUCKS, renting rooms in houses is really the only option if you are low income. I hope the property taxes do not go up in areas with lots of small houses.
1	Gentrification-pushing people of color out of Austin. Access to public transportation. (I do not have a car).
1	That this survey, and the conversation about affordability, does not define what affordable means.
1	I am worried that my taxes will get too high and I won't be able to afford my home. I don't want to pay taxes to pay for affordable housing for others.

1	Quality Public School for my child in an area where I can afford to pay rent. As a single parent and POA for an elderly grandparent living in South Austin means living in a suburb of Austin is too far. I live central IRS area, less than five blocks from work three miles from my grandparent and 15 minutes to my daughter school (in downtown Austin during traffic). However I pay for the conveniences in my rent \$1350 a month and I do not know how I will afford my rent next year without my daughters quality of life suffering.
1	Gentrification. People are being pushed out of their homes and very little has been done to address this. Even people with decent paying jobs are suffering. It seems like all the City cares about are the people with high paying tech jobs.
1	We have a relatively high proportion of subsidized rental housing. Our ability to have a mix of incomes is limited because for so many of our units, you have to be poor to live in them.
1	That there isn't enough. I appreciate income diversity within a neighborhood. Our communities and society is better off when we are not segregated by class/wealth.
1	Its integration is often very poor - affordability too often results in poor design and poor construction, naturally producing more NIMBYism. We need APPROPRIATE affordable housing, and services nearby to help those living there to do well.
1	Traditionally affordable units are being phased and rents overall are increasing at a much faster rate than incomes. Diversity of housing options is becoming more limited.
1	I think that apartment complexes often do minimal cosmetic upgrades as a way to increase the cost of rent and pass the upgrade expenses to tenants. I think that there should be a cap for rent increase percentages.
1	I'm offended by the City pushing a viewpoint on us with no peer studies to support their information. You cannot address the issues of affordability simply through land use. as for transit WHAT transit.
1	Even in my neighborhood association, Pecan Springs/Springdale Hills NA, was opposed to the Ryan Corps. affordable housing community currently being built at Rogge/Springdale. They wanted groundfloor retail in the development, whereas the developers couldn't make the numbers work on their end to allow this to happen. I think the City needs to do a better job of educating NAs about affordable housing and how much they are needed, even if the developer is not able to provide all of the bells and whistles that the neighborhood assoc. demands. To me, affordable housing is more important for our neighborhood than having ground floor retail in that development (retail will follow when there are enough roofs to support the businesses, IMO).
1	Getting enough affordable housing with the limitations of an environmentally sensitive district AND getting transit service to the affordable housing we already have.... Southwest Trails and Homestead Oaks
1	I have a master's degree and I can't afford my own place in Austin. Rent is out of control even for young professionals
1	Austin must allow housing supply first in order to obtain affordable housing options. Don't limit the incentives to taller buildings and less parking for projects on corridors to just affordable housing. Needs to be for all housing.
1	restrictive zoning and land uses that limit both the size and number of homes that can be built on one lot. Lot size limits are also a problem.
1	Many houses are empty the majority of the year due to being short term rentals. These could be long term rentals and help Austin's housing problem.
1	there isn't any, persons are displaced from living in the woods as these affordable new high rises bring in less diversity and

	move everyone out to the country or just in the streets as is happening. Without sect 8, I would be one of them.
1	Only high dollar multifamily facilities are being built nowadays in 78701-78704. More affordable housing MUST be incentivised or MORE transportation alternatives should be funded to get downtown from the outskirts.
1	My concern is the definition of "affordable." I am positive that people in my neighborhood make less than \$40,000/year - it is more likely about \$25-30,000/year. My concern is that they will be pushed out of the neighborhood in an effort to make more "affordable" housing for other populations.
1	The City needs to offer tax vouchers for municipal and local school employees. I own a house in central a East Austin which I bought for \$130k, and which I could barely afford to stay in because property taxes were so high. And I know they pay my salary. But I tutored kids in my neighborhood, knew my neighbors, and was involved in my community. That neighborhood is now home to several high-frequency Airbnb listings and few local, infrastructural people. I miss living there. Fortunately for my cost of living, I married an aging yuppie who bought a house in Allandale in the '90s. But I could never afford to live here otherwise. If I was renting, still, I'd be fucked.
1	Neighbors who oppose any new housing developments because they don't want Austin to change from how it was when they bought their homes.
1	Long time Austinites having to leave Austin because they can't afford it. People from other states moving into their places just because they have money. Austin's long time history and culture being lost.
1	Just make affordable housing already. Not everyone who moves here comes from a big city or city that is increasing in size by the day. Not everyone is used to this and not everyone wants to have roommates. Why have my kids in another city while I'm in the city so that I can make it in this city before their arrival? Why am I able to afford a 2 bedroom nice apartment on the nice side of town in another city for \$700-\$800 for my kids and I but in Austin I have a studio close to 1k? I am looking for a second job so that I can afford to have my kids here, too. How the hell is that fair? And I have an Associates degree right now. That is not fair. I lived in California before, and I never had issues like this!
1	I don't have a concern about increased affordable housing. It will make for a safer more inclusive neighborhood for all when people without homes have access to a roof over their heads (access to affordable housing should be a human right, not something for the privileged).
1	That increasing property taxes are determining who can stay in their homes, even among middle income residents and especially among long-term residents. This breaks up communities, displaces people, and can have so many other undesirable ramifications, including stress.
1	the influence of the mueller development causing a general cost of living increase in windsor park
1	Developers raising prices and driving up property taxes, also resulting in existing apartments and unit housing being expensive
1	Low-cost apartments nearby leave a lot of litter in the street and on the sidewalk. We also have crime problems that seem to come in part from residents of those apartments.
1	Landlords in my neighborhood seem to take advantage of the rapid changes and declining affordability by taking advantage of tenants in affordable housing and providing them with substandard living conditions.
1	My greatest concern regarding affordable housing in my neighborhood is that affordable is not affordable enough.
1	That I will not be able to afford rent when it is time to renew my lease and will have to move again.

1	I currently live in one of the more "affordable" apartments in Austin and I am usually very concerned with the upkeep and maintenance of my dwelling. I've been days without water and weeks without hot water this year alone. If that is acceptable, then it sets a precedent for what I can expect from similar locations and that makes me very worried. So, my greatest concern is that the owners of these affordable properties are held accountable for making sure their residents have the basic necessities that other members of the city receive without a second thought.
1	We are tearing it down to build luxury housing. Awesome developments nearby are raising property taxes.
1	Austin has a major housing problem if a working family cannot afford a reasonable home in a good school district.
1	It's getting bought out by higher income individuals causing rent to go up significantly in an area that is rapidly becoming gentrified. This is causing lower income individuals and families to be pushed out farther from work and the city where public transportation isn't adequate.
1	There are not enough affordable rental options near bus routes and transit. There seems to be plenty of space relegated to parking that I just wish would go to housing for those of us without cars. Can I live in your extra parking space please?
1	I am concerned the property value will rise at such a sharp rate that many people won't be able to afford living in the area. Low and mid-income residents will steadily be pushed further and further from the entertainment/businesses downtown.
1	Need more of it, esp. smaller options, without adding a lot of parking. The city should not require any parking, esp. for projects in the central city.
1	That people who have long lived in the neighborhood will not be able to afford property taxes. That property tax will be a financial strain for us.
1	Affordable housing lacks a good definition. Affordable for the single early earner, elderly, married couple, new family, etc.. We need to decide what we are trying to solve versus just an income level.
1	My concern isn't specifically my neighborhood. Friends and Long time Austin residents are getting taxed out of their homes throughout the city. property taxes should have a capped % increase per year.
1	That my neighbors won't be able to afford the homes they've lived in for decades. I am young and can sacrifice, but the people who are elderly and have no one are being forced to leave their homes.. Austin needs to value the people who built Austin.
1	There is not enough of it and we are losing the affordable rental options we have had historically.
1	that the neighborhood will not embrace it because it is "not in character" with existing development
1	That families who have created communities in these neighborhoods are being forced out by high property taxes; that this burden to move to Buda, Pflugerville, etc., and commute into the city is falling on people who have been residents for longer and the benefit of living in this awesome city built by those folks is being enjoyed only by newer residents who can afford to pay for homes and even 1 or 2 years' rent upfront in cash. I'm seeing families move out of my neighborhood all the time to move to a "suburb" where they can afford to own and we are losing a whole community and work force.
1	The lack of affordability in Austin is very troubling. Housing costs have more than tripled. WORKING POOR individuals, such as myself, struggle to find a decent place to live.
1	Rents keep going up every year & options are limited. I would love to buy a house but was priced out of the market. If this problem is not addressed, Austin will become a city only for the elite.

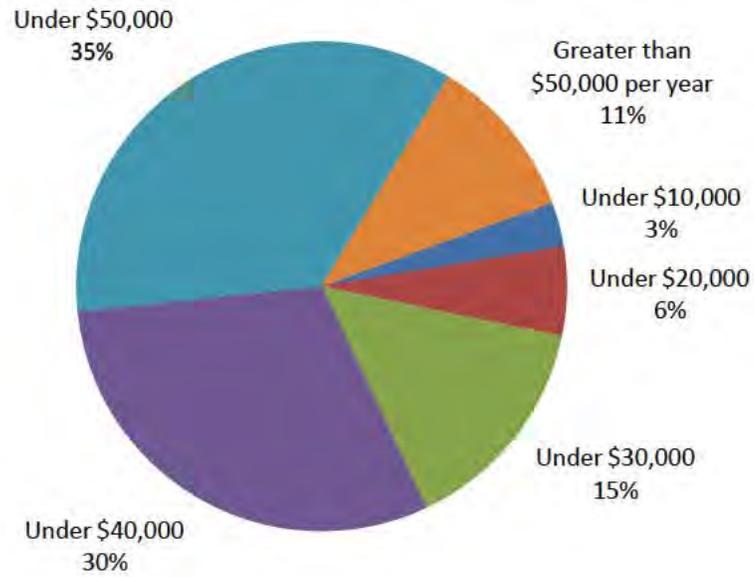
1	Neighborhood Associations campaigning against density along the South Shore of Town Lake. 78701 and surrounding postcodes need denser housing close to the core
1	Nothing, There has always been neighborhoods that are not affordable for all, and that is fine with me.
1	It doesn't exist, closest bus stop is 2 miles away; Austin is now only for WASPs, the city council doesn't care about the indigent
1	I'm afraid that preserving single family zoning in my neighborhood will ensure that low income families will never be able to move back in.
1	I would like to live somewhere affordable and have a sense of stability. As a renter I strongly dislike having to move every year or so and having to put up with constant invasions of privacy from my property management, who are doing renovations on my house without my approval (and which will no doubt lead to a considerable increase in the cost of rent next year.)
1	Changing landscape of neighborhood by people who have no interest or concern for the community living here. Investors are buying homes who haven't even visited here and evicting tenants for higher rents
1	Balance of quality housing options. Bringing poor quality affordable housing with no integration of mult-level incomes will result in unkept communities.
1	The homes in my neighborhood of 78702 are nowhere near affordable and property taxes have sky rocketed making it hard for long-time residents to stay in their homes.
1	Those of us that make over 40k and under 75k are left out of the "affordable" bracket and can't qualify for affordable housing, but can't afford to pay for a down payment or qualify for traditional options...there's a huge gap in neighborhoods for middle class workers
1	Don't allow it to support shoddy construction firms to make money on high rises that are poorly built and barn-raised
1	High taxes pushing me out of affordability after i buy a "affordable" condo/house, safety and quality of neighborhood
1	I live at Mueller in an affordable condo. I think the new multifamily properties should be required to provide MORE affordable units as well as HOUSING FIRST and PERMANENT SUPPORTIVE HOUSING units.
1	I will no longer be able to afford a 1 bedroom apartment on my retirement income in a city that has been my home for 50 years.
1	It's completely unaffordable and almost impossible for a family making a middle class salary to buy a home in my neighborhood.
1	My neighborhood is rapidly gentrifying and it doesn't seem like a lot is being done to preserve affordability or culture on the East Side.
1	developers tearing down to build massive, expensive homes. Lack of easy and affordable options for building ADUs due to cost and permits
1	Although I make a descent salary it is becoming g more and more difficult to afford housing in my children's school districts.
1	The TOTAL MYTH that density increases affordability. Anyone at COA heard of Manhattan? Wake up! Serve your taxpayers!

1	that's there's not enough in older richer neighborhoods because they have the political clout to force it in poorer areas where there already is plenty
1	The lack of "starter homes" available for purchase. We would like to own a home, but with the cost of living already so high, and house prices increasing dramatically, I'm not sure we'll ever be able to afford to buy a house in Austin.
1	That neighborhood politics gets in the way of the greater good for Austin. I feel like a lot of older Hyde Park homeowners would fight tooth and nail to prevent more affordable options to come into the neighborhood. The city as a whole needs to make a decision on what's important, and radical neighborhood activists should not have the power to override the decisions of the city as a whole.
1	If I sold now I would have to move to Pflugerville to find something affordable, which I don't want to do.
1	There is no affordable housing in my neighborhood. Austin over-incentivised, over-promoted, and oversold...now longtime residents are paying the price.
1	Not dispersed. Big complexes don't work. It needs to be integrated throughout single family neighborhoods, in every neighborhood. Small complexes are important
1	I don't like what I've been seeing in regards to lower-income families being pushed out of neighborhoods they've lived in. They've established a community and it's not fair that (due to circumstances outside of their control) they are being pushed out.
1	That there isn't enough of it. Also, much of what claims to be "affordable" housing is actually not very "affordable".
1	That there are no regulations on rent increases and people are getting pushed out to the suburbs. If you already struggling to pay rent and can't afford reliable personal transportation - how are you supposed to get to work on time to make the money to pay your rent? I am also concerned that if affordable housing is not required to be well-built and done in a manner that complements the architecture style and design of the surrounding neighborhood, that it could become stigmatized. Denver, CO has beautifully integrated affordable housing that people don't even realize has income restrictions until they look up those properties online and learn they do not qualify to live there.
1	That developers will use "affordable housing" to destroy our neighborhood character and "quality of life" amenities as laid out in our neighborhood plan.
1	That I will be pushed out of my neighborhood year after year until my commute is 45 minutes to an hour because I have to live so far away.
1	Brand new houses being built that are unaffordable for those already living in the community and a lack of safe & stable affordable housing
1	The rate of change. New unaffordable development is coming in faster than city code is being implemented.
1	rent going up unchecked to point I would have to move because I can no longer afford the rent at my current place
1	Developers are building for their own profit: tearing down good houses and building bigger single family homes they can sell for \$1M. I'd love to see "small homes on small lots", and "a percentage" of tall condos be affordable, but define small, and what percentage? I don't trust the developers care what's good for the city in view of their own profits.
1	COA agenda will crowd out and destroy single family homes with yards and trees and air that is so important to quality of life for families with children. One of the many reasons high rise "affordable" housing projects often become slums filled with

	conflict and crime is the stacking of persons in little boxes on top of each other with little or no safe open space to run, play stretch and breathe. Imagine you and your whole extended family confined to your house for a week, much less years!! And if it isn't totally desirable with your own family, how desirable with total strangers?
1	no preservation of older structures which is generally more affordable housing. also, we're missing middle housing stock around here. single family housing reigns supreme.
1	My neighborhood is rapidly gentrifying, home prices and rent prices are skyrocketing, and the people who have lived there for decades can no longer afford their houses. I am part of this problem!
1	That all of it is forced to go on major roadways instead of back on the quieter streets. Low income people should not all be forced to live on major arteries to serve as human shields against noise and pollution for the wealthy owners of single family homes behind them. They deserve places to live throughout every neighborhood even (especially?) if that mean building small apartment buildings nestled among single family houses.
1	not where i live now (san marcos) but when i was looking for a home to buy in austin, there was NOTHING available to me. NOTHING. NOTHING. NOTHING AT ALL. i had very low expectations and very few needs. my budget was around the 130K mark. as a single mother with two children, what am i supposed to do? i'll tell you what i'm supposed to to...live in san marcos. SURPRISE!!!! THAT'S NOT AUSTIN, FOLKS.
1	That NHCD manages it so poorly that \$ is wasted and there isn't a prioritization for those in greatest need.
1	The increases in property tax each year due to quickly increasing home values. I may be priced out of my own home soon.
1	We need to ensure that affordable housing can also serve Austin residents who have extremely low incomes, criminal backgrounds and previous rental debts. Affordable housing should include "deeply affordable" housing for very low to no income residents with housing vouchers and/or alternative means for payment
1	It will push me out of the only neighborhood I can afford/afford to commute to work from as I make only slightly more than the \$40k cutoff but not enough to live anywhere else within Austin.
1	Families being priced out - landlords raising rents too high too quickly and sharp increases in property taxes
1	People who serve their communities, especially when they serve in the public sector, should be able to afford to live in those communities.
1	biggest concern is whom ever is renting/selling will not understand the buyers problems and could not help them. also old houses is not being built up for the better
1	Not enough affordable options for low-income individuals, especially those with barriers, such as criminal backgrounds, poor credit scores, eviction history, etc.
1	It doesn't exist. Houses start at \$400k. My boyfriend and I both work as engineers and we can't afford to buy a house, let alone someone who didn't have the advantages we had in getting an education/jobs.
1	Administrative barriers and neighborhood activists saying NO to new types of housing in "their" neighborhood. No one should have to jump through months or years of hoops to build a home in Austin.
1	Dont put the tax burden on the tax payer, makes austin less affordable. Make the development process easier, and faster so that we can build to the demand. Our biggest problem is there is no housing stock and that inflates prices.

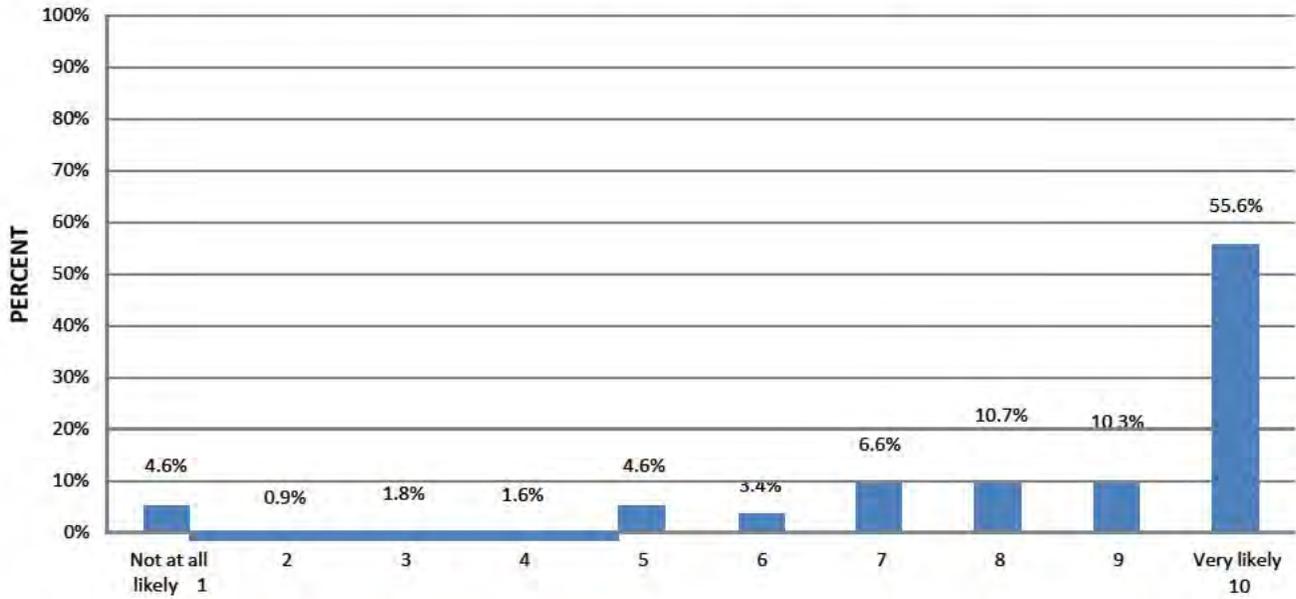
1	In my neighborhood, the smaller, more affordable housing units are being used for STRs or they are being torn down and replaced with overlarge single-family houses for high-income people. I live where I live because of the good public schools, access to bus routes, and proximity to jobs in central Austin. However, the people moving in are not using public transportation and not using the public school system--which means a prime site for lower and middle income families is being taken away and given to wealthier people, and people who need these services are being pushed out where the services are not as good.
1	maintaining reasonable rent rates. I have been in the same complex for five years & rent goes up \$50-\$100 each year. Likely the last year I can afford to live there. Being close to public transportation is also important, but transportation from east to west & vice versa in the city is not great- takes me an hour plus two transfers to get to work, when the drive is only 10 min. This is likely the last year I can afford to live there. Being close to public transportation is important too, but there needs to be reform on transportation going east to west & vice versa. Takes an hour and 2 transfers to get to work, when the drive is only 10 min.
1	None really, austin needs more. But better it's dispersed with other income levels. Lots of cheap rent in one area can lead to safety concerns
1	Affordable housing for the working class and service industry is necessary for cultural vitality of a city.
1	so much concerns me.Keeping the artists and musicians here, we pour the rich people's coffee.Even if there is affordable housing the resale value later on down the line is cut so I've heard.Plus too many i know got affordable places but tgen the next year the taxes rose do high its unrealistic. Plus even if you can afford an expensive condo those people ARE NOT GONNA USE PUBLIC TRANSPORTATION

**20. Who should be eligible to purchase or rent affordable housing that is subsidized or incentivized by the City of Austin? Please choose the household income that best answers the question.**



Value	Percent	Count
Under \$10,000	3.1%	27
Under \$20,000	5.8%	51
Under \$30,000	14.5%	128
Under \$40,000	30.5%	269
Under \$50,000	35.6%	314
Greater than \$50,000 per year	10.5%	93
Total		882

21. Please rate on a scale of 1 to 10, with 1 meaning not at all likely and 10 meaning very likely, your likelihood to support legislation or ordinances promoting affordable housing.



Value	Percent	Count
Not at all likely 1	4.6%	41
2	0.9%	8
3	1.8%	16
4	1.6%	14
5	4.6%	41
6	3.4%	30
7	6.6%	59
8	10.7%	95
9	10.3%	92
Very likely 10	55.6%	495
Total		891

## 22. Do you have any ideas for creating affordable housing in Austin?

Count	Response
1	A few were already mentioned. Add rent controlled units.
1	ADU s, requirements for developers that they can't just pay their way out of
1	Affordable housing must be developed IN CONJUNCTION WITH transit planning.
1	Affordable housing should be across the city and easy to find.
1	Affordable must be defined as including ELI households - targets or set-asides
1	Allow Group Residential or cooperative housing in more zoning categories
1	Allow a lot more housing to be built all over the city by changing zoning to support it.
1	Allow higher building, reduce parking requirements, allow higher density, eliminate setbacks
1	Allow house structures to be built on smaller size lots with houses already on them.
1	Allow more ADUs
1	Allow multi-development (tiny houses) on properties sloted for single housing development.
1	Allow multiple tiny houses per city lot.
1	Allow relaxation of rules and restrictions regarding tiny homes (especially ones on wheels)
1	Allow smaller lots for developers pricing homes in the central city at or below \$300000.
1	Allow smaller plot sizes.
1	Better public transportation
1	Bonds to pay for what the market won't.
1	Build more Cooperative Housing
1	Build more, more densely.
1	Builders should purchase land and build good quality homes & price them at a affordable price.
1	Building a diverse housing types.
1	Cap rental rates. Capitalism needs some checks and balances.
1	Capping the amount of rent increases each year
1	Change current codes to allow tiny homes to be built in residents backyards if they so desire.
1	Charge for use of Zilker Park...like a day pass per
1	Charge property tax for businesses and churches.
1	City must stop passing laws which raise the cost of living in Austin.
1	City needs to focus on solution stop passing the problem to the group who occupies City Hall.
1	CoA should buy the land
1	Communities made up of smaller homes for small households.
1	Consider conversions of vacant commercial buildings, creating rent controlsio
1	Continue to allow for efficient permitting for new developments
1	Convert 70s style apartment buildings into condos
1	Cooperative communities
1	Cooperatization of private property(-ies)

1	Cost of land drives the price up more than the structure...could buyers just buy the structure?
1	Create a housing glut.
1	Create apartments for musicians with practice space and music venue attached
1	Create apartments with rates that can be frozen for several years.
1	Create incentives for new residential buildings to have affordable units.
1	Create tax incentives for developers.
1	Decrease minimum lot size; see Missing Middle lectures done recently by ImagineAustin
1	Density and mixed income. Art space for artists.
1	Diminish the greedy development which is displacing East Austin communities
1	Dissolve the ANC
1	Don't destroy the quality of long established Austin neighborhoods. Please.
1	Don't only build along major highways
1	Ease building codes to allow for more ADU's, garage apts, and tiny homes.
1	Eliminate all the red tape with the city.
1	Eliminate: SF zoning, min parking, compatibility requirements
1	Eminent domain.
1	Enact stricter slumlord ordinances
1	Encourage both cooperative housing and the construction and renting of tiny homes!
1	Enforce rent control
1	Ensure access to healthy groceries, improve public transit options
1	Every single housing development must include affordable housing.
1	Expanding on the mobile loaves and fishes idea for Community First
1	Find some land, build affordable housing on it.
1	Fix the roads. Then we could have more living options.
1	Focusing more on creating affordable housing than creating luxury skyscrapers.
1	Follow the model of the amazing nonprofit, Foundation Communities!
1	GET GOVERNMENT OUT OF THE WAY - LET THE FREE MARKET MEET THE HOUSING DEMAND
1	GIVE LANDLORDS INCENTIVES, DROP THE BOX ON RENTAL APPS, RENT FREEZES
1	Get Christian organizations involved.
1	Granny flats, additional dwellings
1	Higher taxes for landlords who refuse to offer affordable housing.
1	I have no suggestions at this time.
1	I wish I did
1	I wish I did.
1	I wish I did...
1	I would recommend connecting with organizations like BCL of Texas
1	I'd like to see affordable housing expanded and targeted at education employees.

1	I'm sorry, but no, I don't.
1	Improve permitting and laws to allow more granny flats
1	Improve transportation, offer incentives for school employees, city, etc
1	Improve vacant properties
1	Improved roads and built on the outskirts.
1	In All Neighborhoods
1	Incentives for Developers
1	Incentives for affordable housing developers, educating landlords
1	Incentives for builders
1	Incentives for locall-owned development companies/builders - more invested in city as a whole
1	Incentives to developers who render conditional ratio proportional units
1	Incentivize developers that are successful; sub size people to stay in their homes
1	Incentivizing cooperative housing
1	Include musicians specifically as well as teachers in these ordinances
1	Inclusionary zoning, incentives and bonuses, missing middle options
1	Increase density and allow for smaller dwelling sizes
1	Increase supply of all housing.
1	Increase supply or lower demand.
1	Increased awareness that ordinary citizens have an impact. (Better PR)
1	Increased density and access to public transit would together make it a more viable option
1	Jobs that pay a living wage
1	Landlords stop being so greedy
1	Legislate rent increases for current residents at apartments
1	Less expensive high rise condos and better public transportation
1	Less kitschy yuppie-targeted developments
1	Lessen exclusionary zoning of Manufactured Housing and allow taller Multi-Family construction
1	Let the people who've been living here, live here like the people that are moving here.
1	Light rail
1	Little detached houses
1	Low interest loans; assistance with down payments;
1	Lower property taxes & tax income instead!
1	Lower property taxes. people are getting priced out of their homes based on property taxes alone.
1	Lower the cost of building housing in the central city where people want to live.
1	Luxury Taxes
1	Maintain what we already have. Rio lado has been waiting
1	Make it for people who make 90k or less in household
1	Make it mandatory in apartment buildings and other developments.

1	Make it part of all new development.
1	Mandatory inclusive zoning. Decent public transportation. Equitable quality in schools.
1	Micro Apartments
1	Missing Middle Density Bonus Systemmm on all single family lots
1	Mixed Use High Rise Building Dense
1	Mixed income.housing developments. Many major cities do this.
1	Modify choose enforcement which penalizes people who but older homes and DIY homeowners.
1	Moratorium on East Austin condos and use underenrolled campuses for teacher housing.
1	Moratorium on luxury condos. Reduction of permits available for reconstruction to new tenants in
1	More Tiny homes
1	More co-ops. Better mass transit and biking options.
1	More density options/improvements for detached homes - the recent ADU changes are a great start.
1	More downtown density, taller buildings
1	More housing co-ops, cohousing communities, etc.
1	More housing cooperatives
1	More housing supply in the core of Austin.
1	More multi-family developments with easy access to public transportation
1	More multi-unit or apartment buidings
1	More multiple family units
1	More row houses, turn the old Brackenridge Hospital into affordable housing for single adults.
1	More small loans for businesses/homeowners
1	More tiny home communities
1	More townhouse/rowhouse architecture
1	Mueller model...did it work?
1	Multi-unit buildings that are NOT luxury condos.
1	N/A
1	Need some kind of rent control. Places charge whatever they want and it is absolutelyridiculous
1	Need to do it through increased entitlements not taxes or "incentives"
1	Negatively advertise life in Austin.
6	No
1	No socialism.
1	No, I'll leave that to the experts
1	No, but there's a huge need for wheelchair accessible housing
1	No. But I wish I did. I trust you all to do the right thing.
1	No. Much respect to the brains and creativity that goes into planning.
1	Nope
2	Not at the moment

1	Not letting apartments charge as much as they please for less than adequate apartments
1	Pass legislation to make flipping homes harder.
1	Passing laws that prohibit landlords from discriminate against tenants.
1	Pay people better
1	Permits, and requiring builders to have certain number of affordable units
1	Prevent artificial price inflation.
1	Promote homeowner involvement in creating infill affordable housing options throughADUs
1	Proport tax exemptions for landlords owning less than 3 rentalproperties
1	Quit raising property taxes
1	Quit tearing down affordable housing to build MacMansions
1	REDUCE TIME AND RED TAPE FOR BUILDING PERMITS
1	Reduce Costs associated with city regulation and taxes.
1	Reduce parking requirements, allow more infill development. please pleaseplease
1	Reduce rental criteria / income guidelines
1	Reform property tax system
1	Remove barriers to density and allow more construction
1	Rent on a sliding scale.
1	Rent caps & limiting of rent increases for long term renters
3	Rent control
1	Rent control in certain areas of the city.
1	Rent control, incentives for artists to help maintain the culture that is here
1	Rent control, please.
1	Rent controls and small houses on private property
1	Rent controls, no tax breaks for corporations
1	Rent to own, assistance with down payments and closing costs.
1	Replace property tax with Land Value Tax
1	Require ALL new developments to include a percentage of affordable units
1	Require a greater percentage of affordable units per development if they receive taxsubsidies
1	Require higher wages from employers;
1	Require more 2BR and 3BR apartments, change incentive rules from unit-based to sq ft-based.
1	Sadly no
1	Senior citizen,disabilities,low income families
1	Set up a REIT and get the City in the real estate investment business
1	Should e available in areas around schools
1	Slow the rate of change where it is still affordable until we figure it out.
1	Smaller houses on smaller lots
1	Smaller houses on smaller lots; rail for affordable/alternative transportation & access

1	Smaller self contained self sufficient homes spread throughout ALL parts of the city
1	Solve transporatation, less car dependent, equals density and affordability.
1	Stop advertising Austin and Texas in California!
1	Stop allowing the 3000 sf monster condos.
1	Stop allowing/promoting the gentrification of East and South Austin.
1	Stop income discrimination.
1	Stop pandering to short term renters due to tech boom
1	Stop requiring parking. Allow more options on smaller lots.
1	Stop subsidizing. Allow more density.
1	Stop turning areas zoned for housing into business sectors. Put a cap on propertytax.
1	Subterranium building
1	Supply. Let more housing types be built in more zoning districts
1	Sure
1	Tax churches
1	Tax credits for lower income households
1	Tax incentives for contractors that are building affordable housing
1	Tax income instead of property.
1	Tax the 1%!!!
1	The city itself should build and manage affordable housing. It could turn a profit.
1	The city should allow for smaller homes to be built, like a tiny home.
1	There needs to be mandated affordable housing in all high rise dwellings.
1	Throw out the tax credit model and have city owned and run properties
1	Tiny homes, incentives for landlords and big developer
1	Tiny homes, tax breaks per percentage of "rent-controlled" apartments
1	Tiny house communties
1	Unfortunately, no.
1	Upzone central Austin
1	We need many more "missing middle" housing options—rowhouses, etc.
1	We've had incentives before, not sure they will be enforced
1	What do larger cities do?
1	Wish that I did!
1	Work on housing and transportation at the same time.
1	Yes
1	Yes but cannot put it into this little window. 512-431-9665 for more
1	Yes, slow down growth Quit promoting the City
1	Yes. \$700 per month in taxes on top of a mortgage is not affordable.
1	Yes. Fix the traffic problem first.

1	Yes. In high rise buildings, have some affordable apartments, too--not just/only luxury condos.
1	Yes. Just make it affordable.
1	all of the above - there is no one size fits all solution
1	allow denser development!
1	allow micro homes to use housing vouchers
1	build more city centers instead of messing with my neighborhood. look toward IH 130 or hutto
1	build more public housing
1	build more units and work with the development community to lower household housing costs
1	built more missing middle housing. lessen parking requirements and other silly things.
1	charge more for new water meters
1	city city regulation!!!!!!!!!!
1	co-ops, group homes
1	community land trusts
1	constitutional amendmen to allow different valuation for affordable housing.
1	continue to encourage mixed income developments, throughout all parts of austin
1	create housing for fist timers more better
1	density and proximity matter
1	density instead of sprawl
1	do not provide tax incentives to corporate developers
1	don't be greedy
1	don't let Austin become Dallas
1	engage more single family property owners in providing affordable ADUs on their properties
1	establish a new tax on homes that are not occupied for longer than 3 months/yr.
1	forbid parking lots w no building on top
1	granny flats as an option
1	have more affordable housing downtown
1	i feel the city should set the rates as per the income of the individual
1	improve permitting process, allow more infill
1	improve transportation to remote areas
1	improved timing of LOCAL ROUTES on CapMetro!
1	income tax
1	just do it. people need to get over the fear of multifamily housing and renters.
1	land trusts, housing projects
1	limit population growth
1	limits on property taxes and other factors that contribute to rental rates sky rocketing.
1	living wage
1	lot splitting

1	lower property taxes
1	make it harder for out of state investors to flip houses for profit
1	making development costs lower and faster
1	mixed housing downtown
1	mixed use neighborhoods, walkable communities, proximity to stores/bus lines foreveryone
1	moratorium on increase in property taxes
1	more ADUs (and less restrictions on them), lower taxes, more incentives for builders
1	more CLT homes
1	more accessory dwelling units in neighborhoods
1	more affordable housing in high demand areas (less expensive condos)
1	more tax incentives for developers, builders, funding for nonprofits
1	more tiny homes on big lots - mobile home style, but with shared living spaces
1	n/a
1	need more affordable, accessible and integrated housing for people with disabilities.
1	need more housing that helps old people and disabled afford it
1	need to be integrated into current neighborhoods not just added on as appendages
10	no
1	none
1	nope
1	not foundation community... they won't rent to criminal history
1	offset all money to this effort by decreasing other city budget items.
1	planned developments like the new Mobile Loaves and Fishes village, tiny homes
1	preservation- rent control
1	properties that offer a lot of affordable efficiency apartments
1	provide housing stipends to City of Austin employees
1	public private partnerships
1	quit gentrifying!!!!
1	removal of building code barriers such as minimum lot or building size and parking requirements
1	rent control
1	rent control ordinance, mixed type of living spaces
1	require a % in any new development or re-development
1	require from developers
1	roll back appraisals and tax rates so the houses we already have are affordable
1	school tax credits for teachers
1	seek to hire a more diverse work force and improve wages
1	senior-specific properties, incentives for existing apartments to offer affordable rates
1	small built housing, less condos

1	small houses
1	smaller lots
1	stop approving permits for luxury housing projects
1	stop tearing down old homes and building more expensive ones.
1	target bringing down construction costs
1	tax incentives in exchange for capped rent increases
1	the city has had ample opportunity to make developers participate. Why didn't you?
1	tiny houses
1	upzoning
1	utilize vacant public land
2	yes
1	yes quite building condons downtown that no one can afford.
1	yes stop the development and influx of folks from other states
1	zone and permit for efficiency apartments scattered throughout town
1	Require new developments of a certain size to include a fixed percentage of affordable units either for rent or purchase
1	improve the roads so that lower income people can access jobs in the city but live outside the city where housing is more affordable
1	Lower rent options for those of us who don't require a parking space and housing that doesn't require each unit to have a space.
1	My analysis shows that you can reach affordability through increased density. This survey only talks about incentives and increased taxes to subsidize affordable housing. there are other more attractive ways to achieve affordability.
1	80/20 program like in nyc. You must have proof of full time employment no criminal record and rent is based on your income so price is within the means of whoever is eligible
1	Stop allowing developers to put in very expensive condos in formerly affordable neighborhoods there
1	Allow more tiny homes and lower the restrictions on setting up RVs/mobile homes/trailers on private property.
1	Allow for construction of ADUs, more rigorous standards for developer incentives (80% MFI ain't affordable!), demolition moratoriums on flips of habitable old stock, ordinances and funding in support of community land trusts/co-ops/non-profit development and housing management, a time machine.
1	We need more permanent supportive housing, multi-family homes, duplexes, triplexes, and in general a better social safety net for people living in Austin.
1	1. Remove parking requirements 2. Make UT provide housing for students 3. The City should build more housing projects like Rosewood Courts or Santa Rita Courts4. Allow small apt complexes in single family zoned areas (within reason)
1	increasing supply, programs that support buyers who intend to live in the home, incentivizing developers to build more affordable single family homes (not more luxury homes)

1	City encouragement of variety of housing options: garage apartments, micro homes, duplex, triplex, repurposing of existing buildings to residential close to transit routes. Higher density of units towards urban core.
1	Allow for greater density without parking requirements and allow tiny units (450 sq ft or less) to be built in neighborhoods and along transit corridors. Community land trusts to preserve existing housing.
1	Don't allow investment properties. The latest rules should help with the number of people buying up real estate to rent on sites like airbnb
1	Something similar to Mueller development, which includes energy efficiency; maybe lower property taxes for neighborhoods that keep their own crime rate low; incentives for our police officers to live in Austin may be beneficial.
1	DEFINE Affordable, please. Always subsidized? It just affordable to the average working Joe? Affordable to me mess prices are not skyrocketing bc of new development driving up prices and running out people.
1	A lot of the problems are out of the city's powers to control. Too many people have a vested interest in the market being too skewed toward sellers.
1	Allow for more missing middle infill, remove minimum parking requirements, and delete FAR from the vocabulary. Allow developers to build taller structures, particularly on core corridors.
1	Yes, we need transitional units where people can live while they get their feet under them, these transitional units may be temporary but should allow for families to save and work toward something better. Things like water and electricity should be free in these units and families need case management.
1	Make zoning to allow multiple small house on a lot, for example the senior housing at 21st and salina, shotgun row at 12th and airport, community first village, etc. Disincentivize and enforce rules to prevent developers from tearing down historic houses; incentivize them to build small houses.
1	Better mass transportation so people can live outside of the major city but still use mass transit to get to work on time.
1	Note: homeownership is overrated. Allow smaller lot sizes, less or no off-street parking, taller heights, and greater density all through Austin neighborhoods.
1	Strong rent control laws can turn regular housing into affordable housing without having to go through the building process; and there can never be too much affordable housing.
1	Please challenge/prove the assumption that entitlement increases will automatically result in more affordable housing. Yes, supply is a factor, but entitlements alone don't automatically increase supply. Shortage in labor and financing has also influenced slower construction. I was also hesitant to show my full support for all the "incentives" bc Austin continually sets the baseline for density bonuses too high. They need to start low so that the added benefits of entitlements are split between the developer and community. We are just making land owners rich by setting the baseline too high.
1	make it mandatory that new developments that receive any assistance from the city contain a percentage of affordable units
1	Allow for micro apartment high rises, increase the # of adorable units required for new developments, understand that even people making more that \$50K may not be able to afford housing due to student loans, child care, transportation costs, etc. There need to be affordable units at every price range, not just the poorest and the richest austinites. Also, home ownership incentives or support for musicians, artists, service industry workers. These people are what make this city wonderful, yet they can't afford to live in Austin.

1	Slow the pace of out-of-state developers coming in and building properties only the affluent can afford.
1	Make affordable housing comparable to more expensive housing. If it looks like a project people will treat it as such.
1	Encouraging "tiny homes"; allowing garage apartments in more neighborhoods; disincentivizing McMansions
1	Expand community land trust programs, density bonuses, improve transit options to create better access to affordable housing further from downtown
1	Cap property taxes for long-time residents, help artists live here (they contribute to the economy, but are rarely compensated for that contribution).
1	COA staff seems to have way too much concern for the ability of Developers to make maximum profits while having too little concern for protecting the quality of life and safety of the citizens. Perhaps COA could begin to require developers to come to table with projects which are affordable rather than the continual march of "high end" and "luxury" developments. That would be a good start to having "skin in the game". The best affordable housing is created by less greed. I think I loved this city more when we were less popular and more neighborly.
1	YES! Require that all sales data on properties be available for homebuyers. Requiring sales data even on properties will bring real information about sales (including deed transfers among family members) into the open and give a factual basis for these discussions.
1	moratorium on luxury condo construction until we have more affordable housing for the people who actually work and live in Austin
1	All new housing development should contain some affordable options. If affordable housing is available throughout the city it gives people more options and lessens possibility of certain areas being thought of as less desirable because housing is less desirable. Make sure property taxes stay at affordable levels too.
1	Allow garage apartments, granny flats, and similar housing to be built. Allow for smaller lot sizes and smaller houses. Encourage dense development in ALL areas of the city and don't kowtow to the vocal minority that says "no" to everything (including some on the city council that represent center city neighborhoods where density should be encouraged, not stamped out.
1	Stop letting apartment complexes arbitrarily raise rents without actually changing or improving anything
1	Take a harder look at where contractors are trying to build! The Grove on Pleasant Valley is disgusting/makes no sense.
1	Affordable housing should be made available to middle income families as well. Housing incentives should be given to people who serve in the public service sector (teachers, firefighters, police officers).
1	flippers need to stop creating mcmansions. millennials dont need the space, and cant afford million dollar homes
1	Like was suggested earlier, missing middle housing, townhouses, row homes, etc. This will greatly help bring back the huge diversity gap that is already here.
1	Create more programs like the SMART housing and group by income ranges. Also, create affordable housing that is separate from college students.

1	Stabilize and reduce property taxes. Rent control. Stricter regulations on new developments not providing affordable housing options
1	changing zoning to allow for multi-unit housing and smaller housing units, especially near transit hubs and public schools, and especially in central city. I don't favor building many condos on busy streets, like South Lamar, but I do favor making more duplexes, tri-plexes, etc within current residential areas.
1	Get rid of restrictive regulations, allowing anyone to build whatever they want on their property without the city government getting in the way.
1	Affordable housing should be placed throughout the city with no real distinction between affordable and market rate units.
1	Change state law and implement inclusionary zoning for the entire city; implement it in the Homestead Preservation Districts now.
1	Ask the employers who are raising wages here to be part of funding a solution. And allow housing to be built on top of store fronts. Affordable housing in outlying areas would be more desirable if there were many public transportation options into and within the city.
1	Higher density, lower on-site parking requirements, and improved public transit options to underserved places such as the east side
1	Require that developers building in gentrifying or underprivileged neighborhoods reserve part of their development for low-income, and ensure that the low-income units have the same amenities, access, and materials as the market-rate units.
1	Allow tri plexes, stop allowing luxury apartment complexes to replace affordable housing. Do not allow massive increases in property value year after year, forcing out longtime residents and leaving developers salivating.
1	1) Better public transportation so all 2 million residents don't feel they have to live downtown & so that when the City does institute minimum parking requirements, there is a realistic alternative (right now, minimum parking requirements only encourage drivers to park at the closest nearby locale, polluting neighborhoods with traffic & trash 2) multiple density areas (more than just one "downtown" hub- several scattered throughout the larger metro area to take the pressure off of downtown 3. Run the Austin Housing Authority more efficiently- right now, the Austin housing bureaucracy does a terrible job of tracking density bonus and fee in lieu incentives they recoup- they haven't quantified the impacts, if any, on the creation of affordable housing in ATX, in fact they are known for mismanaging resources. 4) Require more from developers as does Seattle (all new developments privileged to build in the City core must include affordable housing- here in ATX, developers seem to be building nothing but high end units and condos. The city is not properly incentivizing in the permitting process, not demanding enough from developers.
1	Open utility/electric competition, provide down payment assistance for home buyers, give grocery stores tax breaks instead of builders so people can afford to stay in town
1	No incentives or bond money for any developer who does not incorporate at least 25% affordable units and 5% PSH/Housing First units into their project.
1	Achieve workforce development and jobs training by involving American YouthWorks building energy efficient homes, for low income families.
1	Revisit tax maps. Also, 12th St corridor and the Grove. Re the Grove, the city needs to push the developers to make stronger investments in infrastructure. As it is, local residents will shoulder the burden of the developers choices.

1	Would love to see Affordable Housing (ie Foundation Community) move into the realm of missing middle like small apartment buildings that can be done with less zoning fights
1	The housing and transportation issues are inexplicably intertwined and must be addressed as a single, albeit complicated issue. If you look at areas with 'successful' mass transportation modes (SF, NY, CHI, etc.) it is because they have concentrated areas of high density population. The urban sprawl of Portland, LA, Dallas, Miami, Austin, don't or can't encourage
1	REDUCE TAXES, they just get passed on to renters and home owners. And for all the massive increases in Taxes I see ZERO added services. In fact less services rendered. You have RUINED Austin with these policies. Thanks.
1	City should purchase land (Land banking) designate it for affordable housing, and allow developers to build income restricted housing (low income) with the city permanently remaining as the owner of the land.
1	Living wages for all, assistance for domestic violence sexual assault families, mental health and poverty related homelessness, more trauma services for prevention of homelessness and lack of education opportunities, less criminal charges for nonviolent offenses, less credit checks for housing !
1	I support affordable housing but am horrified at how poorly the city manages its money with no accountability. Clean house at NHCD. The new City Council doesn't know what they're doing either. Blind leading blind.
1	Up zone everything to allow more housing supply, especially missing middle housing. Decrease minimum lot size. Abolish parking minimums or greatly decrease them.
1	Land trusts and guaranteed percentage of affordable homes in new housing projects, not just 10 percent, but 50 percent an
1	High density - really that's the only way - we have to build up if we want people to be able to live closer to the city.
1	Work with Foundation Communities, they have it figured out. Buy land from AISD, build permanent council flats to replace under-enrolled schools.
1	Preserve the older less expensive housing that we already have. Do not create incentives that would encourage developers to tear down existing housing.
1	Lower rent in area near a lot of work places. There are so many new buildings being built everyday, they can't all be for rich people.
1	denser housing (backyard tiny houses, garage apartments), stricter enforcement of laws that effectively limit property values and gentrification like noise, business parking minimums, and public intoxication
1	give additional tax incentives to developers to build affordable housing, make it worth their time financially
1	Transportation and housing are linked. I can't use public transportation to get back up north at night which
1	Penalized new developments that do not provide affordable units. Stop allowing small homes in older neighborhoods be destroyed to make room for McMansions. Allow for construction of more small backyard homes.
1	Simpler billing structures and controlled rent prices would do much to keep people out of the debt house. Most importantly, if property owners are getting "incentives" for building affordable housing, they should be held accountable for the upkeep and general safety of their properties. I like the idea of friendly surveyors from the city coming over to my apartment to make sure

	that I have running water.
1	Neighborhoods would be more receptive to changes and growth if transportation, school and park amenities are addresses at the start of the planning.
1	Instead of building more luxury highrise condos and apartments, make properties available for families
1	I do think the city's employees are coming up with good ideas. With neighborhoods having their own adopted codes, I only suggest the city ensure neighborhood organizations are not able to write exclusionary rules.
1	Provide incentives for developers and planners to work with the myriad social agencies that are supporting those who need affordable housing.
1	extend tax credits to landlords who provide affordable single family homes as rentals - right now, individual investors with a single family home for rent are penalized by state & federal taxes if the rent is "below market" rate; but I want to rent to a single dad who makes under \$30k per year, that means I eat it on taxes.
1	Limit the amount of rapid development that is taking place that is making key people a lot of money and not actually creating affordable housing.
1	1. Prohibit "luxury style apartments". That style of living increases gentrification. 2. Require affordable housing for developments with a certain number of units. 3. Increase density around transit stops for multi-modal transit. 4. Have residential areas near (within a certain distance) of uses that provide basic necessities-mainly grocery stores/corner stores. This will help reduce daily trips and also help those who cannot afford a vehicle. 5. Require or incentivize developers to provide bus/train passes for the tenants. 6. Have higher density with connected amenities/open space/trails to allow developments to easily reach their destination (I.e. Require developments to look and feel more like a neighborhood rather than a private development). 7. Require walkable developments and have mixed use developments that are in close proximity to job centers.
1	Build more apts, allow higher occupancy, allow smaller living spaces, cap increases in rent as a percent
1	Allow more density in neighborhoods, make the development process easier, support building to the demand of Austin.
1	require all new multi-family dwellings to include a % of units for affordable housing. Perhaps retroactively require current multi-family dwellings to convert units to affordable housing
1	Stop allowing developers from buying lots downtown and on the east side. You, the city of Austin should be in control. Not people who have no love or care for this city. We can get creative. Southwestern University, just up the road, has many students who have won awards on their forward thinking ideas for future living. We can't only think about affordable housing, we have to think sustainable.
1	Create more single family housing, and stop destroying and densifying existing single-family neighborhoods. Density increases the cost per square foot of all types of housing and is more appropriately called "warehousing" because no housing is created, just increasingly smaller apartments which are not suitable for families. The collateral damage besides making all housing less affordable is that it decreases enrollment in Austin ISD, because families with kids want a house with a yard, not a tiny micro-unit or apartment. Increasing the percentage of rental apartments drastically changes the character of the City by replacing stable neighborhoods in all price ranges with a transient population of apartment dwellers. That is neither affordable, responsible or liveable.
1	Redevelop old housing projects into higher density affordable housing on land the City owns already!

1	implement the missing middle in terms of types of housing and increase supply overall in the core/not in a sprawl way, also increase density on areas that are transit hubs (see get rid of the car dealerships on burnet for example and replace with mixed use development)
1	Put a cap on the number of houses that are allowed to be used solely as short term rental properties. Make sure that in each neighborhood there is a certain number of affordable housing preserved. Put a cap on the amount that landlords are able to increase rents within a 5 year period.
1	Foundation Communities does an amazing job of construction and maintenance of affordable housing which includes needed services to help residents improve their lives. Organizations like this do a much better job than giving the incentive money to big "for profit" developers.
1	I am looking forward to the kasita project. I hope to live in one of the kasita units. I am in favor of smaller living quarters and I hate seeing all these giant 3-story single-family homes taking over areas that used to be affordable.
1	Stop developers from plowing down existing homes to put in a McMansion in communities that were once affordable. Allow unrelated adults to live in the same home with no restriction on the number of individuals per home
1	have a tiered system and percentages for affordability so you are inclusive of all income levels. Offer incentives to developers for using this tiered system such as expedited permitting and inspections. Rent control would be amazing to prevent what has happened in cities such as San Fran. Also allow tiny house neighborhoods and other alternative housing options.
1	Less regulations on types and sizes of houses. Lower taxation. Taxes can be higher than the mortgage. The rate of allowable increase is way too high. People that live in neighborhoods are being forced to leave. Let's worry about them as much as new options.
1	Smaller energy efficient homes on smaller lots with builder incentives of reduced time for permits. Property taxes breaks for homeowners with income under \$30,000. Larger homestead exemptions from all taxing entities.
1	many people who bought houses pre 2000 rent to so many, especially students and artists like myself. Maybe they could get a break on taxes if they kept the rents down
1	Land Shares, second liens provided by persons other than homeowners, reduction in property taxes for those with lower incomes, providing incentives to all apartment owners to rent to low income, and creating more SROs for single households.
1	Stop pondering to developers!! Let people continue living in their existing affordable homes and quit taxing residents out of their homes!!
1	creating affordable housing for public employees (state, county, city, school district, etc). Make sure to have multiple levels of affordability (i.e. less than 50k, 40k, 30k, 20k, etc).
1	There's a myth online (reddit for one) that the city needs to be high density downtown. This myth is false. Doing so creates more traffic swells downtown more frequently, as we can see happening now. Continue to expand in undeveloped areas (such as the McKinney Falls area) and create affordable housing there with park and ride services from Cap Metro nearby, so that individuals can use those services to bus to work.
1	Reduce restrictive zoning, especially near the city center; allow and incentivize missing-middle housing options, eliminate parking minimums
1	Ensure communities with a mix of income levels. Allow zoning that enables infill development of triplexes/duplexes, etc.

1	Smaller studio apartments that musicians, service people can rent that are close to venues and bars
1	Create simple buildings. Loft style apartments with communal kitchens and bathrooms or small houses with communal kitchens and bathrooms that young single people can afford. Finding affordable housing is increasingly difficult for those just out of college
1	Ensure affordable housing developments include housing opportunities that are "deeply affordable" for those residents with a fixed low income and/or coming out of homelessness. We need to ensure that these properties do not screen out residents for criminal histories or past rental debts. We need to ensure this housing is accessible to our most vulnerable citizens.
1	Research affordable housing in Wisconsin. Renovating existing buildings to create mixed rate units. Affordable and market rate developments.
1	Yes, don't tear down old houses. Have an incentive for people to fix the house so they can live there cheaper.
1	Reserve a proportion of MFI restricted units, achieved through density bonuses, specifically for HACA
1	Allow people to live in Tiny Homes, create a Tiny Home village with community garden for the young and old
1	Densification in our urban core, as well as potential urban cores like The Domain/North Burnet. Large buildings or mid rise, less Texas Donut style complexes
1	DEVELOPMENT WITHOUT DISPLACEMENT. there are books on this. Talk to Brian Kelsey at Civic Analytics. Hire city planners with degrees in city planning. Use the Texas A&M study on traffic rather than paying for a new one by UT. Smart people have already answered most of the questions you are asking.
1	Long term Austin residents should receive priority on housing. Less short term rental permits should be approved. Food deserts and transportation issues need to be reviewed in poorer parts of the city.
1	Take ownership of abandoned homes for HACA; encourage companies to build housing near their offices or at their offices for employees; incentivize alternative living like coops, create a program where families can pool their credit to build multi-family housing,
1	Pre-approved City ADU housing designs to help curb costs for homeowners willing to add secondary housing to their property.
1	not sure - property tax breaks under certain income? incorporate employment opportunities into space - like housing over a grocery store or upkeep of the property or large common areas (rooftops?) for flea market/art sales/live music on weekends? resident performers/artists get rent credit? make affordable housing beautiful/well designed so it adds value to area and neighbors support it
1	Allow ADUs everywhere. Up zone the entire city to allow multi-family housing. Encourage the transition away from exclusively single family housing zoning. Encourage a wide range of land uses near each other, retail, office, housing, to enable people to be less reliant on automobile transportation. Above all, allow the supply of housing of all types of housing, not just affordable, to be increased. That is the best way to bring about affordable housing. Allow the supply to meet the demand.
1	more housing options than just apartments and single family. like 3 deckers in new england or family friendly cooperatives
1	Yes, allow people to build low-cost housing. Let multiple people live together. Some people never cook at home—let there be some places with just a dorm fridge, sink, and microwave for a kitchen. Let there be small places. Let there be places with more common areas so people don't need their own living rooms. And then let anyone live there. Middle class people should be able to live in low-cost housing, too. When Mueller started selling "affordable" housing, it cost more than my house, and

	<p>your income had to be lower than mine to be allowed to get it—that did not sound affordable to me. We need ideas that let the market system work. Maybe some safety nets for landlords, like help with problem tenants to make it less risky to take on risky-seeming tenants. I think the city should provide fast (but thorough) permit review for everyone. This should be basic service and not an incentive. I don't know what I think about taller buildings along major roadways. I think the city should check out parking lots to study whether less parking is actually being used for affordable (or any) developments near bus lines. If so, then yes, require less. Otherwise, no. I don't think the city should be in the business of building affordable housing. I'm not sure what they would do to preserve affordable housing. I am strongly opposed to subsidized housing. I am for programs to help poor people live indoors, but that should be a payment to them, like food stamps. Housing stamps. Not something you bribe builders or landlords to do.</p>
1	<p>Stop letting the rich come in and drive prices up. Just because people are moving to Austin daily doesn't mean the city needs to be greedy and raise everything. You can still make money by having living affordable. They are driving people out of Austin by being greedy.</p>
1	<p>Charge a \$2/sf affordable housing fee on all new developments, including all property types. Uses the funds to subsidize affordable housing. Require the city to require compliance with the programs in the projects that already include affordable programs.</p>
1	<p>New residents should pay much higher taxes than people who have been here before Austin was ruined.</p>
1	<p>Stop annexing suburbs and trying to increase affordable options outside the central city. Focus on building it where transit operates now.</p>
1	<p>Create incentives for developers....we don't need anymore high rise hotels. The demographics in Austin are changing but that doesn't mean the City can ignore the needs of its existing residents who are suffering the consequences of gentrification and rent increases.</p>
1	<p>Allow small lot homes, make it easier to get MF-6 zoning, reduce parking minimums across the city, provide incentives to developers who build multifamily properties for home ownership instead of rental apartments</p>
1	<p>Property tax freezes for long term, low income residents to prevent unsustainable spikes in their housing costs</p>
1	<p>Expand out. Start developing on the outskirts to make more affordable housing. I don't know why you guys haven't thought about this yet. You guys are focusing so much on downtown area of Austin that you aren't creating anything for anyone that cannot afford what you are currently creating. This is a college town. How did I come here being able to afford a 2 bedroom and then having to move down to a studio at the prices that I am used to paying for a 2 bedroom nice apartment? This is a college town. Cater to the college kids that are STAYING like me. Do you know how many people my age are depressed right now? My friend has his Masters Degree, living in a shitty apartment on Oltorf, hates his job and is unhappy. My other friend has his Bachelors degree, living in STUDENT apartments in that area and is very depressed-like suicidal depressed because he is working at Dominos pizza, my other friend is a Real Estate Agent by Day and working Uber by night and my other friend is an Architect by Day and a Favor Driver by night just to keep up with the lifestyle in Austin Texas. Back when my little sister was here...in 2007, this was considered one of the happiest cities in America...and now it's not.</p>
1	<p>new tiered water rates and upcoming electric rate increases make Austin unaffordable, regardless of what is done for housing, making me less likely to support it. First things first!</p>
1	<p>Fix the code to allow for organic densification in all Austin neighborhoods - especially those with amenities like good schools, parks, job access, transit access, grocery access, etc.</p>
1	<p>Allow zero lot lines in transition zone between commercial and residential corridors, build on surplus public properties throughout city,</p>

1	all your suggestions rock! also, get rid of that stupid no more than 4 unrelated tenants per property ordinance. Outlaw trashiness and loudness, not efficient and lawful multihabitations.
1	stop regentrification. incentivize comprehensive transportation options that service underserved areas. set fixed property tax rates for historical and culturally significant land areas. create programs that encourage homes to be kept and maintained by current home owners. Encourage development on underutilized land tracts
1	Get a lot tougher on drug use and drop-outs. Living in a nice city is expensive. It is not a given. Education, hard work, doing what it takes. First step in solving this problem for 20 years from now is drug dogs inside schools daily. 3rd drug offense would end students right to any public education.
1	is it possible? refurbish walk ups. no more tear downs of old buildings and strip malls for high price condos.
1	stop developing ridiculously expensive condos/houses on the east side and pushing the poor locals out.
1	There are ways to build affordable housing that do not make rents begin at \$1000 a month. (Or purchases out of reach.) There are ways to build densely without making things like ant hills. Prefabricated buildings can be lovely if they are well thought out. Homes that go up and not out can be possible solutions. The city is not taking advantage of the opportunity for land trusts. These options should be exploited.
1	<a href="http://ctb.ku.edu/en/table-of-contents/implement/physical-social-environment/affordable-housing/main">http://ctb.ku.edu/en/table-of-contents/implement/physical-social-environment/affordable-housing/main</a>
1	Fix the broken appraisal & property tax situation. keep city government focused on safety and infrastructure
1	I think it would be great if the City of Austin could look at incomes of working artists and if at least 50% of their income is generated with art the artists should receive some sort of validation certificate that they can present upon choosing housing that would give them 10% off each month's rent or something similar. Each rental would have to be in compliance with this in order to strengthen the quality of life and work for artists in ATX.
1	Creating shared living where the kitchen is shared for multi generational households or multiple family households
1	As unrealistic as it may be, I believe we need legislation to establish rent control. In addition, I read a citizen's proposal to cap property taxes at the rate in place when a home is purchased. As property taxes increase over time, the additional tax payments would be deferred until the eventual sale of the property, when the deferred taxes can be deducted from the proceeds of the sale.
1	Remove all developer incentives across the board, and only return the incentives if affordable housing exceeds a certain % (10% minimum)
1	It's an issue of demand. High demand, high prices. Maybe if property values and resulting taxes weren't pricing folks out of their homes, it would be better. But running them off just to tear down their small home and build dozens/hundreds of high-end condos and apartments DOES NOT result in affordability. Quit lining developers pockets at residents' expense
1	Land trust where people can buy affordable home to live in. Not turn around an flip as the current status quo.
1	More Co-ops for recent college grads, more granny flats, more units that have larger bedrooms for roommates and multi-family to share on rent
1	Create positive housing communities for vulnerable communities that have social service programs built in - such as childcare, safety watch, and carpooling

1	All of the abovev change land use codes, reduce barriers to being ADUS, allow multiple homes on large lots, etc
1	More density. Reduce influence of Nimby organizations/Neighborhood "Ass"-ociations. Deprioritize cars altogether. Lighten up on Uber and Lyft. Build high. Build dense. Build walkable. Ban Jeff Jacks and Lorraine Atherton from Travis county. Maybe banish them to Somalia. That'll shut them up.
1	Regulate rent increases more strictly so rents aren't going up at insane rates. Stop focusing on building fancy condos for the rich people moving into Austin and focus on the people getting pushed out by those people.
1	Give homeowners fewer seats at negotiating table and get rid of ordinances that don't allow densification. Also, pass rent control!
1	Listen to the developers and builders whom are actively building affordable house. Reorganize the current Housing Department, the current department leaders and staff are part of the problem.
1	Smaller houses on smaller plots of land, more row houses, greater incentives for non-corporate landlords
1	Including business space within the construction and requiring 50% of the workforce to be employed by those who are eligible for the affordable housing. Creating a sense of community within the new construction AND with the existing surrounding neighborhoods. I believe building a sense of community among neighbors reduces fears about one another including the "unknown" about folks who live in low-income housing.
1	The city should guarantee down payments for buyers of modest purpose-built condos who can qualify for a commercial loan and meet certain criteria.
1	better transit system to ensure people can live anywhere in the city/county and work any where as well but be able to get to work in a timely manner
1	Yes! You have to fix regulatory scheme first. There will never be enough dollars for subsidized affordable housing if the broad middle class can't buy or rent affordably at market rates. And that supply must be allowed in the areas of Austin in close proximity to jobs, amenities, transit and services.
1	keeping it honest--single mom, \$30,000/yr; livein roommate \$30,000/yr--still eligible for under \$50,000 housing?
1	I think creating property tax incentives for folks who have owned home for over x-years and made x-improvements would benefit long-time homeowners in Austin. Also, some kind of disincentive for properties used primarily for short-term rental (AirBnB).
1	Collaborating with more nonprofit agencies who work with low-income individuals or families to provide ongoing support through counseling and case management
1	Even families making \$100k are struggling to find housing. Allowing more housing supply and housing types is really the only way to help middle-class families. Subsidized/below market housing is great, but it will only help the poor. Keep in mind that professors, mailmen, teachers, gov't workers are all struggling to find housing, but aren't poor enough to qualify for programs. It all boils down to supply and demand and housing stock diversity, really.
1	Not sure- housing was affordable at one point. The homes haven't changed that are now "unaffordable".
1	I live in an apartment. How about the apartments you live in "adopt" or "gift" a % of people in need instead of adopting families or family at Christmas. CWS Apartment Corporation will not work with me on rent. Gone from 1,280.00 to 1,480.00 in 3 yrs. Plus electric average 180.00, plus gas, 30.00 avg., plus water, 80.00 avg. The family they adopted 2 yrs. ago was in North Texas!

	Money from Lottery- going to education? Add % rentals to the middle class. The lost group. Don't help us we will become the next homeless etc. LEG UP, PLEASE!!!!!!NOW!!!!!!!!!!!!
1	Why must you pit the newcomers making \$350K against long time residents living on fixed income? Force the Googles of this world to open offices in outlying areas rather than downtown and central Austin. We are turning growth opportunities into unmanageable problems best addressed in virgin development that city leadership continues to insist on addressing through redevelopment. Seems entirely inefficient, regardless of how one characterizes motive.
1	All builders of huge, overpriced, neighborhood killing high rise condos should be required to subsidize affordable housing for every structure they build.
1	make Housing Affordable to people that have lived here for more than 10yrs because we are the people that made this city GREAT
1	make it easier for home owners to build structures on existing properties. Reduce parking requirements in urban settings
1	Not pushing out the current low-income home dwellers! Not entering their long-established neighborhoods.
1	I would be willing to live further away from central Austin if those areas were walking distance to necessities like grocery stores, I'm thinking the way Portland is set up where you can get whatever you need by walking. I like access to healthy food and it's hard to get that if I live far away. Also improving transportation for those who live far south or east would make it easier to live in those cheaper neighborhoods.
1	Stop building condos, apartments, etc. geared toward the incomes of folks from other states used to paying high rent/mortgages. Build for Austinites....state employees, students, and those don't have 6 six figure salaries.
1	There is a big difference between capital A "Affordable Housing" and general affordability. I think this survey undermines that difference and fails to define it substantively, which makes this full of leading questions, and skewed results. I don't want the tools that would contribute to Austin's general affordability such as increased height, reduced parking minimums, zoning changes, etc. tied strictly to "Affordable Housing." It undermines their importance in providing more housing at every price point. While I think "Affordable Housing" is an important ballot issue. I vehemently oppose tying it to building codes.
1	incentivise small. even "tiny houses" in neighborhoods with developable land, such as Mueller and the old state school property along Bull Creek.
1	Condo developers should be required to provide rent-controlled spaces in new developments equal and equivalent to the renters they displace.
1	Missing middle, smaller lots, inclusionary zoning, density bonuses, etc. End opt-out neighborhood planning options.
1	Apportionment ordinances. People shouldn't be allowed to build new condos like the ones downtown without a sizable portion being allocated for affordable housing. Developers in east Austin should be held to even higher standards if they want to build. It shouldn't be gentrifying, it should be integrated.
1	increase density standards and reduce minimum lot size for development. Allow greater height restrictions and compatibility standards. Quit encouraging sprawl
1	Allow ADUs on all type of lot sizes; encourage more duplexes and small apartment/condo developments on areas zoned single family

1	The city/state could offer incentives which could be put in place so that existing apt complexes/condos/townhouses are able to offer more affordable rates for those of lower SES. Also, more city/state money should be allocated to make whole complexes for those who are in need.
1	(1) Increase the percentage of affordable units that developers should include in developments before they can get incentives. (2) Distribute affordable housing throughout the city, rather than concentrating it in certain neighborhoods, areas, or along major roads, etc. (3) Alleviate the property tax burden that is currently weighing down residents to the point of displacing residents, which in turn is only magnifying the problem by increasing the demand for affordable housing. (4) Work in conjunction with the public and other agencies to address the other issues that are contributing to the situation. This is not an isolated situation that is only about creating affordable housing, and so the issue can't be addressed in isolation. (5) Extend incentives to homeowners, not just developers, to build (or not), in a manner that promotes affordability. Simplify and shorten the permit process, subsidize or offer construction loans, waive fees, etc., and/or incentivize so that landlords can keep rents affordable. (6) Make it easier for homeowners (not developers) to build ADUs on the property on which they live. The recent changes to ADU regulations are insufficient for this purpose. (7) Place a greater part of the responsibility on developers since they often benefit at the expense of existing residents who are affected by being displaced; by the increase in traffic, commute time, noise, and crime; or by increasing property taxes when their interest is in remaining in their homes, not turning a profit.
1	Tall apartment style buildings, 3 bedrooms in any of the new housing. Most of the housing I find is 2 bedroom or less.
1	More historic preservation, more code flexibility for building ADU's, better connected transit (makes existing housing more affordable b/c of lifestyle adjustment)
1	Integrate affordable units in with market-rate units so that affordable properties do not become stigmatized.
1	More housing along the metro rail line that improves those who work central. Have it be a commodity to all rather than a luxury to some.
1	tiny house options within condos and smaller lots. Single Family Homes are priced by the sq ft and 400-600 sq ft are great options for milenials
1	I'm not that knowledgable to have ideas that would be significant or beneficial. I suggest that y'all continue working with the Ending Community Homelessness Coalition, low-icome families, and other key stakeholders to generate and act upon effective ideas.
1	Making sure that the income and affordable housing rents are realistic. I went to an apartment community in Mueller and was told that I needed to make less than \$35000 a year to qualify (which is \$2916/month) but to afford a 2 bedroom apartment which is \$980 per month, I would need to make 3.5 times the rent or \$3430 per month. Those numbers do not work if, as a single mom, I ever want my child to have his own room (we currently have a 1-bedroom that when the rents go up we will not be able to afford anymore). Someone from the City should follow up on that as it seems like a way for these complexes to get away with City incentives, but never actually act on it. Maybe the lady had her numbers wrong, but also almost \$1000 for a 2-bedroom apartment is not affordable for a single mom working full time with a kid.
1	Give preference to local people who have lived in Austin for more than "--" amount of time over people who are moving here from states where cost of living is higher and have never lived here before.
1	Recognize that not everyone commutes, and it could be less through telecommuting with gigabit internet access.
1	Use measures to try to slow the growth. Balance economic interests and attraction of new business with the the equally important concern for quality of life for those of us who already live here. There are many incentive strategies for attracting businesses but far fewer for encouraging affordable housing...

1	Allow ADUs in all SF zoning, allow smaller lots, allow microunit apts, reduce parking requirements, allow missing middle housing sans site plans, allow coops, do a market study to fine tune density bonus rules
1	build, build, build. Don't make it so hard for developers. Allow small lots, small homes, more apartment/condo buildings of all sizes. Eliminate parking requirements.
1	making sure that code next is not watered down. Adding density not just on corridors, but within 3 miles of downtown. Working with State Legislature to remove capitol view corridors. tell the nimbys to "shut up".
1	Caps on yearly taxes/appraisals, require certain percentage of new developments be tagged for middle income. Affordable is not just for poverty level, but the often missed middle class, who make too much for assistance but cant afford rent or buy
1	There should definitely be benefits for people who have served the public, i.e. Teachers, police officers, firefighters, etc. also, people who have consistently held certain low paying jobs (custodians, etc.) but continue to help their community. There are large tracts of land all over Austin that could use some condos.
1	There should be affordable housing in every zip code to allow workers to be close to their work ( and parks) not relying on one bus or one train
1	change the city council - get some people with brains instead of steal from the working class mentality
1	Figure out a better way to pitch making the existing housing affordable to landlords. Yes, we are growing and when that happens, property values increase substantially. Landlords would be missing an opportunity to not take advantage of that. But desire for increased wealth is greed, maybe tap into that greed motivation and supply something else other than money that fulfills it.
1	increase the diversity of housing types and promoting town/row houses, duplexes, triplexes, quads, etc. rather than just Single-family and apartments/condos.
1	Tighten demo rules, lower taxes in the city center for longtime homeowners and landlords, offer tax abatements to culturally significant areas such as East Austin enclaves (Holly, ECC), maintain old housing projects. Do not rely on new developer driven apartment type living spaces as affordable housing. Allow more housing vouchers for the needy so they can afford to live centrally near their jobs.
1	Work through Code Next to increase housing choices and to make it easier and cheaper to build all types of housing.
1	Don't let developers do in lieu of and put all affordable housing in the boondocks. Neighborhoods should be a mix of socioeconomic and income levels
1	Create a better property tax system. Those who flip houses should pay way more in taxes. I bought a house at a level I could afford, but income doesn't rise as fast as the taxes do. If people buy at a tax rate that rate should be locked or slowed for anyone owning their house long term. If you buy a house and flip it without providing low income options there should be a high tax penalty. Long term owners (people who buy and pay off their house) should have a slower and fairer tax rate increase.
1	Affordable housing needs to be downtown so that the hotel workers, restaurant and bar staff can be close to their jobs.
1	Increase density and ease the process for new construction. Also eliminate burdensome parking requirements in transit accessible locations.
1	stop apartment complexes from raising the rent as much as they want each year. There is no cap, my rent increased almost

	20% at renewal. :(
1	Allow affordable housing to be built in all areas of the city and surrounding areas, not just focused in one location or residential area
1	smaller multi-bedroom homes on small lots; people don't need tray ceilings and huge yards, they need places to sleep. more condos, just make insulate between common walls and floors/ceilings so people who buy have more privacy and feel a better sense of ownership. affordable housing doesn't mean 'projects'. allow tiny homes in austin; build tiny home communities; this town would EMBRACE that and LOVE it and really get behind it.
1	Encourage businesses to move from downtown to the outskirts, encourage cheaper housing near the major highways
1	Build more affordable housing within the center/main of Austin (NOT on outskirts or surrounding towns). Make that housing more energy efficient/lasting/quality, so as to not require constant repair or maintenance.
1	public transportation will help avoid housing segregation. If there were more public transportation options, the lower and middle class households would not have to worry about living far from their place of employment or school in order to have affordable housing.
1	even with bus routes, everyone has a car so need to include parking for residents, including ones in multi-family, apt, condo, etc housing
1	Let's create affordable housing based on a set of "personas." Artist, you married couple, new family, elderly, etc. and create programs targeted for each. The income question is a false flag without understanding the personas and their unique requirements.
1	Should be built on mass transit lines, allowing transport but not necessarily proximity to jobs downtown
1	Stop promoting the idea that Austin is the greatest place on Earth to live...not EVERYBODY has to live here!
1	Stop giving incentives to developers who think affordable housing means a 250k house. Getting incentives should mean at least 25-30% of the housing is affordable to people making less than the median income.
1	Require all new residential and mixed-use developments to reserve at least 20% of their units for lower-income residents.
1	Create an affordable housing trust fund. Development incentives for private developers to build more affordable housing units. Increase funding for rental assistance programs. Increase funding for downpayment and closing cost assistance for income-qualified homebuyers.
1	lower property taxes, make it harder for developers to tear down cheaper housing and turn it into luxury housing.
1	I grew up in a low income home near San Antonio. My parents moved us to a rural area to afford better housing. The commute was long, but the quality of life was great. San Antonio's affordable housing is in the suburbs. Austin has already, or almost already, outgrown its capacity for more burbs. I'm not convinced Austin is affordable any more. I moved here in 1984 after college.
1	Diversify the pool of developers building affordable housing by moving toward a more competitive, request for proposals model.

1	YES! Require some of those condos downtown to have so many units available for affordable housing (perhaps 1st through 5th floors, with no "view") so the many low income workers in many of the office buildings (janitorial staff, parking attendants, bar tenders, or support staff in those office buildings) can have more options. Why should only the wealthy coming in from other states benefit from all that Austin has to offer. Also, many of the older homes being bought up and renovated in the central Austin neighborhoods should require one affordable housing unit for those being turned in duplexes and fourplexes. For a young adult such as myself with a B.S. working at a non profit organization COA does not give me much option on good central affordable housing close enough to a good school for my daughter.
1	Stop electing real estate developers to City Council, stop building so many damn hotels, stop building so many expensive high rises and high-end condos, stop gentrifying neighborhoods
1	How about a contest for UT Architecture and Design students to design a tiny housing community, both rental and purchase property and the City goes with the chosen design as the prize?
1	Get rid of neighborhood planning contact teams. Remove SF housing from central city. Better public transit
1	Quit letting Californians in. No more tax breaks to large corporations and for crying out load toll roads help no one but Rick Perry and his band of fat cats
1	Continue toward flexibility on infill and ADUs. Relaxing parking requirements. Get developers to build it in their developments instead of paying fee in lieu.
1	Expand and find Alley Flat Initiative; relax zoning for close-in neighborhoods especially; improve permitting process for missing middle housing types
1	Tax luxury developments to pay for affordable housing and improved transportation. Build the damn light rail.
1	I think it is a good idea to have more small houses on small pieces of land. Austin, with its rudimentary public transportation system is not well suited to high density housing
1	Tax non-local investors contributing to the gentrification of our city. I do like the idea of either requiring or incentivizeing such housing company's to include more affordable options within their buildings.
1	Affordable housing in the city center specifically for State and City employees who work in the downtown area which would help eliminate traffic congestion going into the city and also help recruit employees for city/state jobs.
1	We should keep in mind that meeting demand is a huge challenge. There will be many people who cannot get subsidized housing because demand exceeds supply and/or they don't qualify. Increasing the supply of housing in areas of high demand will directly or indeirectly help Austinites of all income levels. Also, minimum parking requirements should be reduced unconditionally; they make development more expensive, incentivize car ownership, and are generally bad policy, and I'm don't think that an income-based set-aside makes sense for a project with, say, only three or four units.
1	Stop building luxury condos & apartments & focus on housing that is well-made and affordable. Stop tearing down small homes and building monstrous, unaffordable mini mansions in neighborhoods that have traditionally housed people of color. Provide incentives for builders to stop flipping these properties out of the community's price range.
1	More effiecient uses of space, including rethinking zoning law so we can have more dense housing like rowhouses or bungalow courts on lots zoned for single family housing.
1	Commercial property tax. Businesses want workers but don't want to pay them much? They should be responsible for

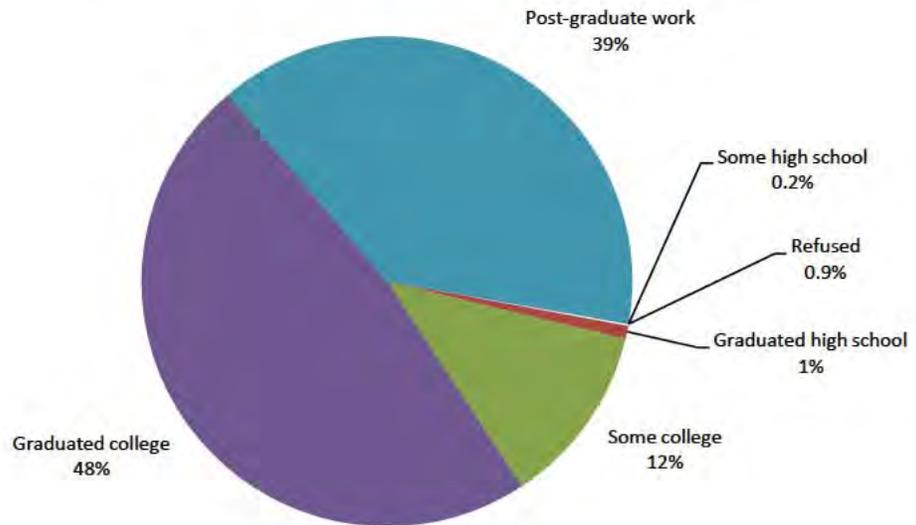
	assisting in finding them affordable housing nearby at the very least.
1	Foster neighborhood specific think tanks that pronotes the creation of affordable housing options, including but not limited to tiny home density on large lots, duplex or four plex multi-family units with options to rent or buy. Also consider areas that are near bus lines, libraries, parks & social services.
1	Fix the tax code so that commercial property taxes are assessed the same way residential property taxes are assessed and you have plenty of money to incentivize developers willing to provide affordablehousing.
1	I would rather see people that have generations that have lived here not be moved out of their homes. I would rather the community find better ways to communicate the growth and find answers instead of kicking people out of their homes.
1	Incentives to build more moderately priced housing, especially multi-family and missing middle. Lower parking requirements. Speed up application process. Improve transit so people need fewer cars. Provide transit passes instead of parking. Greater equity in property taxes, so commercial pays it's share. Improve programs that help people to stay in their homes, both renters and owners. Rehab existing structures to save costs. Include energy efficiency to lower utility bills. Change the code to allow more missing middle housing.
1	I think that the City of Austin really needs to evaluate who is served by affordable housing. My concern is that the cutoff for qualification is \$40K; however, I think that the threshold should be higher, taking into account the 20%+ over-inflation in the housing market. Middle income families are not being addressed.
1	Institute rent control so some existing housing can be affordable, instead of letting developers get the incentives to overbuild.
1	love the moble loaf and fishes communties. these would be great for single parents. Row homes with central park areas. Less land and more community focus.
1	Options for ownership of land as opposed to long-term rental. Require developers to include affordable units at all developments
1	allow mobile home parks owned by co-ops whose members are the residents, raise money by charging commuters daily transportation tolls for private vehicles, eliminate property taxes for housing co-ops,
1	Remove restrictions that prevent developers from building dense housing, and create regulations that prevent them from reserving what dense housing they build for people too rich to buy single-familyhouses.
1	The only way to provide affordable housing in Central, Southwest and Northwest Austin is through the utilization of a Community Land Trust. Land prices are to high
1	Get realistic about who should qualify. The criteria should allow for people with good credit but high debt (e.g. student loans) to qualify even if their income is slightly higher than the cut-off.
1	Support building smaller homes on smaller lots. Allow for subdivision of larger lots to accomodate more density. Incentivize development of affordable housing. Reduce parking regulations that make development more expensive and incentivizes car use. Support missing middle development, especially in transit corridors. Make building duplexes, triplexes, and multi-unit developments easier to build as long as they fit the neighborhood character. Incentivize living smaller!!!
1	Tall complexes have not worked in major population centers. They have become crime centers and are eventually abandoned. Please do not go in that direction. Duplex or four plex buildings would be more in keeping with Austin's spirit.

1	Build more housing period! I support parking waivers and upzoning on major corridors even if the developer does NOT provide affordable housing. I do support the city of austin providing affordable housing, but that should be to people at the very bottom of the income scale, the disabled, elderly, homeless.
1	Mixed-income communities are generally the most successful. I'd like to see more dense buildings with a mix of market-rate and affordable housing.
1	remove parking minimums, allow construction of higher FAR units/buildings, smaller buildings on smaller lots, more UNO-esque upzoning
1	Certain percentages of homes be tagged as affordable per district with the understanding that homeowners cannot sale the home at a higher price. Home to stay at same level at time of purchase. All new homeowners have to meet financial eligibility criteria. Cannot allow multifamilies in the same residence.
1	Incentives for taking Section 8 vouchers. Subsidized and supportive housing options for people with mental illnesses and other disabilities. Tiny houses near bus routes.
1	We've got a supply problem, clean up the code, and don't let neighborhood associations or contact teams have a say. This should be administrative. Of course no one wants something new in their backyard, but then the city as a whole suffers
1	Take power away from curmudgeons in the neighborhoods to stop or delay (add costs) to new housing.
1	More market rate supply PLUS subsidized affordable housing for those on the lowest rungs of the economic ladder
1	Increased city fees, long permitting times and onerous entitlement processes are all significant factors that are directly related to reduced affordability. If the City wants more affordability, fix these problems for all projects in desired development zones. Don't focus solely on an arbitrary household income. Fix it across all projects so there isn't such a huge gap. Smaller lot sizes help. Eliminate site area limitations and allow greater density in desired development zones.
1	Allow small homes on existing lots to increase density (but also restrict STR density for this property type).
1	relocate all the houses slated for demolition permits to "city" owned land- rehab them with a work force providing jobs for those who might be able to benefit from living in these homes. It is disgraceful and wasteful that we demolish perfectly good homes rather than trying to relocate these structures that could provide housing for people who need it.
1	I lived in an Artspace building in Mount Rainier, MD before returning to my home state of Texas. The tax subsidy helped me establish myself as an artist and save enough money to have greater stability and mobility. I don't have many ideas other than this example, but I believe affordability in housing and equity is one of the most important
1	I really don't have a clue how to do all of this, but city leaders should have seen this coming decades ago and made plans for combating this very serious problem. Gentrifying neighborhoods and kicking the poor people out of town isn't the solution. I don't think this was intentional, but could have been avoided a long time ago.
1	I feel Community First is doing a good job incorporating affordable housing for people of multiple economic levels together. I don't think it is healthy to systematically segregate people by housing costs. I think people on different earning levels have things to offer each other. I feel the city's definition of affordable is not truly affordable particularly for a single person. I also do not think it is fair to push people out of their houses into either affordable non-houses (apartments, condos ect), or ask them to move out of town or leave the city because they can no longer afford property taxes. I understand this is a universal problem in growing cities but I think Austin should be more creative about smaller houses and accessory dwelling units. I would like Austin to stop offering tax breaks to companies to move to the city. Let them pay full taxes to come here. I also do not feel it is right to give breaks to developers near transit lines when the lines are not viable for commuting. Their tax money should instead go into building the commuting infrastructure. I don't want the city to be overly involved in providing affordable housing, just in

	ceasing to allow for unchecked growth.
1	Allow small multi-family buildings (12 units or less and 3 stories or less) by right everywhere in the city and eliminate compatibility requirements for those buildings. Eliminate parking requirements especially in around the University and the Plaza Saltillo area.
1	Renovated existing structures that are damaged or abandoned, rent caps, clean up neighborhoods that have affordable housing (Sweeney Circle) so they are safer, make Foundation Communities reinstate their appeals process for denied applicants, remove discriminatory policies that are practiced by housing market (financial background checks, income requirements, criminal background checks) so current housing will be more accessible.
1	Adjust zoning/building regulations so that 'tiny houses', 'mother-in-law units' and small houses can be built.
1	Give incentives to individuals and non profit organizations, not corporations. Stop flattening and pouring concrete. No one is even gonna want to live here when we're through. Tiny homes, community living!!
1	Make it manditory for anyone devoloping 10 or more units or anything to be sold at higher than 700000 to either make ten percent of the units below market, or a percentage of the total sale go towards a fund to subsidize affordable housing
1	Remove the bottle neck created buy the planning, development review, and permit departments. Stop funding 'pretty things' with tax dollars.
1	Work to increase the number of housing choice vouchers and apartment complexes that will accept them. Work to overturn the state law overturning the city ordinance that made it illegal to discriminate against source of income.
1	Stop allowing these developers to coming into East Austin and other places building these high rise \$400,000 homes next to this \$20,000 home that's been there for a while and then charged that \$20,000 home a boatload of Texas to make them get out of the neighborhood so you can build a \$400,000 home again
1	Provide vouchers and mandate all rental communities to allocate a portion of their rentals to meet affordable housing needs. Remember memeber of the baby boomers and senior citizens fall in this category.
1	Connect with public transit, levy more taxes on large condo developers to cover externalities e.g. increased congestion, to cover improved infrastructure
1	Make money available for low income and low middle income, take money from bloated police budget and tax incentives you give to the rich for being in your racist city
1	A state income tax would ease local property tax. This is a major contributor to housing affordability.
1	I have designed an affordable neighborhood based on the cohousing model. These are small houses. My phone is 512-422-4867. TXbicyclecamping@yahoo.com Lee Stork
1	Preservation of existing rental housing near transit, support creation of cooperatively managed rental housing, require acceptance of vouchers in all projects receiving density bonuses, require that affordable units created through density bonuses give the housing authority the opportunity to purchase these units. Creation of land trust units in all new subdivisions.
1	Provide incentive for cooperative housing development, removing regulations preventing coop housing, and removing legislation that limits the amount of unrelated/unmarried tenants sharing a single home.

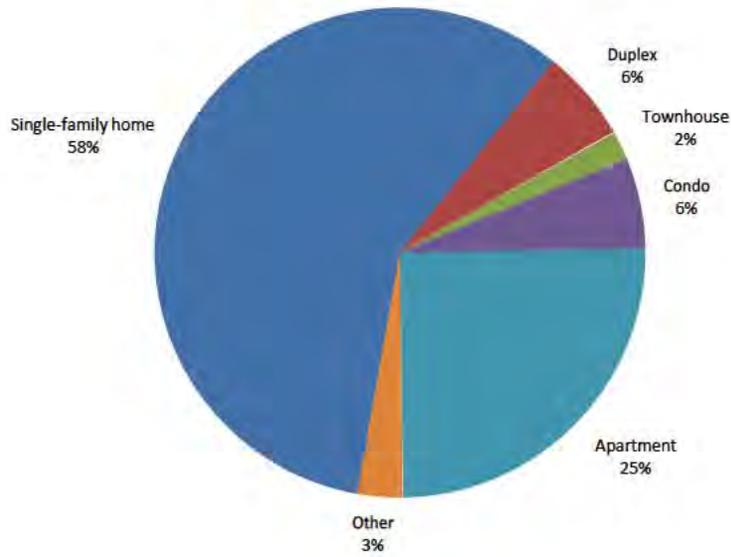
1	Find the organizations that do it well already. Don't need to reinvent the wheel. Community land trusts. Inclusive zoning. Tax breaks for low income homeowners
1	Do not allow any more high rise condos or big developments to go up without offering at least 50% affordable housing that is AFFORDABLE - and not just a few bucks off a 1,000 1/br or 800 studio - that is absurd. Noone with a regular job can afford to live here.
1	Offer various kinds of programs. Subsidized housing, home buying incentives, education for credit repair/building and financial literacy, job creation/advancement opportunities, the use of tax credits, federal programs, and improve public transit
1	Expedited permitting for higher density/mixed use developments. Allowing tiny houses/multiple tiny houses on one large lot. Requiring new houses in Hyde Park, etc, to build a carriage house in the back (or something like it)
1	Stop using tax payre money to promote growth of Austin for the benefit of the wealthy at the expense of the moderate and lower income folks
1	a con: in my opinion, allowing builders/contractors to increase the size of buildings (either footprint, getting away from the impervious cover limits, or by increasing height) for adding a couple affordable housing is a bit of a farce - helping the builders but in the end doing very little for those who need help with affordable housing. integrate austin more and develop buildings with heathy landscapes - not simply buildings slammed up right against roads. in my mind two things will help austin continue to be a viable and beautiful place to live - open spaces and a solid mass transit system - the latter will help all in this townstay happy and the first one, open spaces will help folks of all income levels live better.

23. What is the highest level of school you have completed?



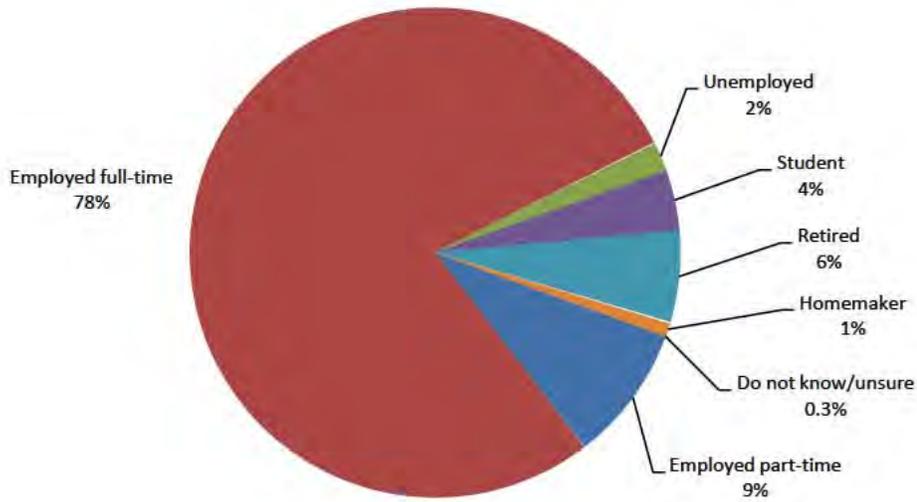
Value	Percent	Count
Some high school	0.2%	2
Graduated high school	0.9%	8
Some college	11.6%	104
Graduated college	47.7%	428
Post-graduate work	39.3%	353
Do not know/unsure	0.0%	0
Refused	0.3%	3
Total		898

24. Which of the following best describes your residence?



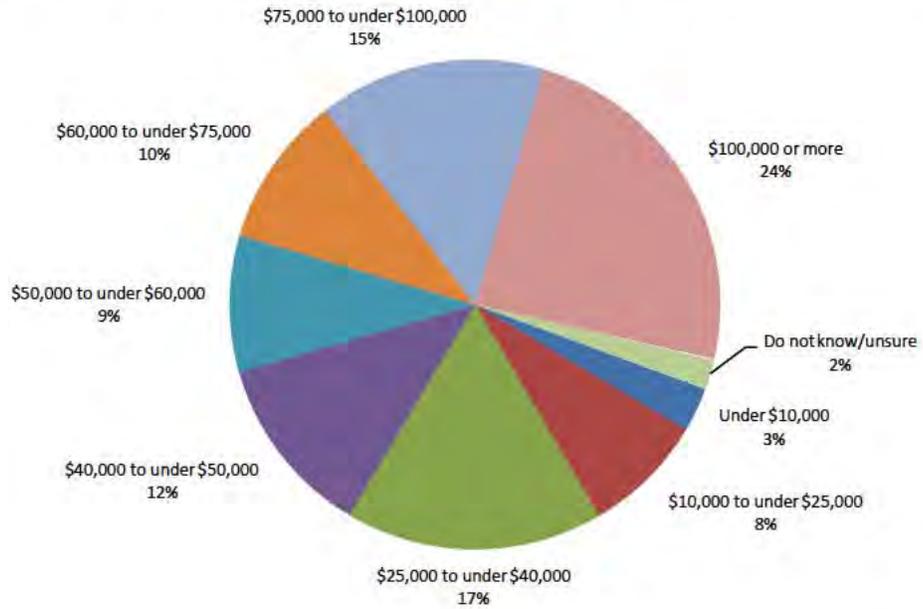
Value	Percent	Count
Single-family home	58.1%	521
Duplex	6.2%	56
Townhouse	2.0%	18
Condo	5.8%	52
Apartment	24.6%	221
Other	3.2%	29
Total		897

25. What is your current employment situation?



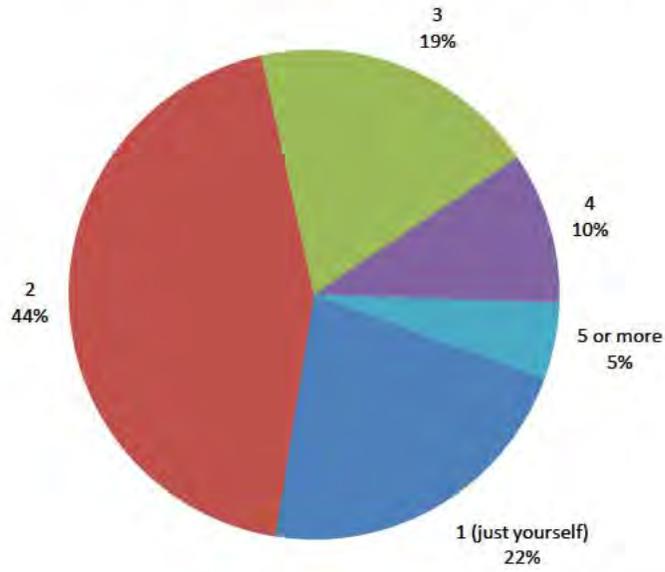
Value	Percent	Count
Employed part-time	9.0%	81
Employed full-time	77.8%	698
Unemployed	2.2%	20
Student	3.7%	33
Retired	5.7%	51
Homemaker	1.2%	11
Do not know/unsure	0.3%	3
Total		897

26. Which of the following categories best describes your total family income for 2015, before taxes?



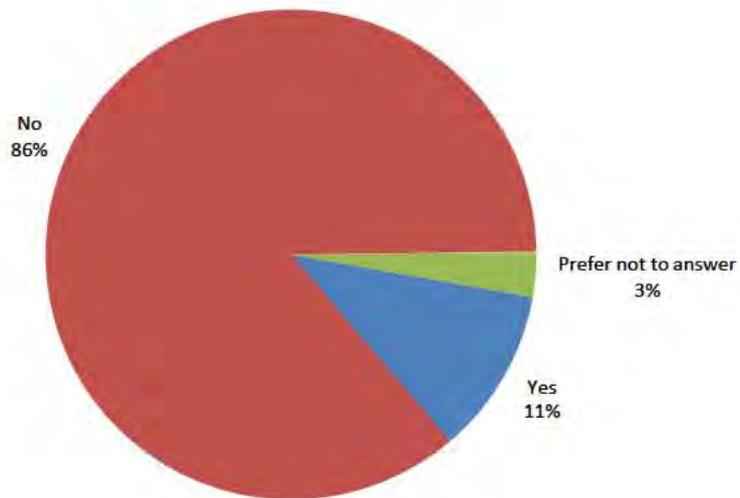
Value	Percent	Count
Under \$10,000	3.0%	27
\$10,000 to under \$25,000	7.7%	69
\$25,000 to under \$40,000	16.7%	149
\$40,000 to under \$50,000	11.9%	106
\$50,000 to under \$60,000	9.2%	82
\$60,000 to under \$75,000	9.7%	86
\$75,000 to under \$100,000	14.8%	132
\$100,000 or more	24.5%	218
Do not know/unsure	2.5%	22
Total		891

27. Which best describes how many people live with you, including yourself?



Value	Percent	Count
1 (just yourself)	21.7%	195
2	44.1%	396
3	18.9%	170
4	9.9%	89
5 or more	5.5%	49
Total		899

28. Do you or does someone in your home have a disability?



Value	Percent	Count
Yes	10.6%	95
No	86.2%	774
Prefer not to answer	3.2%	29
Total		898

**Neighborhood Housing and Community Development**

**Affordable Housing Survey Research**

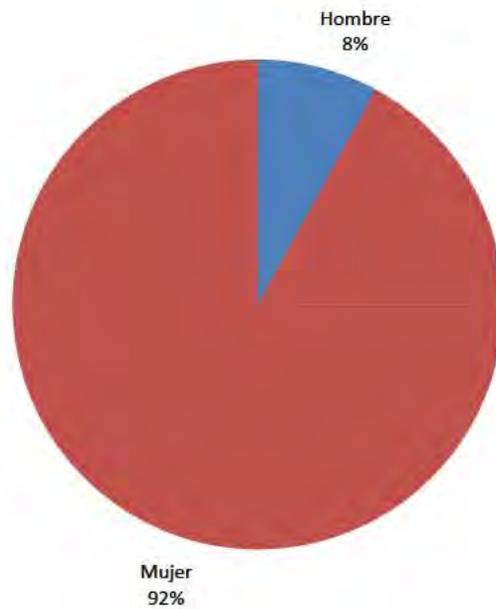
**Online Spanish Version**

**April 2016**

# CITY OF AUSTIN HOUSING SURVEY (Spanish Version) – April 2016

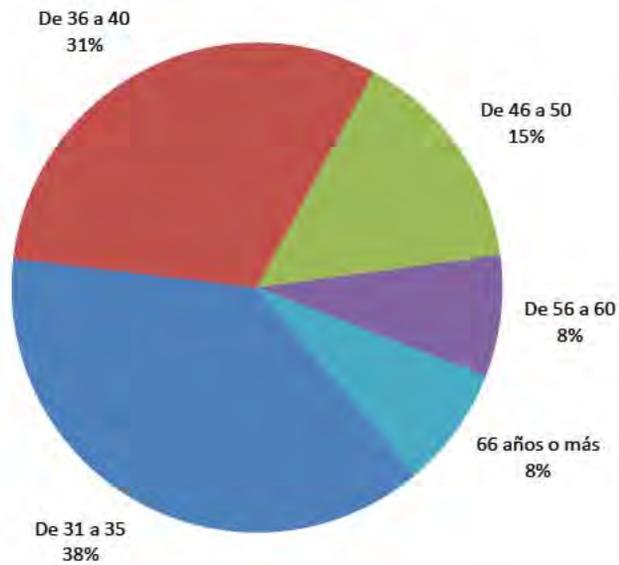
## ONLINE VERSION

### 1. ¿Es usted?



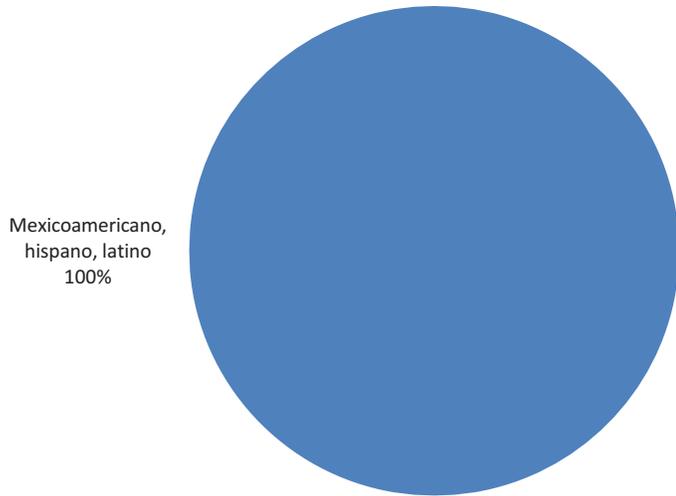
Value	Percent	Count
Hombre	7.7%	1
Mujer	92.3%	12
Otro	0.0%	0
Prefiero no contestar	0.0%	0
Total		13

## 2. ¿Cuántos años tiene?



Value	Percent	Count
Menos de 18 años	0.0%	0
De 18 a 24	0.0%	0
De 25 a 30	0.0%	0
De 31 a 35	38.5%	5
De 36 a 40	30.8%	4
De 41 a 45	0.0%	0
De 46 a 50	15.4%	2
De 51 a 55	0.0%	0
De 56 a 60	7.7%	1
De 61 a 65	0.0%	0
66 años o más	7.7%	1
Total		13

3. ¿Cuál de las siguientes categorías describe mejor su raza/etnicidad?

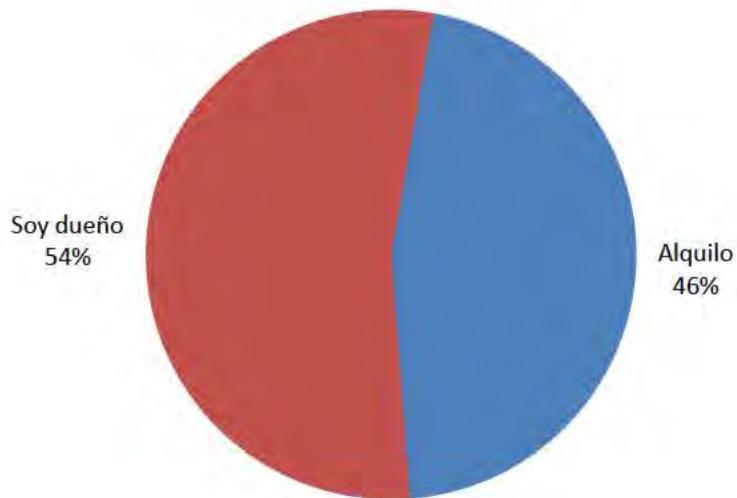


Value	Percent	Count
Afroamericano	0.0%	0
Aleutiano, esquimal o nativo americano	0.0%	0
Asiático, de las Islas del Pacífico	0.0%	0
Mexicoamericano, hispano, latino	100.0%	13
Blanco	0.0%	0
Total		13
<b>Responses"Otro"</b>		<b>Count</b>
Left Blank		13

#### 4. ¿Cuál es el código postal de su casa?

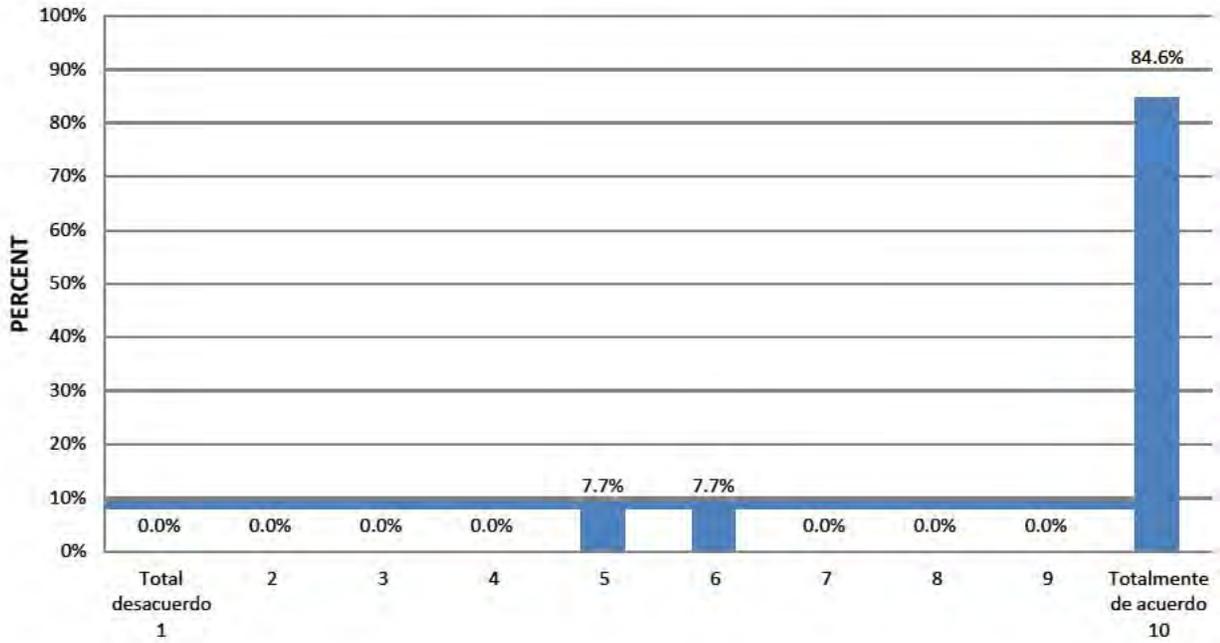
Count	Response
1	78640
1	78653
1	78702
1	78721
1	78725
1	78727
1	78730
1	78741
2	78745
1	78748
1	78753
1	78759

## 5. ¿Alquila o es dueño de su residencia actual?



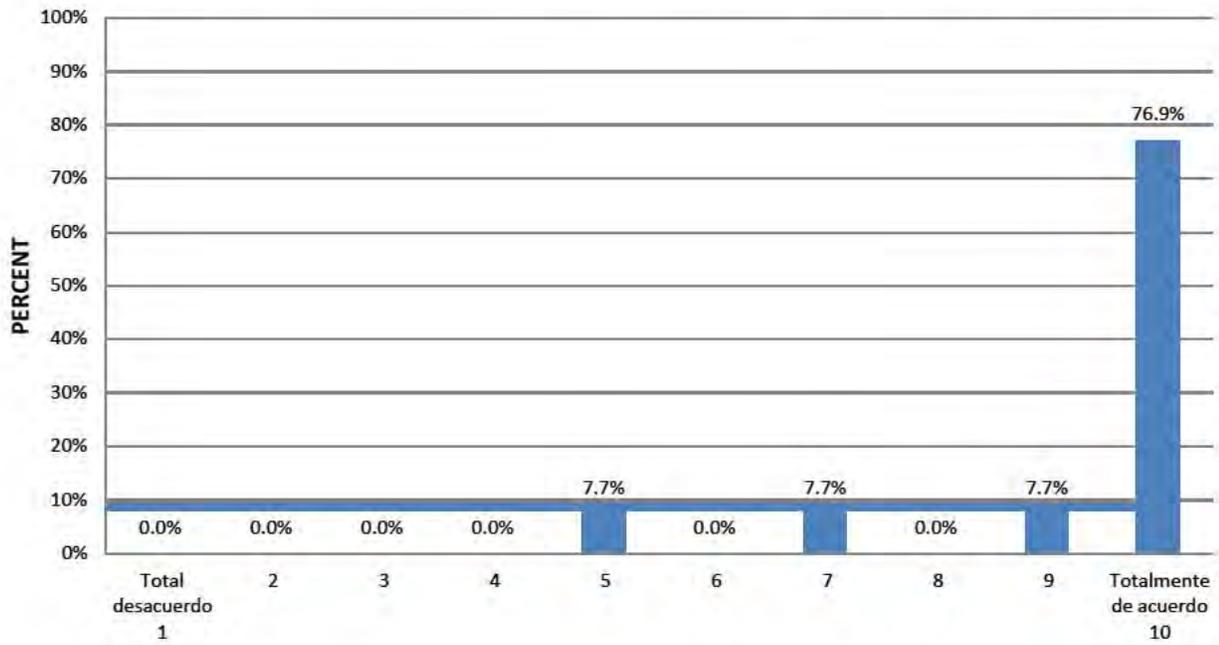
Value	Percent	Count
Alquilo	46.2%	6
Soy dueño	53.9%	7
No sé	0.0%	0
Total		13

**6. Las personas que trabajan en Austin deberían poder pagar una vivienda en Austin.**



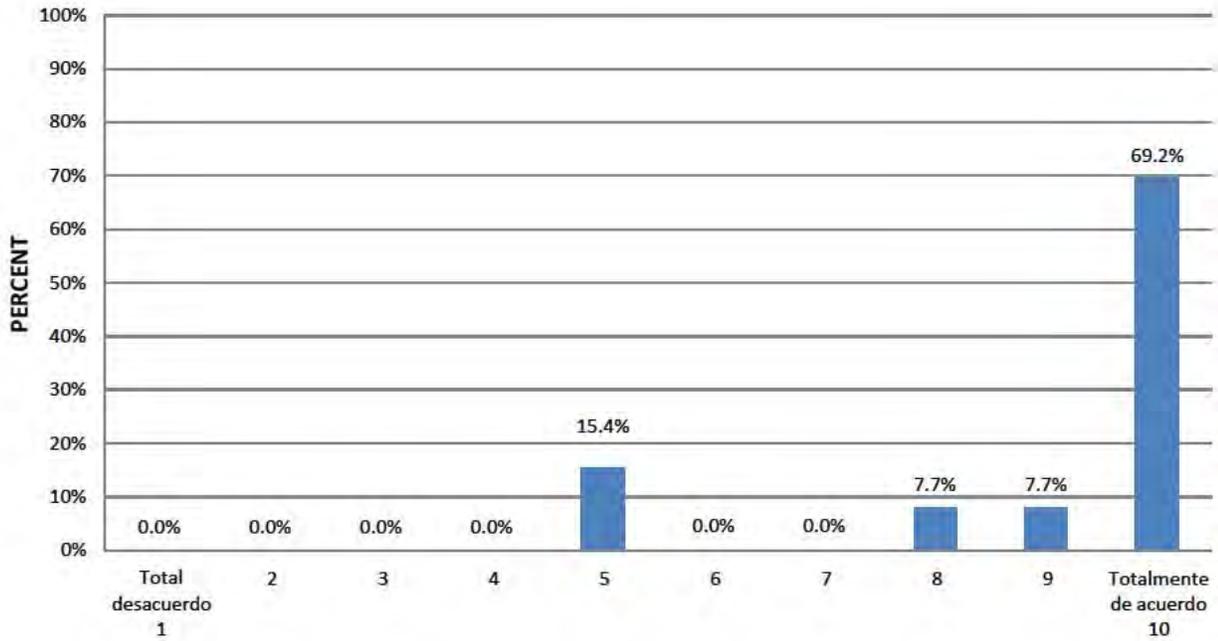
Value	Percent	Count
Total desacuerdo 1	0.0%	0
2	0.0%	0
3	0.0%	0
4	0.0%	0
5	7.7%	1
6	7.7%	1
7	0.0%	0
8	0.0%	0
9	0.0%	0
Totalmente de acuerdo 10	84.6%	11
Total		13

**7. Es importante que haya opciones de vivienda económica en todas partes de Austin.**



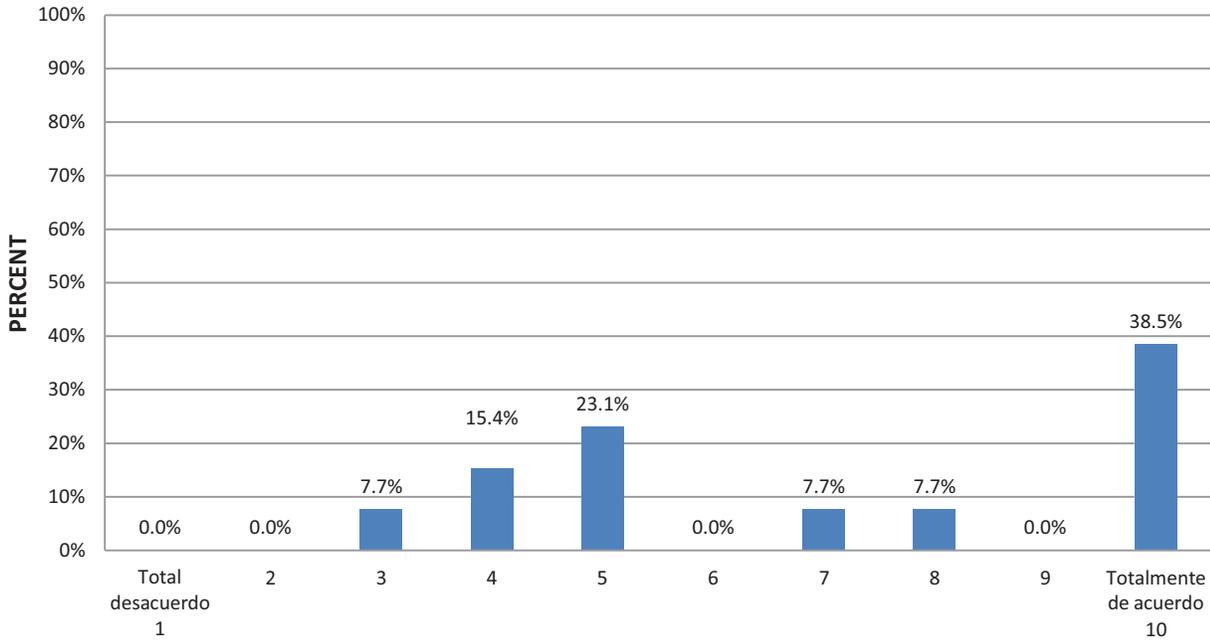
Value	Percent	Count
Total desacuerdo 1	0.0%	0
2	0.0%	0
3	0.0%	0
4	0.0%	0
5	7.7%	1
6	0.0%	0
7	7.7%	1
8	0.0%	0
9	7.7%	1
Totalmente de acuerdo 10	76.9%	10
Total		13

8. La Ciudad de Austin debe proveer como incentivo la revisión más rápida de los permisos si los constructores proveen viviendas económicas para aquellos hogares con ingresos menores de \$40,000/año.



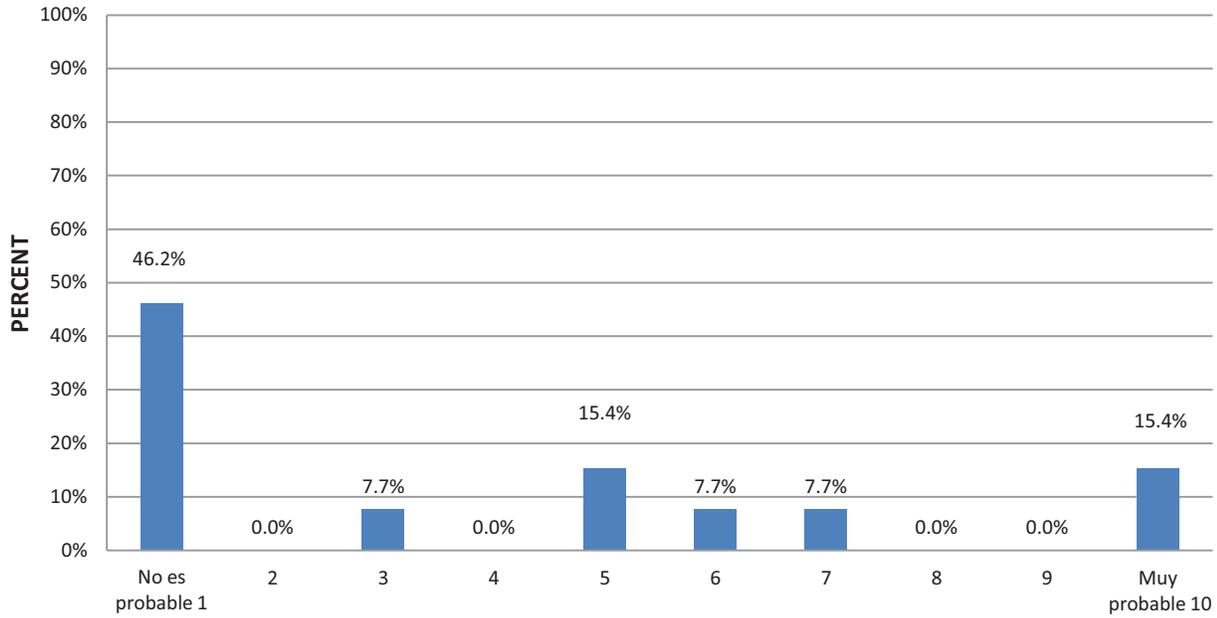
Value	Percent	Count
Total desacuerdo 1	0.0%	0
2	0.0%	0
3	0.0%	0
4	0.0%	0
5	15.4%	2
6	0.0%	0
7	0.0%	0
8	7.7%	1
9	7.7%	1
Totalmente de acuerdo 10	69.2%	9
Total		13

9. Como incentivo, la Ciudad de Austin debe permitirles a los constructores construir edificios más altos a lo largo de las calles principales si un porcentaje de los apartamentos/condominios en los edificios los podrán costear aquellos hogares con ingresos menores de \$40,000/año.



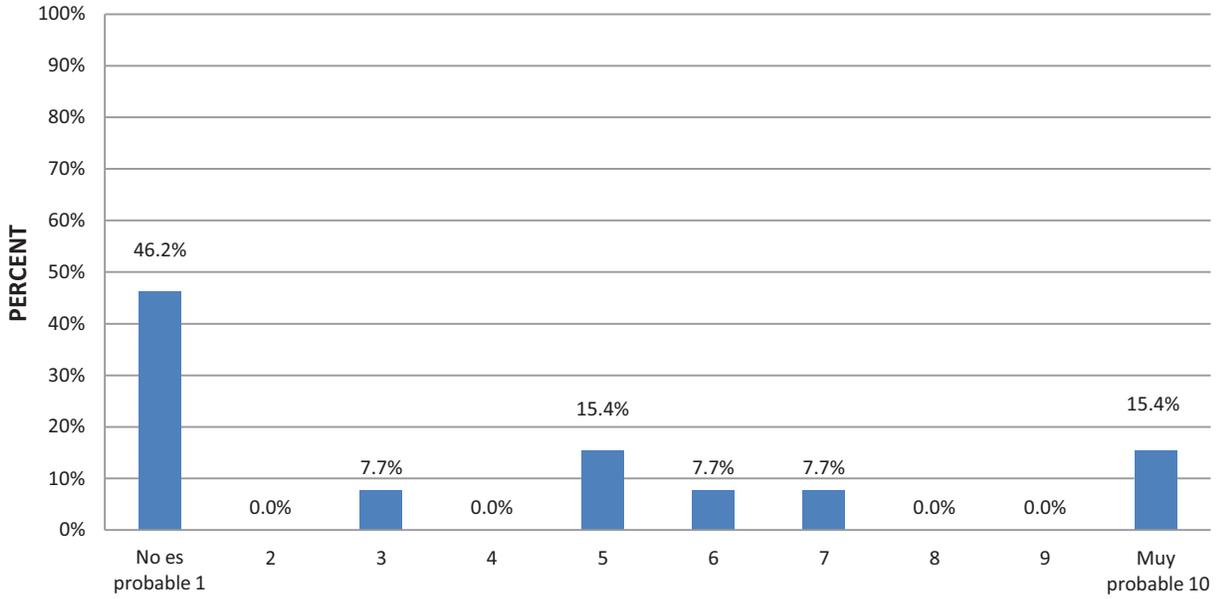
Value	Percent	Count
Total desacuerdo 1	0.0%	0
2	0.0%	0
3	7.7%	1
4	15.4%	2
5	23.1%	3
6	0.0%	0
7	7.7%	1
8	7.7%	1
9	0.0%	0
Totalmente de acuerdo 10	38.5%	5
Total		13

**10. Como incentivo, la Ciudad de Austin debe requerir menos espacio de estacionamiento para las construcciones a ¼ de milla de una ruta de autobús o riel si las construcciones proveen viviendas económicas para aquellos hogares con ingresos menores de \$40,000/año.**



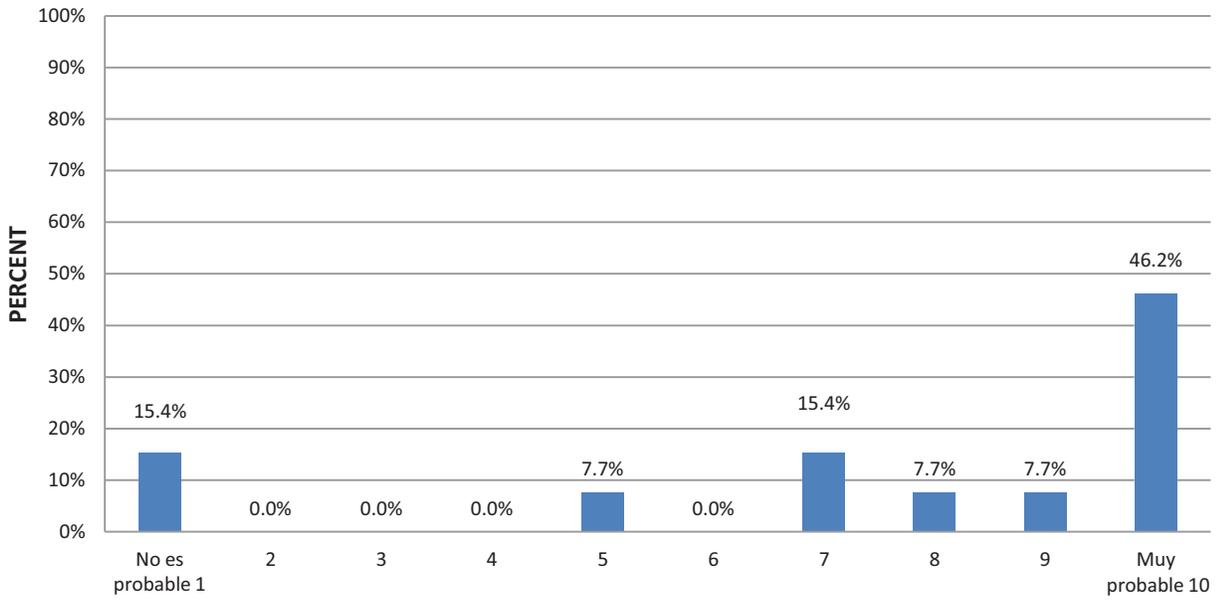
Value	Percent	Count
Total desacuerdo 1	7.7%	1
2	7.7%	1
3	0.0%	0
4	7.7%	1
5	7.7%	1
6	15.4%	2
7	7.7%	1
8	15.4%	2
9	7.7%	1
Totalmente de acuerdo 10	23.1%	3
Total		13

**11. Considere pagar impuestos o cuotas más altas si los ingresos de esos mayores impuestos y cuotas se usaran para construir viviendas económicas en propiedades con otros usos públicos, como bibliotecas y otros edificios públicos.**



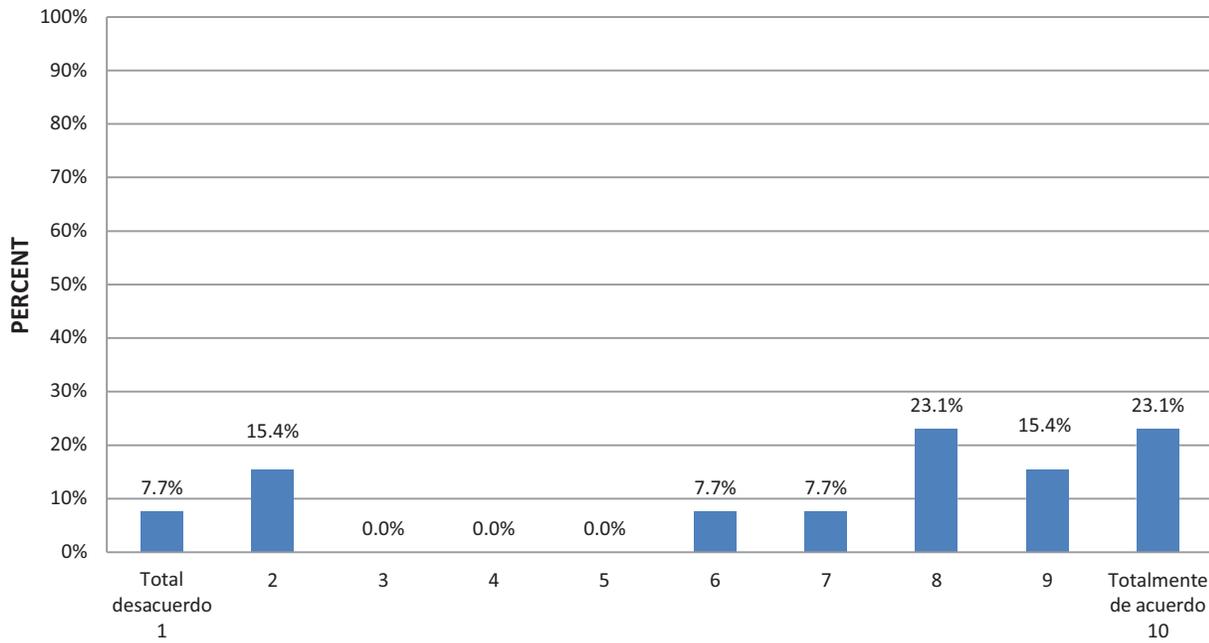
Value	Percent	Count
No es probable 1	46.2%	6
2	0.0%	0
3	7.7%	1
4	0.0%	0
5	15.4%	2
6	7.7%	1
7	7.7%	1
8	0.0%	0
9	0.0%	0
Muy probable 10	15.4%	2
Total		13

**12. Apoye a la Ciudad de Austin para usar los ingresos de impuestos adicionales generados de la construcción de nuevos complejos para preservar o construir viviendas económicas.**



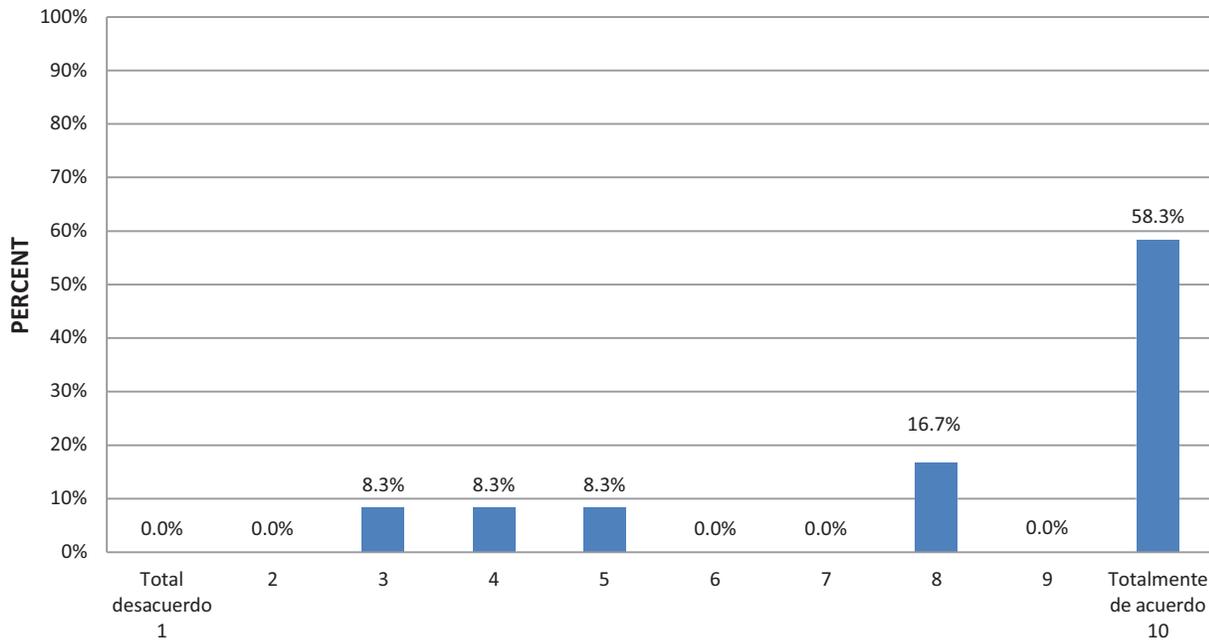
Value	Percent	Count
No es probable 1	15.4%	2
2	0.0%	0
3	0.0%	0
4	0.0%	0
5	7.7%	1
6	0.0%	0
7	15.4%	2
8	7.7%	1
9	7.7%	1
Muy probable 10	46.2%	6
Total		13

**13. La Ciudad de Austin debería aumentar la cantidad de viviendas económicas en los corredores de carreteras principales y en los centros de mayor concentración de trabajo.**



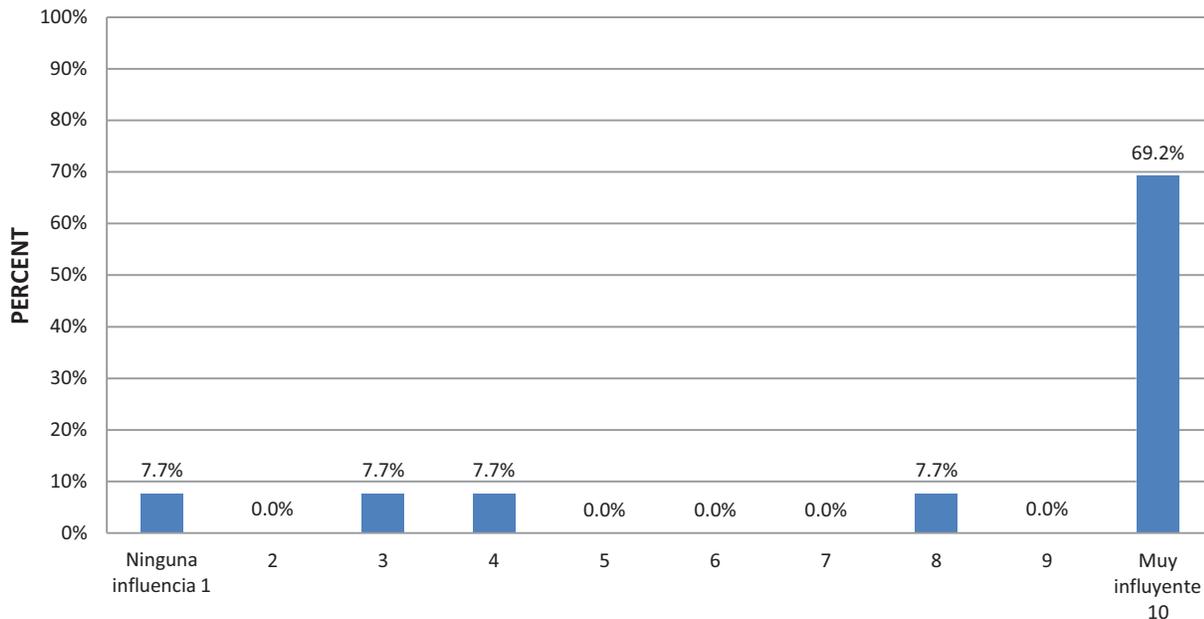
Value	Percent	Count
Total desacuerdo 1	7.7%	1
2	15.4%	2
3	0.0%	0
4	0.0%	0
5	0.0%	0
6	7.7%	1
7	7.7%	1
8	23.1%	3
9	15.4%	2
Totalmente de acuerdo 10	23.1%	3
Total		13

**14. La Ciudad de Austin debería permitir que se construyan casas pequeñas en terrenos más pequeños de lo que permite actualmente para que haya más opciones económicas.**



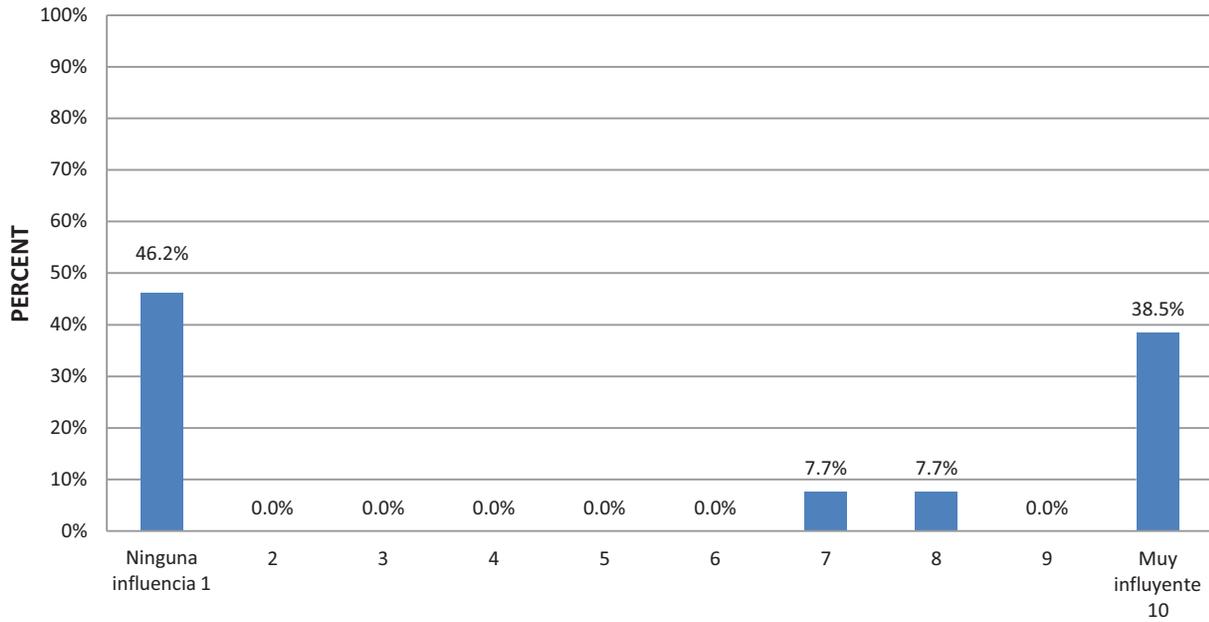
Value	Percent	Count
Total desacuerdo 1	0.0%	0
2	0.0%	0
3	8.3%	1
4	8.3%	1
5	8.3%	1
6	0.0%	0
7	0.0%	0
8	16.7%	2
9	0.0%	0
Totalmente de acuerdo 10	58.3%	7
Total		12

**15. La congestión de tráfico y la distancia al trabajo a la hora de escoger la ubicación de su casa.**



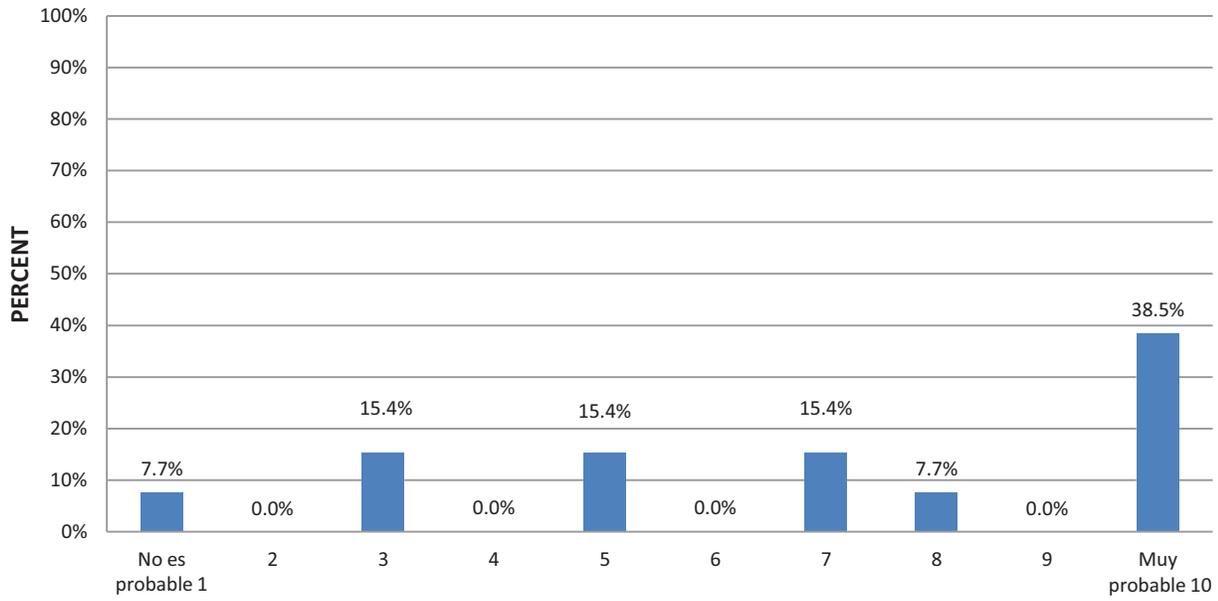
Value	Percent	Count
Ninguna influencia 1	7.7%	1
2	0.0%	0
3	7.7%	1
4	7.7%	1
5	0.0%	0
6	0.0%	0
7	0.0%	0
8	7.7%	1
9	0.0%	0
Muy influyente 10	69.2%	9
Total		13

### 16. El costo de un automóvil y la gasolina a la hora de escoger la ubicación de su casa.



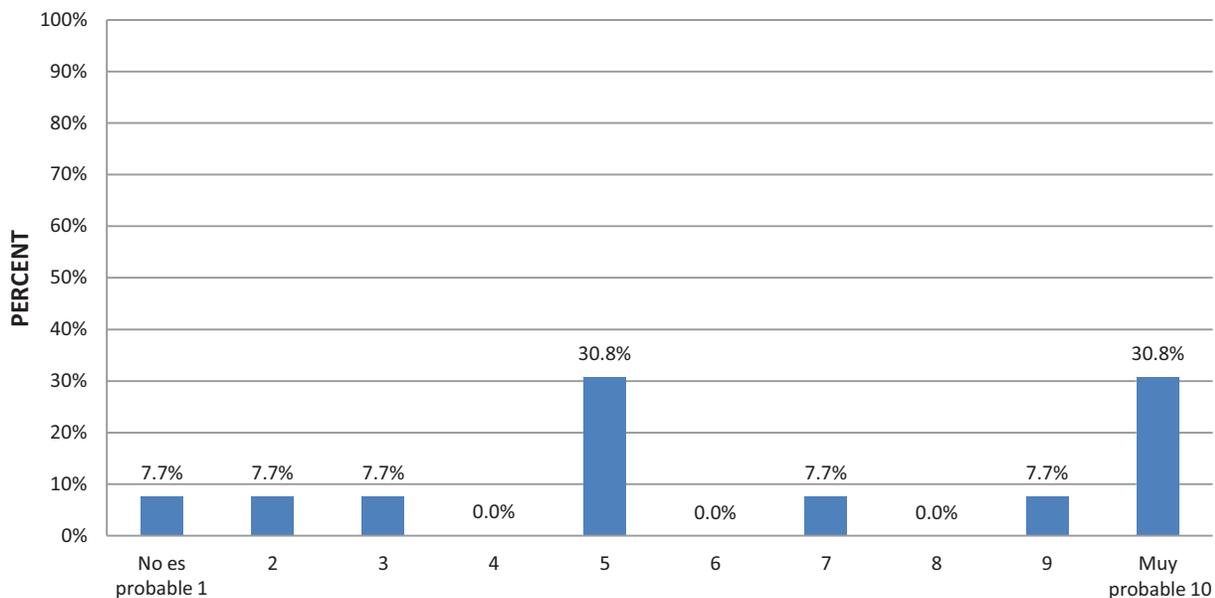
Value	Percent	Count
Ninguna influencia 1	46.2%	6
2	0.0%	0
3	0.0%	0
4	0.0%	0
5	0.0%	0
6	0.0%	0
7	7.7%	1
8	7.7%	1
9	0.0%	0
Muy influyente 10	38.5%	5
Total		13

**17. Considere vivir en una casa adosada, casa de construcción en fila, triplex, apartamento u otra opción de vivienda que no sea una casa unifamiliar independiente de si la pudiera pagar.**



Value	Percent	Count
No es probable 1	7.7%	1
2	0.0%	0
3	15.4%	2
4	0.0%	0
5	15.4%	2
6	0.0%	0
7	15.4%	2
8	7.7%	1
9	0.0%	0
Muy probable 10	38.5%	5
Total		13

**18. Considere vivir en una casa adosada, casa de construcción en fila, triplex, apartamento u otra opción de vivienda que no sea una casa unifamiliar independiente si mejoraría su distancia al trabajo.**

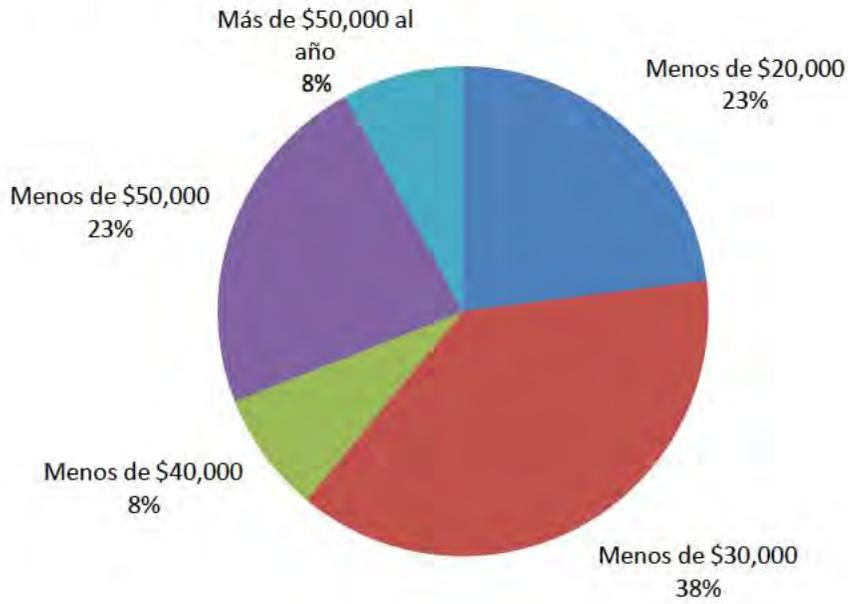


Value	Percent	Count
No es probable 1	7.7%	1
2	7.7%	1
3	7.7%	1
4	0.0%	0
5	30.8%	4
6	0.0%	0
7	7.7%	1
8	0.0%	0
9	7.7%	1
Muy probable 10	30.8%	4
Total		13

**19. ¿Qué es lo que más le preocupa en cuanto a las viviendas económicas en su vecindario?**

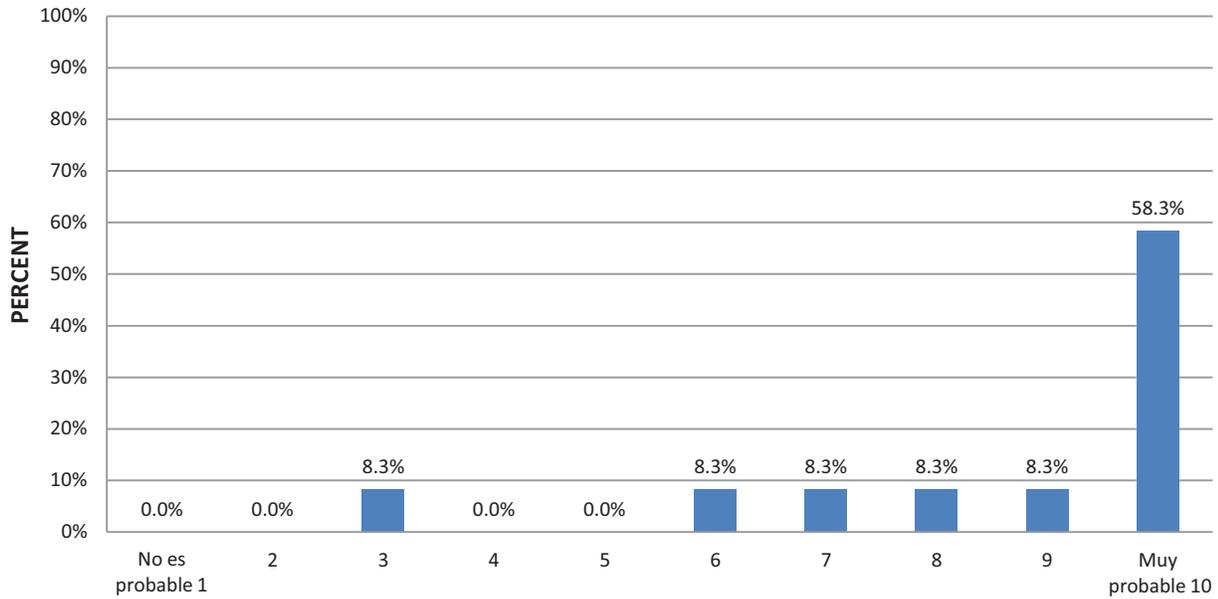
Count	Response
1	El barrio donde vivo que aumente el candalismo
2	El costo y la seguridad
1	El precio
1	Inseguridad, intranquilidad y escándalo
1	No existen en mi vecindario grandes opciones
1	No hay muchas opciones para rentar vivienda economica
1	Que las todos tengamos que hacer lo que mi familia, salir de Austin para poder tener un hogar.
1	Que suba el crimen en las calles
2	Seguridad
1	calidad, durabilidad, impuestos altos
1	el tipo de poblacion que termina viviendo en ellas no debe vivir del wealfare sino mas bien deben ingresar a programas de entrenamiento de empleo para poder mejorar su situacion economica. De nada sirve proveer vivienda economica si los residentes no mejoran sus habilidades para conseguir mejores empleos.

20. ¿Quién debería calificar para comprar o alquilar viviendas económicas subsidiadas o con incentivos de la Ciudad de Austin? Por favor seleccione una.



Value	Percent	Count
Menos de \$10,000	0.0%	0
Menos de \$20,000	23.1%	3
Menos de \$30,000	38.5%	5
Menos de \$40,000	7.7%	1
Menos de \$50,000	23.1%	3
Más de \$50,000 al año	7.7%	1
Total		13

21. Por favor clasifique en una escala del 1 al 10 las probabilidades de que usted apoye la legislación u ordenanzas que promuevan viviendas económicas. 1 significa que no es para nada probable y 10 significa que es muy probable.



Value	Percent	Count
No es probable 1	0.0%	0
2	0.0%	0
3	8.3%	1
4	0.0%	0
5	0.0%	0
6	8.3%	1
7	8.3%	1
8	8.3%	1
9	8.3%	1
Muy probable 10	58.3%	7
Total		12

## 22. ¿Tiene alguna idea sobre cómo crear viviendas económicas en Austin?

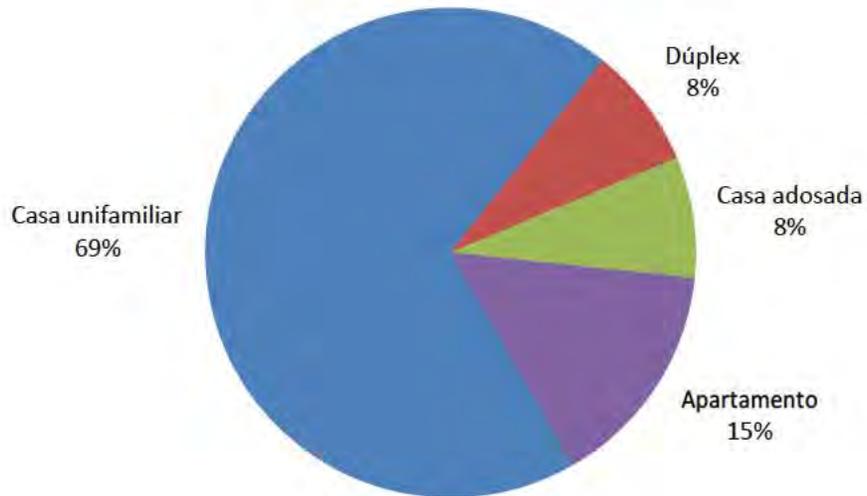
Count	Response
1	Crear viviendas económicas aorillas de la cuidad
1	Get a land to build affordable house.
6	No
1	No es mi ramo
1	Si.que las renta de base a Lo que gana la persona
1	material prefabrica, contenedores, materiales reciclados,
1	Dejen de incrementar los impuestos y creen zonas de departamentos con retail para sostener el costo de los apartamentos

23. ¿Cuál es el mayor grado de educación que ha completado?



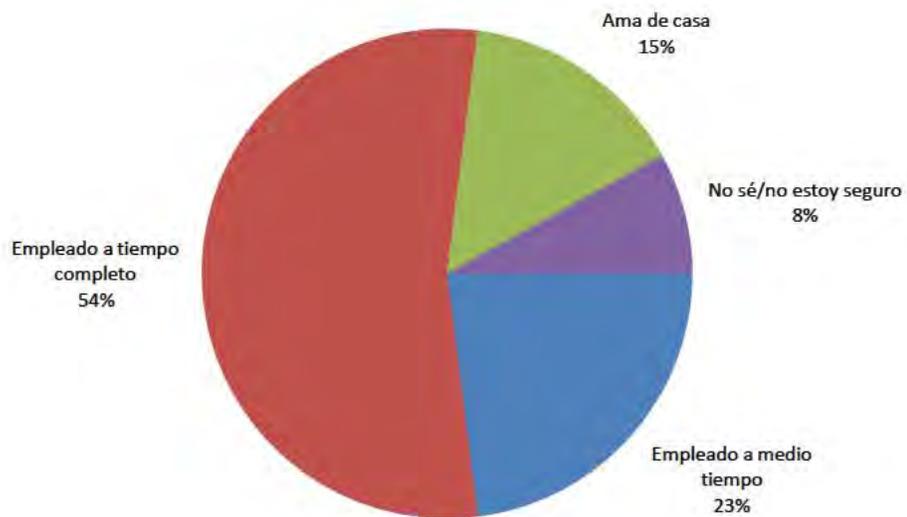
Value	Percent	Count
Parte de escuela secundaria	7.7%	1
Graduado de escuela secundaria	23.1%	3
Algunos estudios universitarios	23.1%	3
Graduado de la universidad	30.8%	4
Postgrado	15.4%	2
No sé/no estoy seguro	0.0%	0
No deseo contestar	0.0%	0
Total		13

24. ¿Cuál de las siguientes describe mejor su residencia?



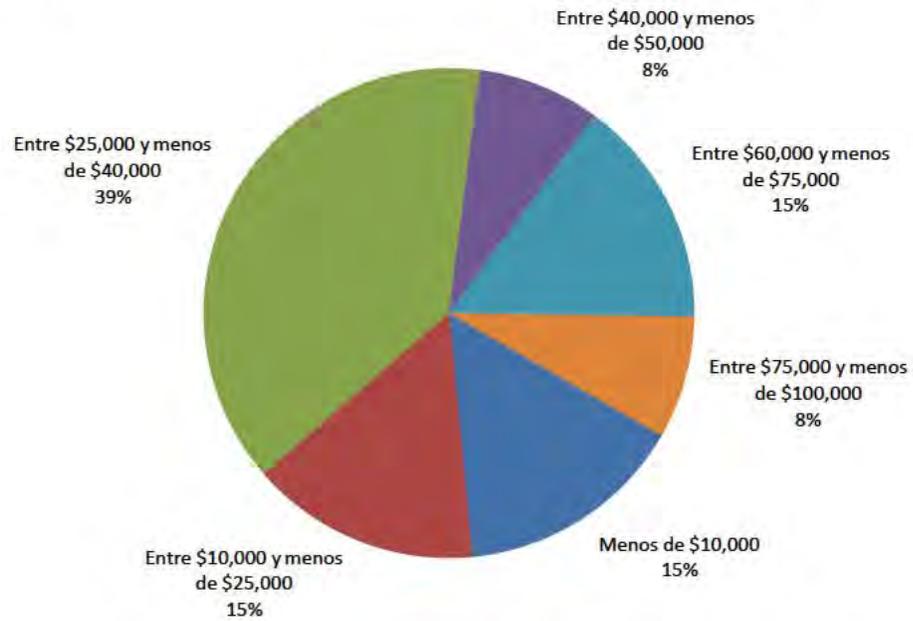
Value	Percent	Count
Casa unifamiliar	69.2%	9
Dúplex	7.7%	1
Casa adosada	7.7%	1
Condominio	0.0%	0
Apartamento	15.4%	2
Otro	0.0%	0
Total		13

25. ¿Cuál es su situación de empleo actualmente? Usted es:



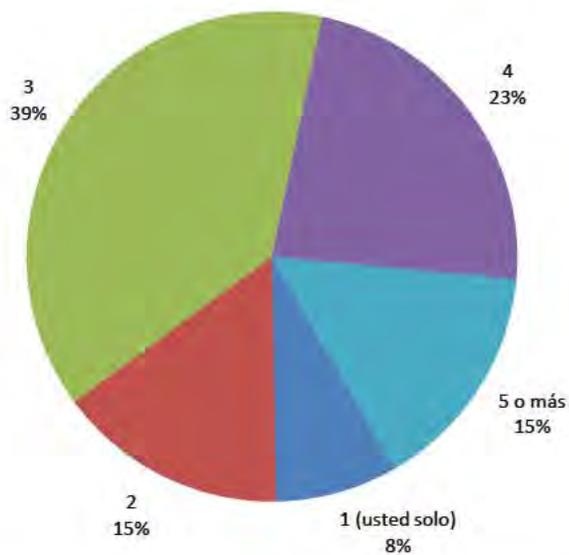
Value	Percent	Count
Empleado a medio tiempo	23.1%	3
Empleado a tiempo completo	53.9%	7
Desempleado	0.0%	0
Estudiante	0.0%	0
Jubilado	0.0%	0
Ama de casa	15.4%	2
No sé/no estoy seguro	7.7%	1
Total		13

26. ¿Cuál de las siguientes categorías describe mejor su ingreso familiar total para el año 2015, antes de los impuestos? Sería:



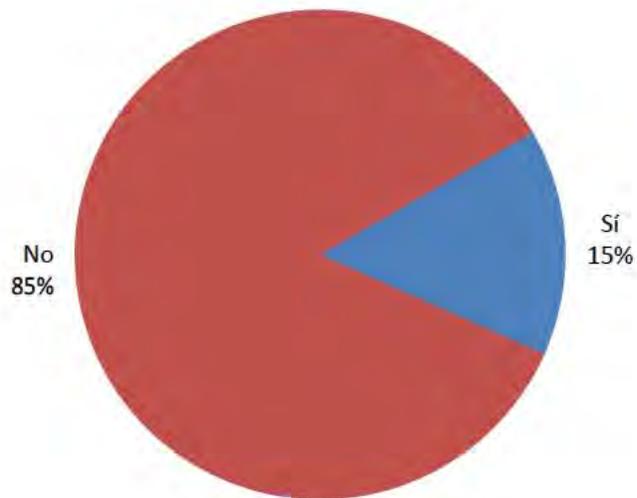
Value	Percent	Count
Menos de \$10,000	15.4%	2
Entre \$10,000 y menos de \$25,000	15.4%	2
Entre \$25,000 y menos de \$40,000	38.5%	5
Entre \$40,000 y menos de \$50,000	7.7%	1
Entre \$50,000 y menos de \$60,000	0.0%	0
Entre \$60,000 y menos de \$75,000	15.4%	2
Entre \$75,000 y menos de \$100,000	7.7%	1
\$100,000 o más	0.0%	0
No sé/no estoy seguro	0.0%	0
Total		13

27. ¿Cuál describe mejor cuántas personas viven con usted, incluyéndose usted mismo? Viven:



Value	Percent	Count
1 (usted solo)	7.7%	1
2	15.4%	2
3	38.5%	5
4	23.1%	3
5 o más	15.4%	2
Total		13

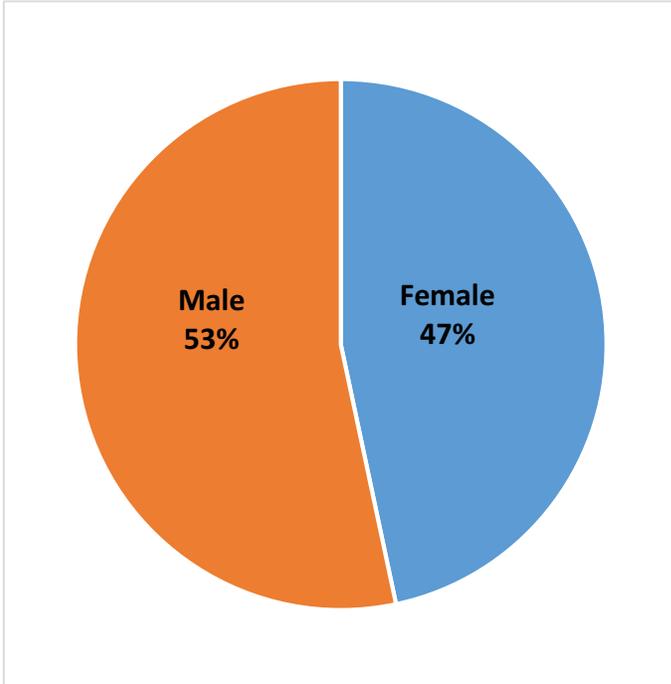
28. ¿Está usted discapacitado o alguien en su hogar tiene una discapacidad?



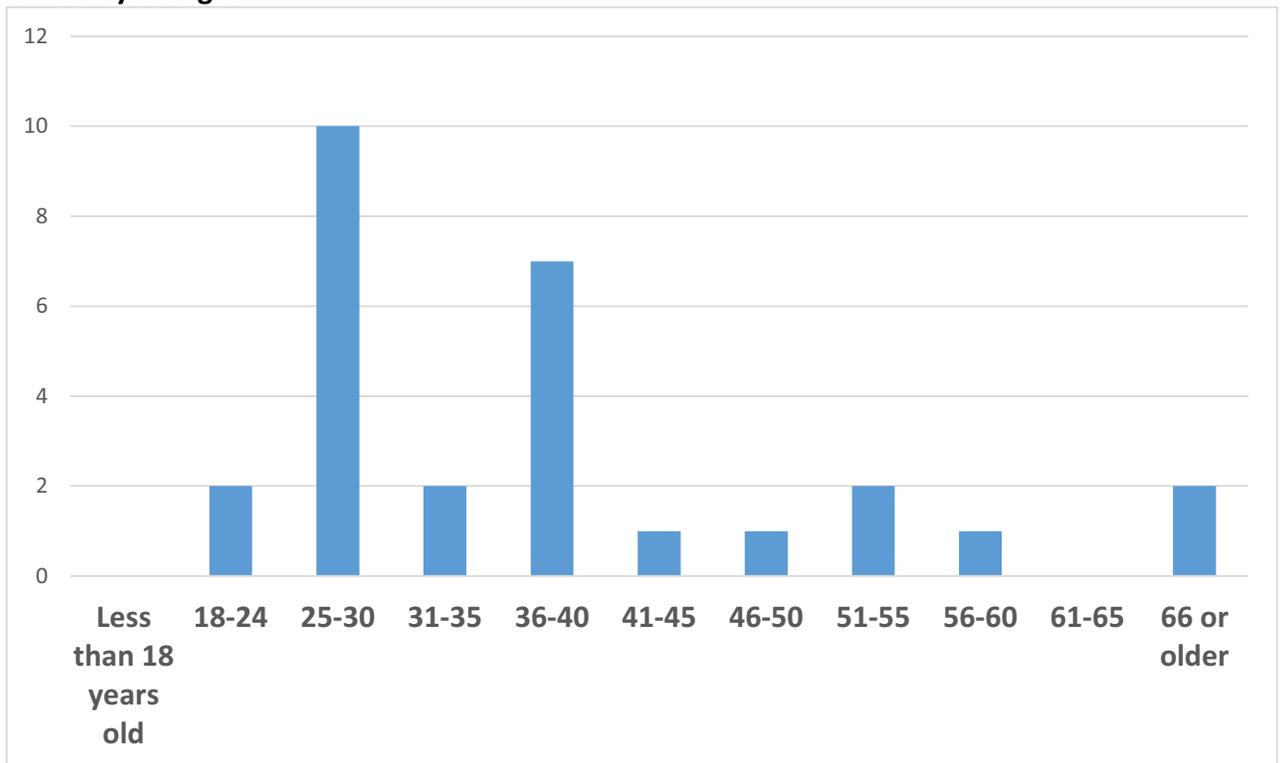
Value	Percent	Count
Sí	15.4%	2
No	84.6%	11
Prefiero no contestar	0.0%	0
Total		13

# Paper Survey Results

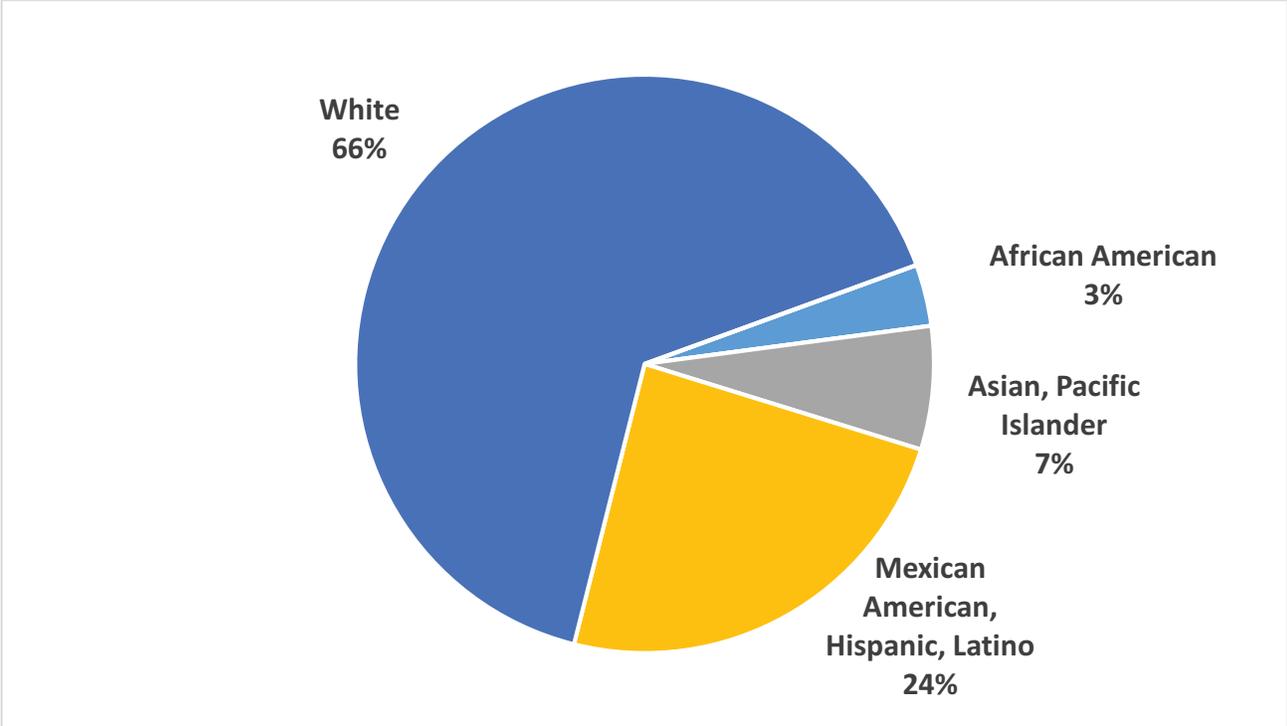
**1. Are you?**



**2. What is your age?**



**3. Which of the following categories best describes your race/ethnicity?**

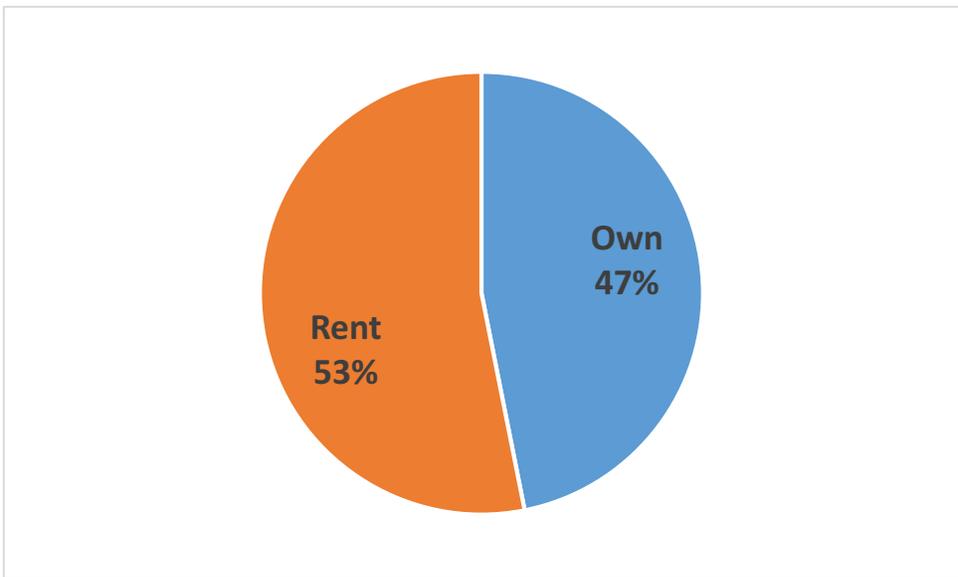


**4. What is your home zip code?**

78736
78749
78748
78749
78704
78745
78722
78748
78745
78758
78617
78723
78745
78705
78722
78705
78702
78702
78723
78723
78703
78752

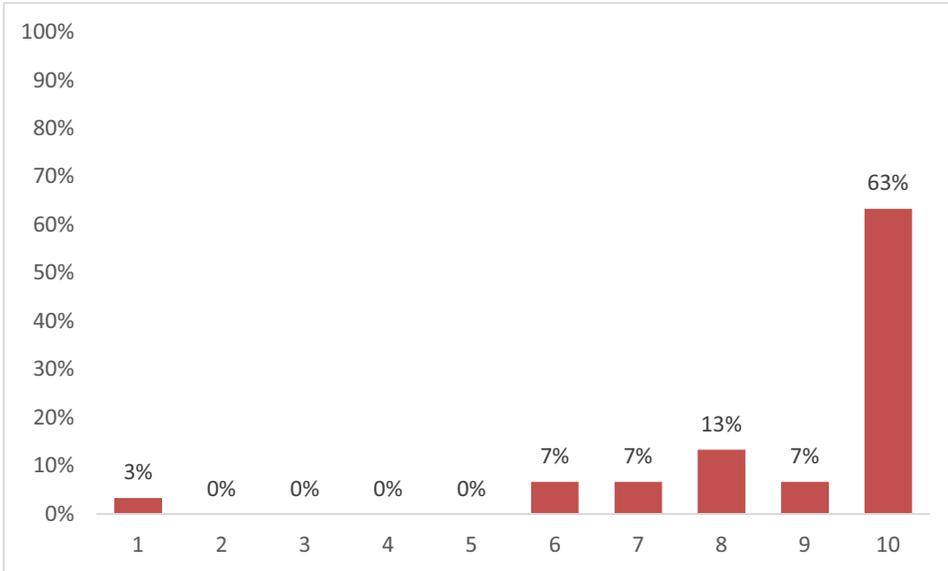
<b>78703</b>
<b>78702</b>
<b>78731</b>
<b>78727</b>
<b>78723</b>
<b>78705</b>
<b>78757</b>
<b>78735</b>
<b>78741</b>

**5. Do you rent or own your current place of residence?**

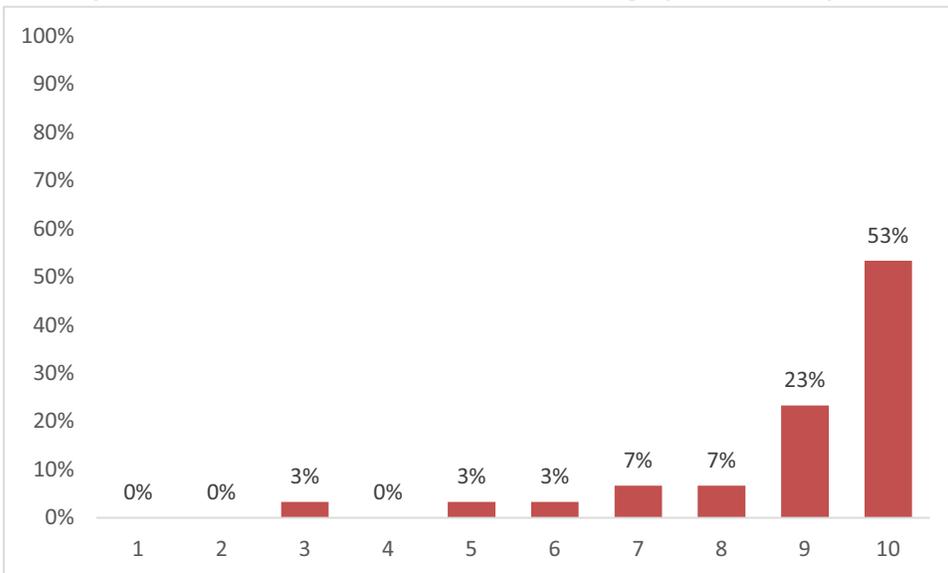


Please rate the following statements on a scale of 1 to 10, where 1 represents total disagreement and 10 represents total agreement. Please choose one answer.

**6. People who work in Austin should be able to afford to live in Austin.**

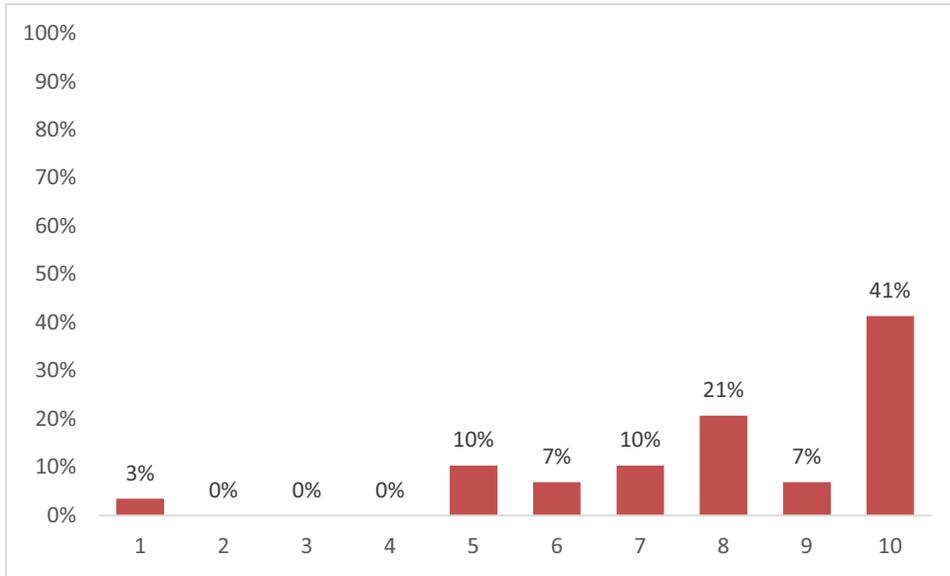


**7. It is important that there are affordable housing options in all parts of Austin.**

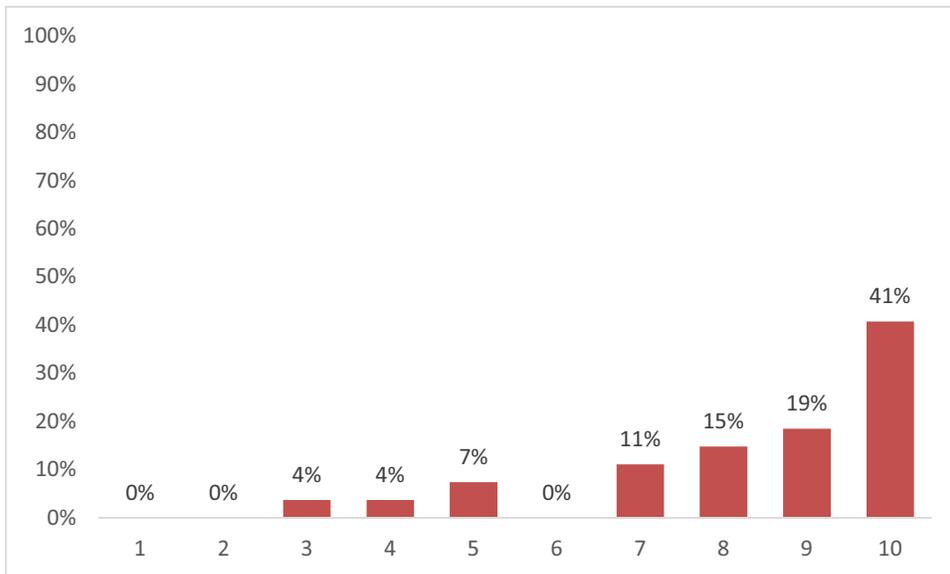


The City of Austin can create regulations requiring developers to provide affordable housing if they are granted incentives. How much do you agree or disagree with the following statements, where 1 indicates you do not agree and a 10 means you strongly agree? Please choose one answer.

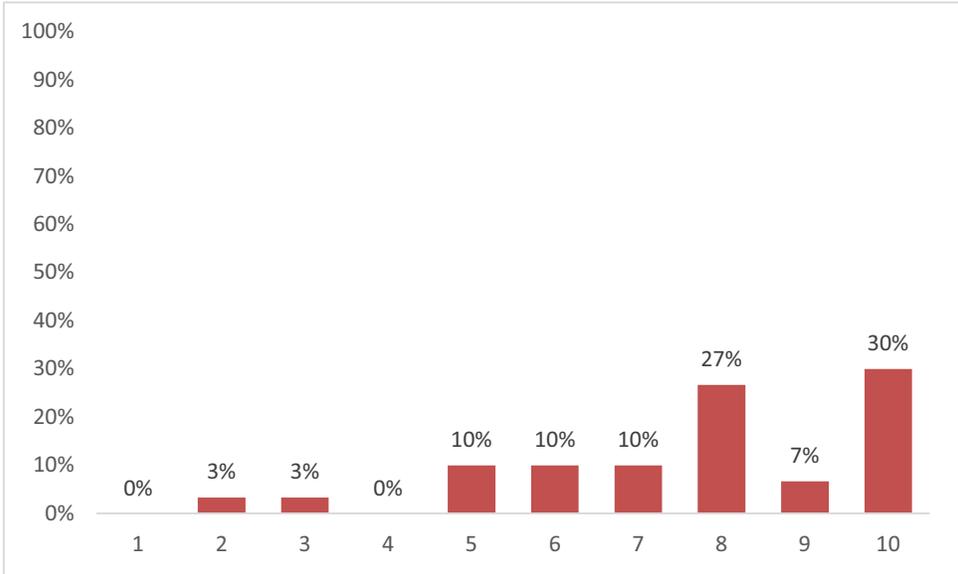
**8. Developments provide housing affordable for households making less than \$40,000/year.**



**9. The City of Austin should provide, as an incentive, the ability for developers to build taller buildings along major roadways if a percentage of the apartments/condos in the buildings are affordable for households making less than \$40,000/year.**

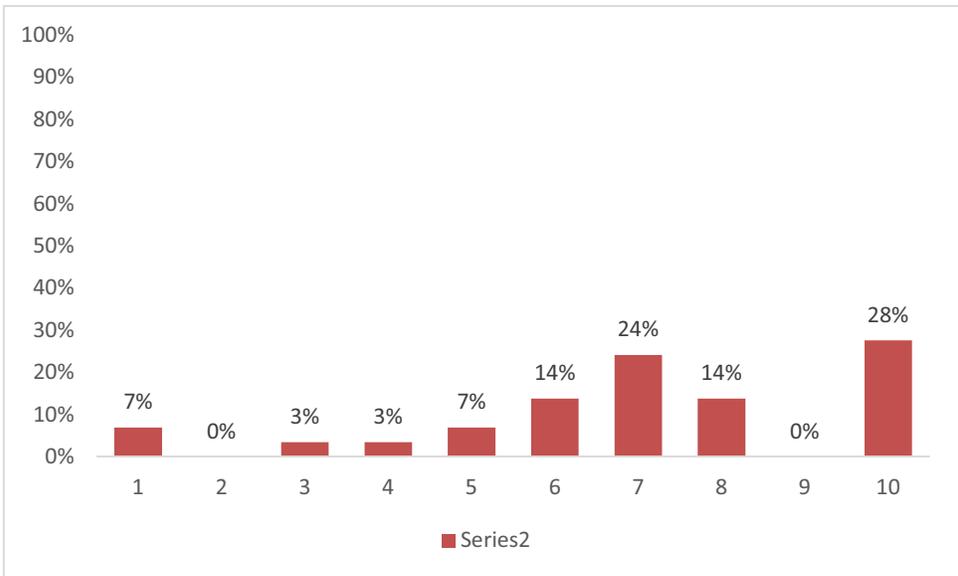


**10. The City of Austin should, as an incentive, require less parking for developments within ¼ of a mile of a bus route or rail line if the developments provide housing affordable for households making less than \$40**

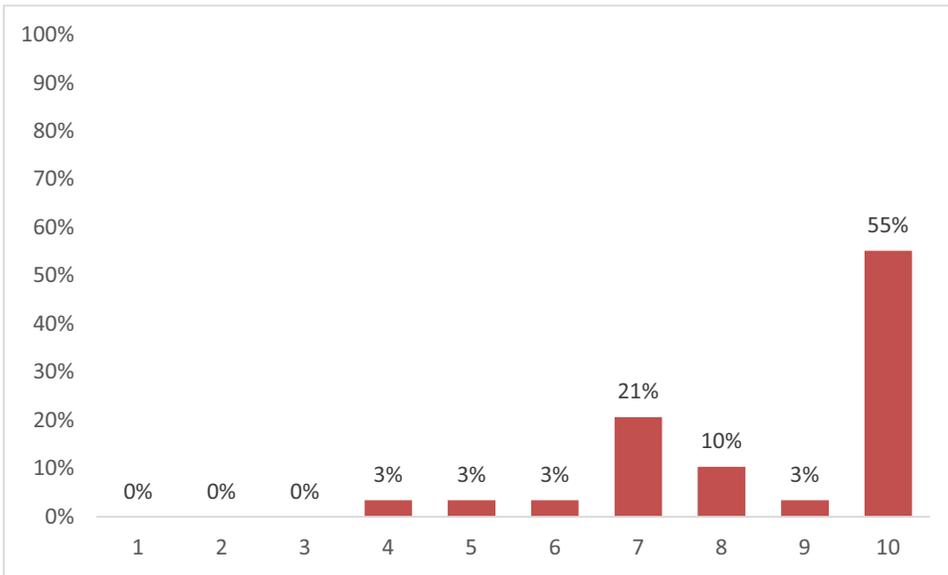


Additional affordable housing in the city of Austin could be funded through property taxes, fees, state, and federal grants and partnerships. Please indicate on the scale of 1 to 10, where 1 means not at all likely and 10 means very likely. Please choose one answer.

**11. I am willing to pay higher taxes or higher fees if those funds were used to preserve or build affordable housing.**

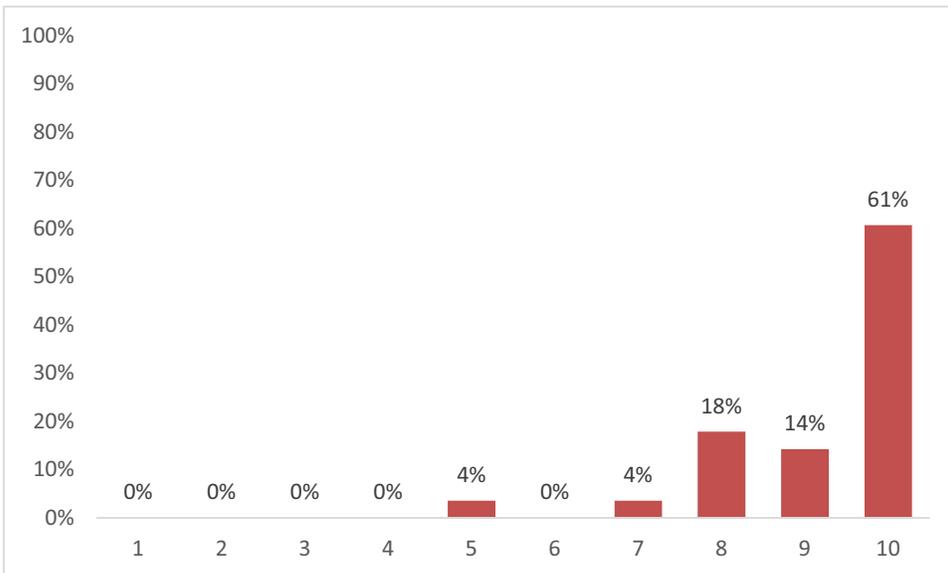


**12. I support the City of Austin using additional tax revenue generated by new developments to preserve or build affordable housing.**

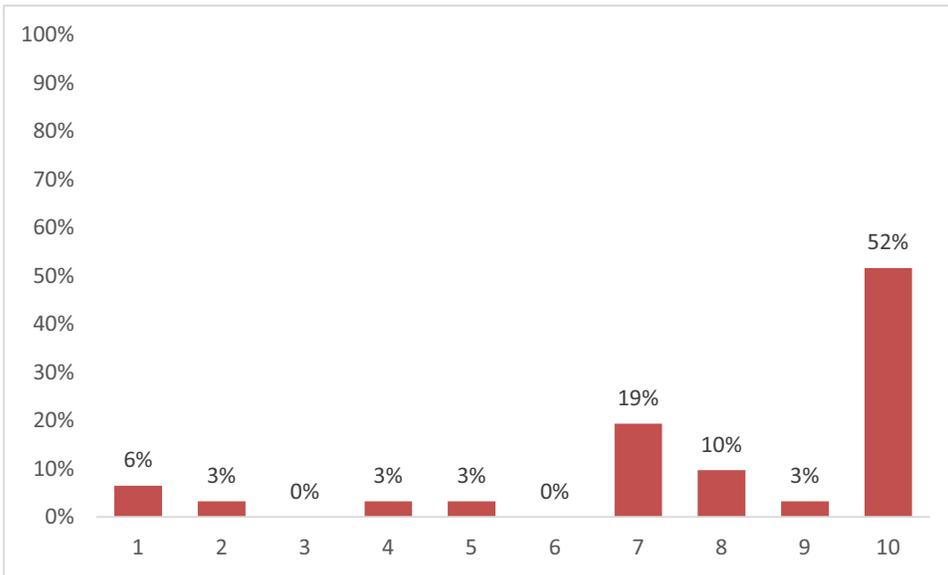


How much do you agree or disagree with the following statements, where 1 indicates you do not agree and 10 means you strongly agree? Please choose on answer.

**13. The City of Austin should increase the amount of affordable housing along major roadway corridors and in major job centers.**



**14. The City of Austin should allow small houses to be built on smaller pieces of land than is currently allowed, in order to provide more affordable options.**

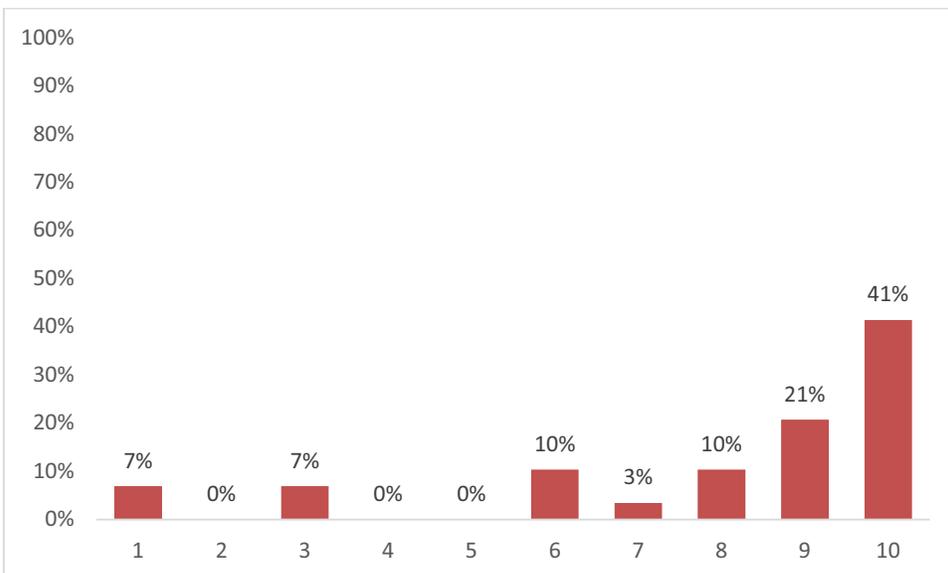


Please rate on a scale of 1 to 10, where 1 means no influence and 10 means very influential, the level of influence the following statements had on your decision to live where you currently live. Please choose one answer.

**15. Please indicate the level of influence the following statements had on your decision to live where you currently live: Traffic congestion and commute time when choosing your home location.**

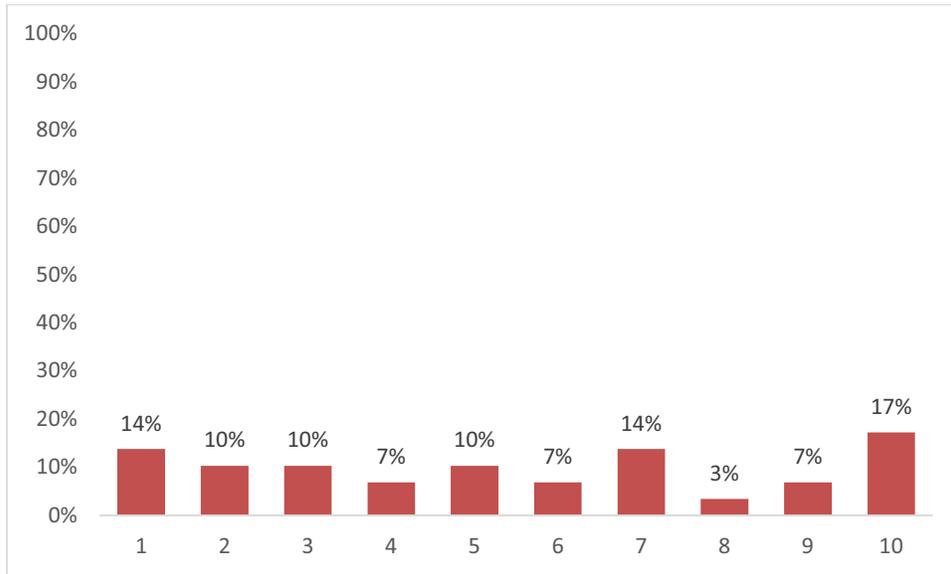
1=Not Influence

10=Very Influential



**16. Please indicate the level of influence the following statements had on your decision to live where you currently live: The cost of a car and gas when choosing your home location.**

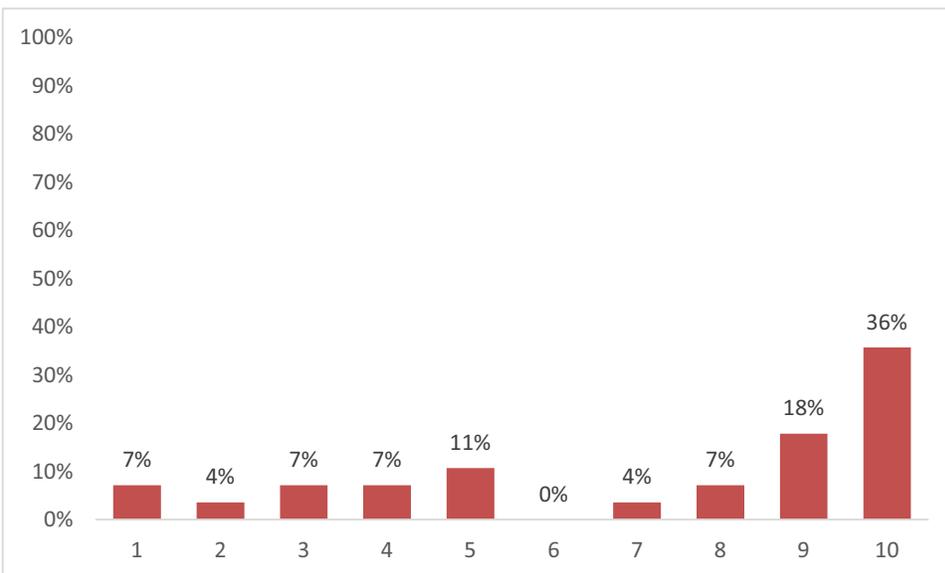
1=Not Influence                      10=Very Influential



Please rate on a scale of 1 to 10, where 1 is very unlikely and 10 is very likely, the likelihood of considering these housing options. Please choose one answer.

**17. Would you consider living in a townhouse, rowhouse, triplex, apartment, or some housing option other than a detached, single-family home, if it was affordable to you?**

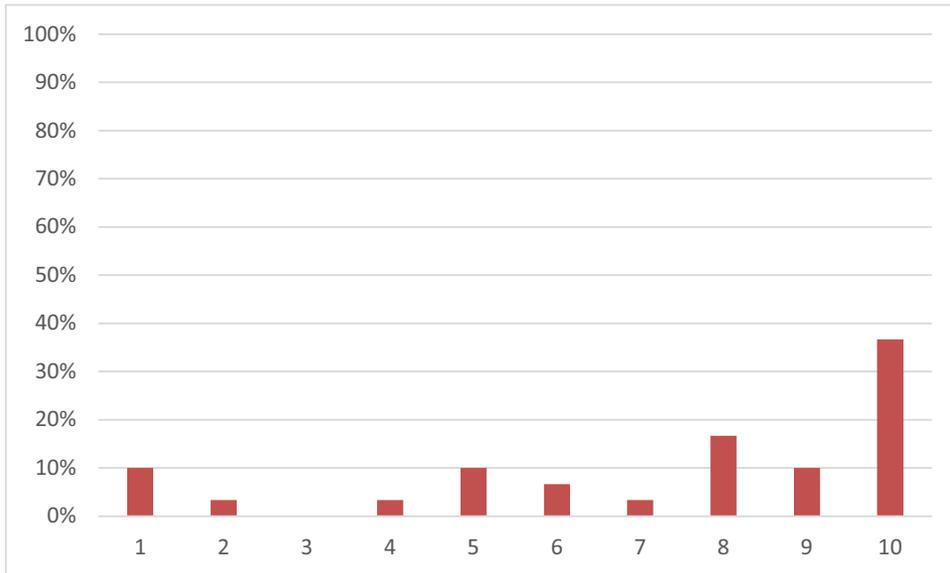
1=Very Unlikely                      10=Very Likely



**18. Would you consider living in a townhouse, rowhouse, triplex, apartment, or some housing option other than a detached, single-family home, if it improved your commute?**

1=Very Unlikely

10=Very Likely

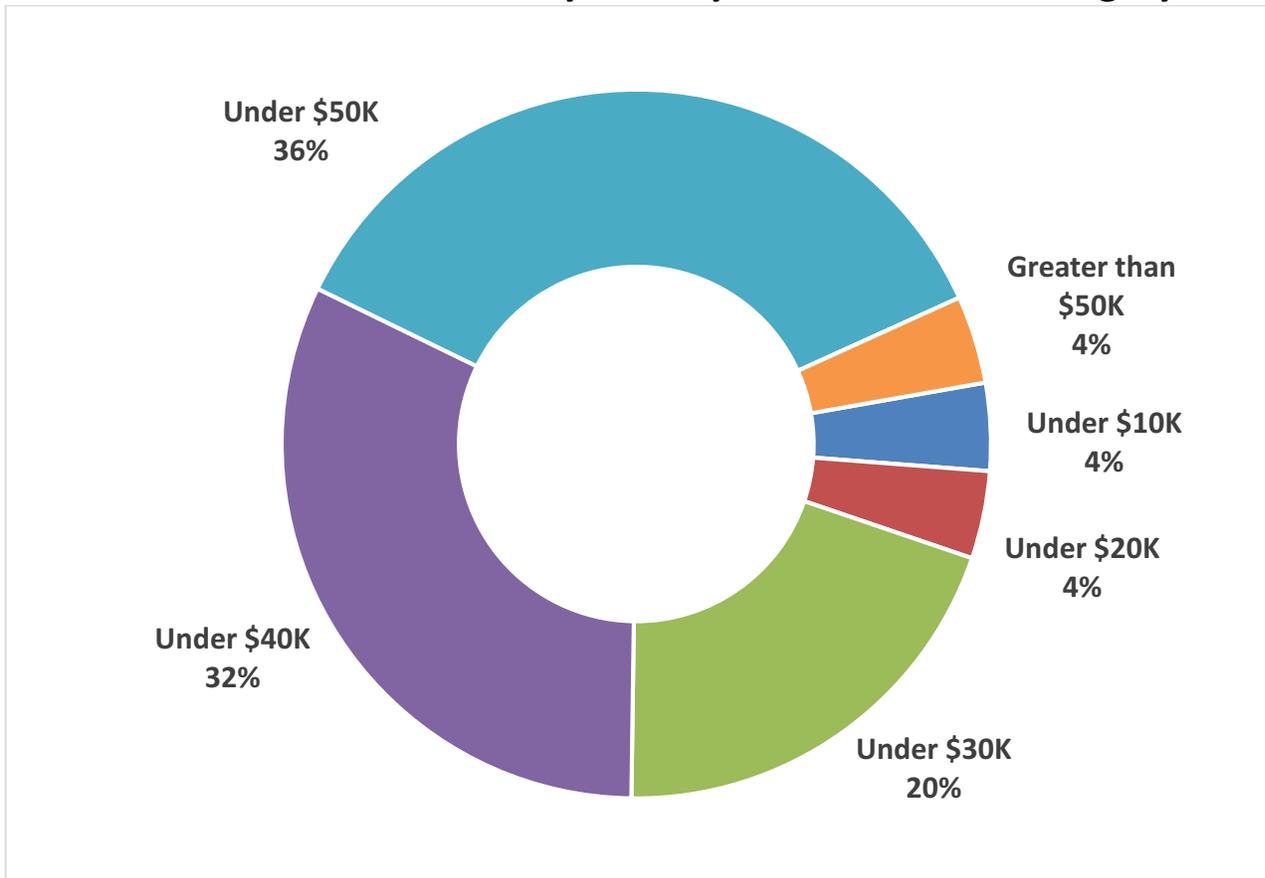


**19. What is your greatest concern regarding affordable housing in your neighborhood?**

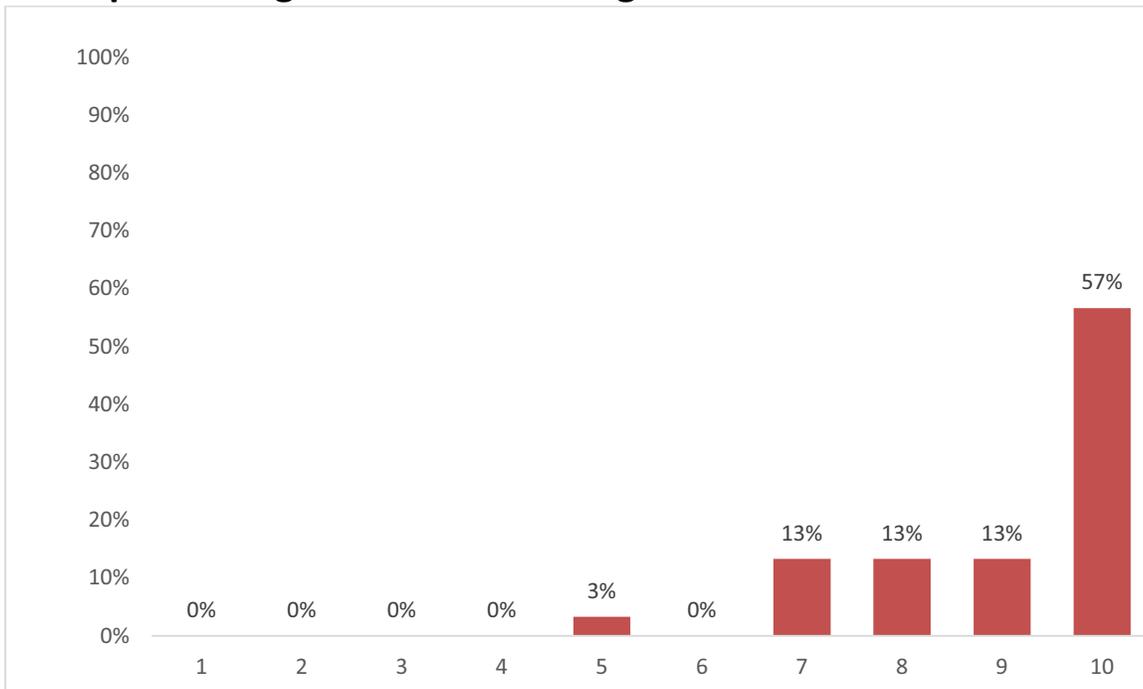
Responses
Public infrastructure - especially transportation.
There is very little.
Property maintenance affecting property values negatively.
That it's going away very soon because I'm less than 2 miles from downtown.
Bad people who cheat the system bringing crime.
Traffic
Location
Affordable housing should be integrated into the entire community rather than in segregated areas.
Lack of density, especially with for-sale housing.
Housing is not dense enough. Height restrictions should be removed and tall multifamily housing units should be built.
Gaps in affordability and/or whether the types offered actually are desired.
Lack of non-car transportation for affordable housing residents.
That people will be forced into situations they did not plan for/not communicated them.
Our zoning system is archaic + prevents sufficient supply from being built.
Minimum income requirements + lack of affordable options.
Stigma

None!
Getting it.
Privatize transit?
undesirable element of depressing property values. Those people who live in "affordable" housing run it into the ground, make it look unsightly and make it a blight on the neighborhood

**20. Who should be eligible to purchase or rent affordable housing that is subsidized or incentivized by the City? Which Income Category?**



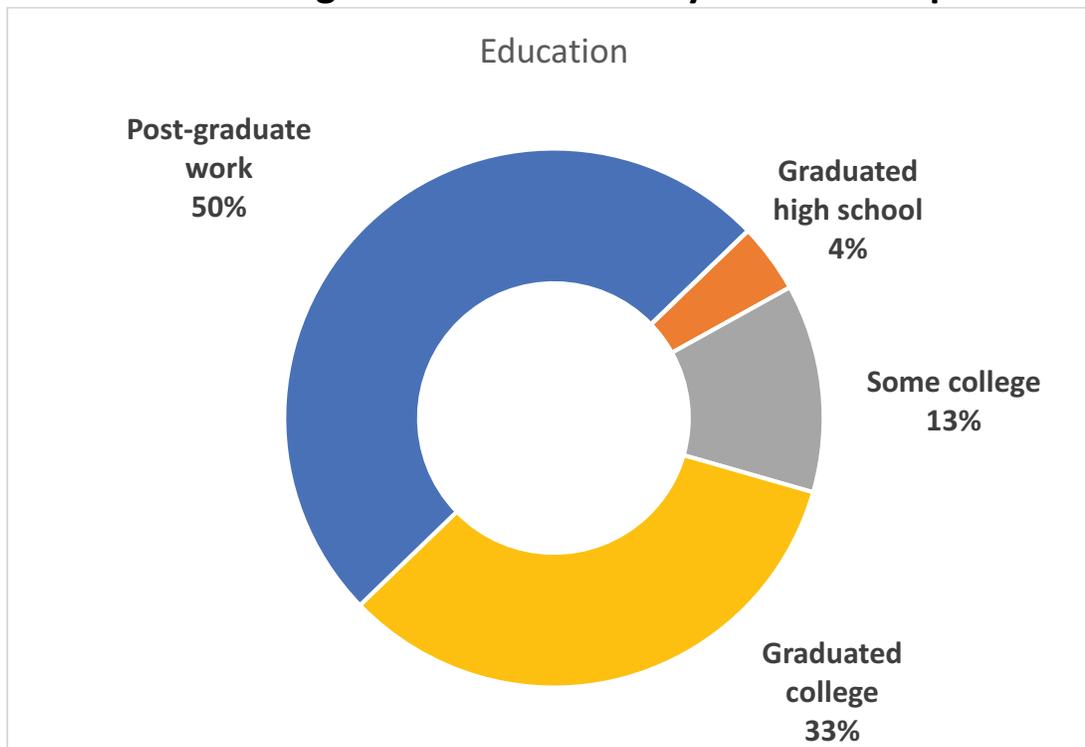
**21. Please rate on a scale of 1 to 10, with 1 meaning not at all likely and 10 meaning very likely your likelihood to support legislation or ordinances promoting affordable housing.**



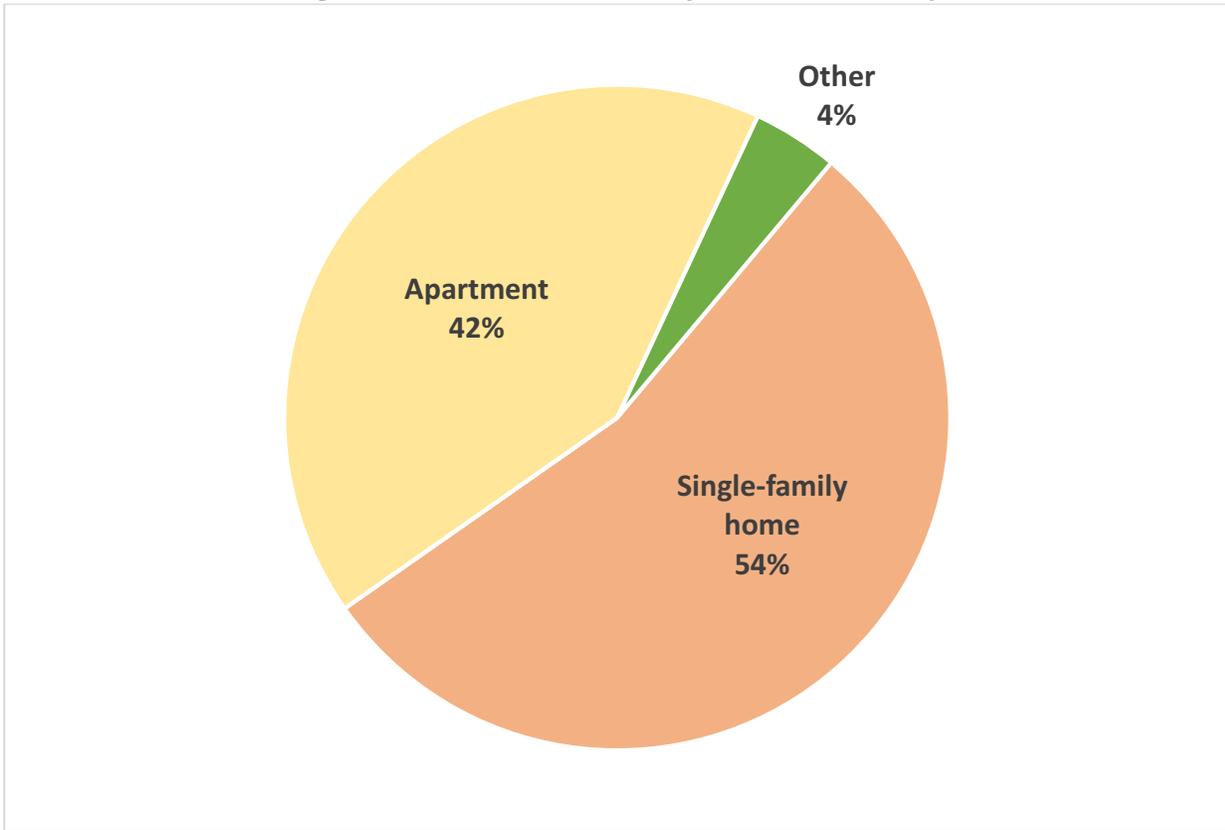
## 22. Do you have any ideas for creating affordable housing in Austin?

Responses
Partner with ____? Like Foundation Communities.
I like the idea of smaller housing units but prefer that they are developed as a condo lot or a
Scattered in all parts not ty to seclude the people.
More funding for Section 8 and 1st time homebuyers.
Fees for development. Any property on co e transit corridor sold rezoned to include affordable
Taxing developers who do not choose to provide affordable housing. Strike fund.
City-led development that are bid out for construction and management.
Remove height restrictions on buildings. Build tall multifamily units east of I-35. I live a 11th & I-35 and would love to see taller buildings with more affordable options presented.
Coordinated transportation options to go along with housing.
Look at what Seattle is doing. Zone for townhouse and increase height of buildings on major
Tax rich people. Just do it.
Require developers to make a percentage of property's available for affordable housing.
Please find me one!
More density.
I like the idea of affordable housing along with every housing project. I like the idea of flexible
institute linkage fee

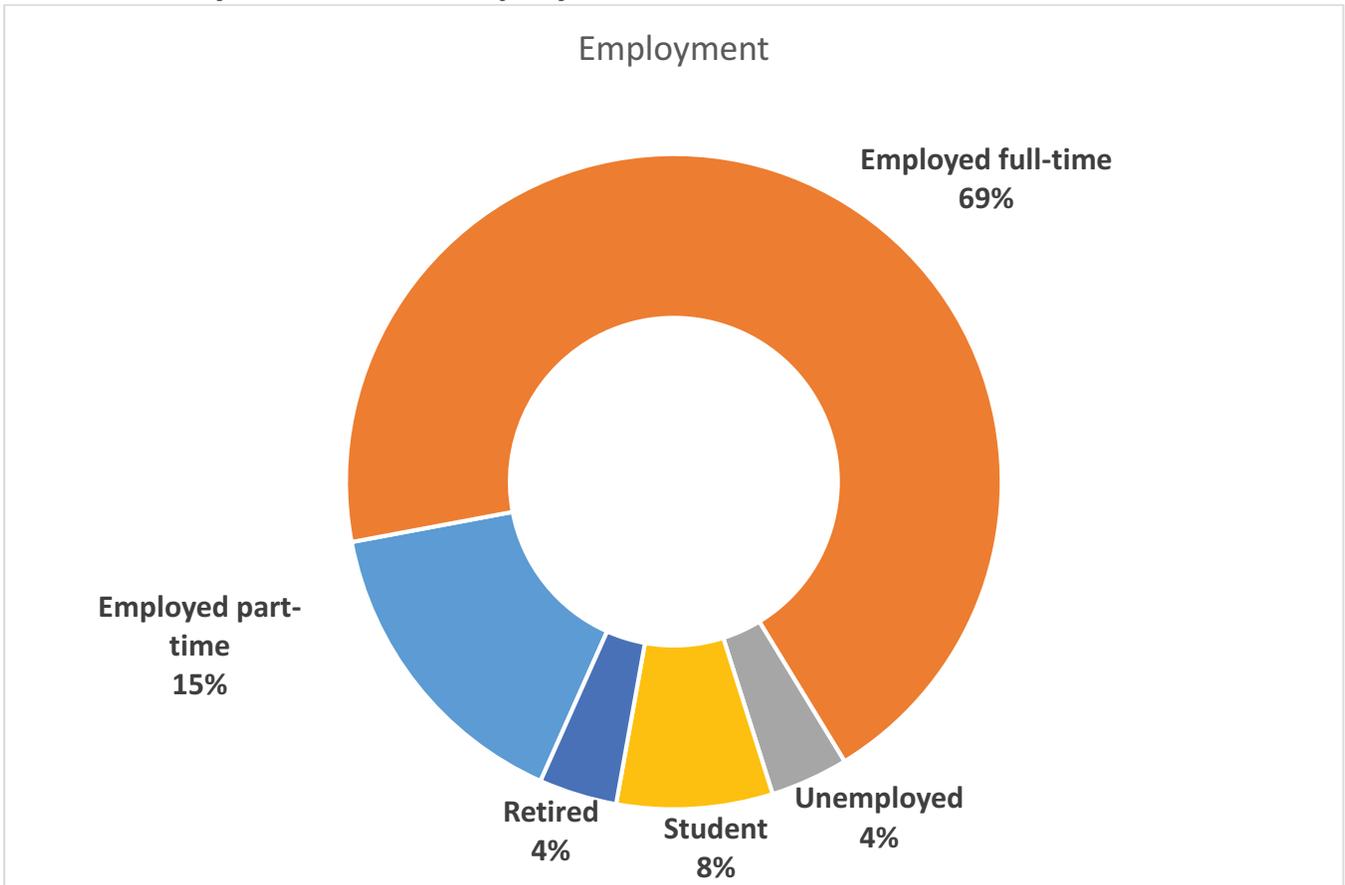
## 23. What is the highest level of school you have completed?



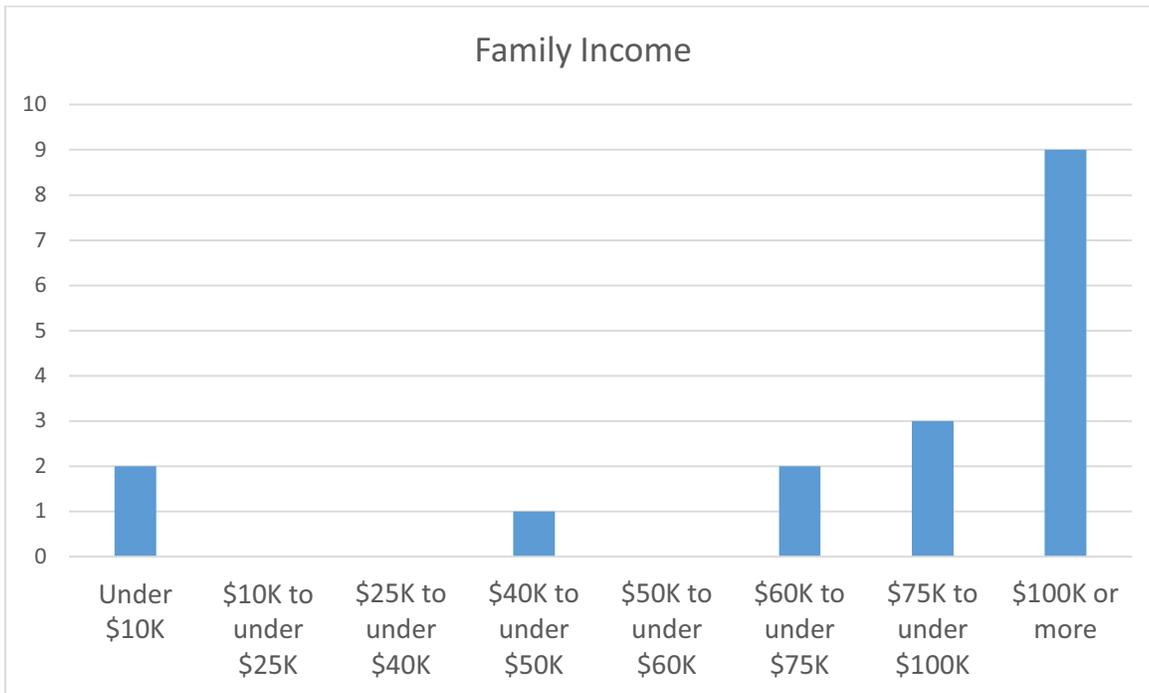
**24. What is the highest level of school you have completed?**



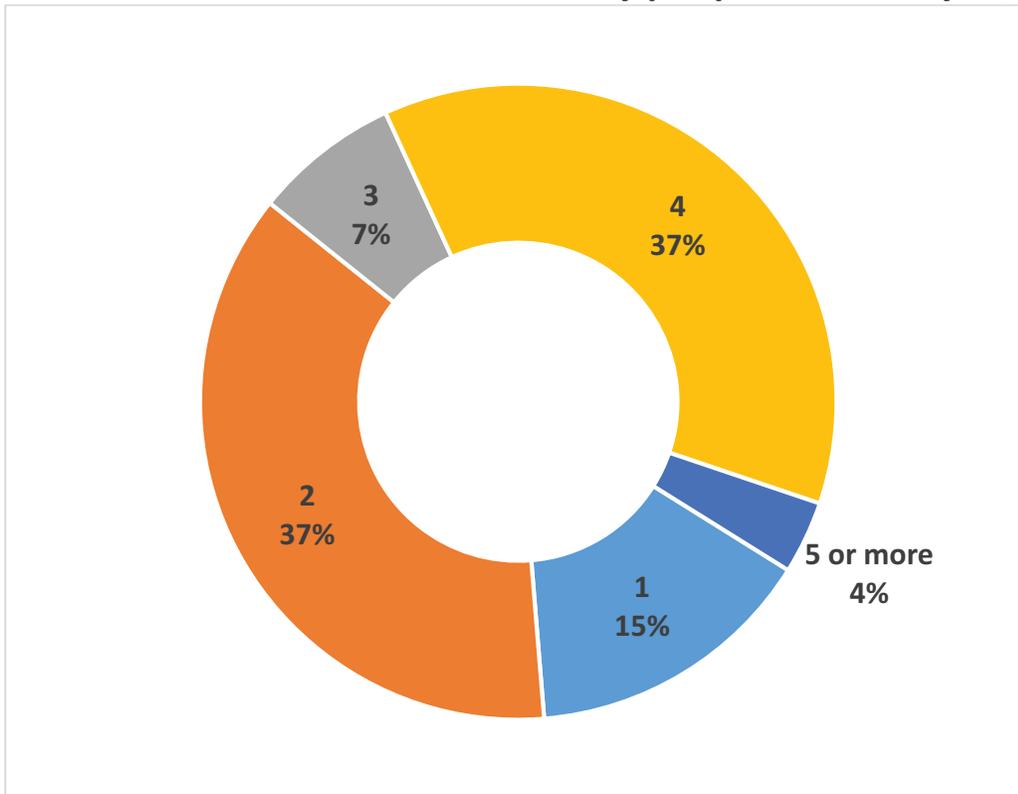
**25. What is your current employment situation?**



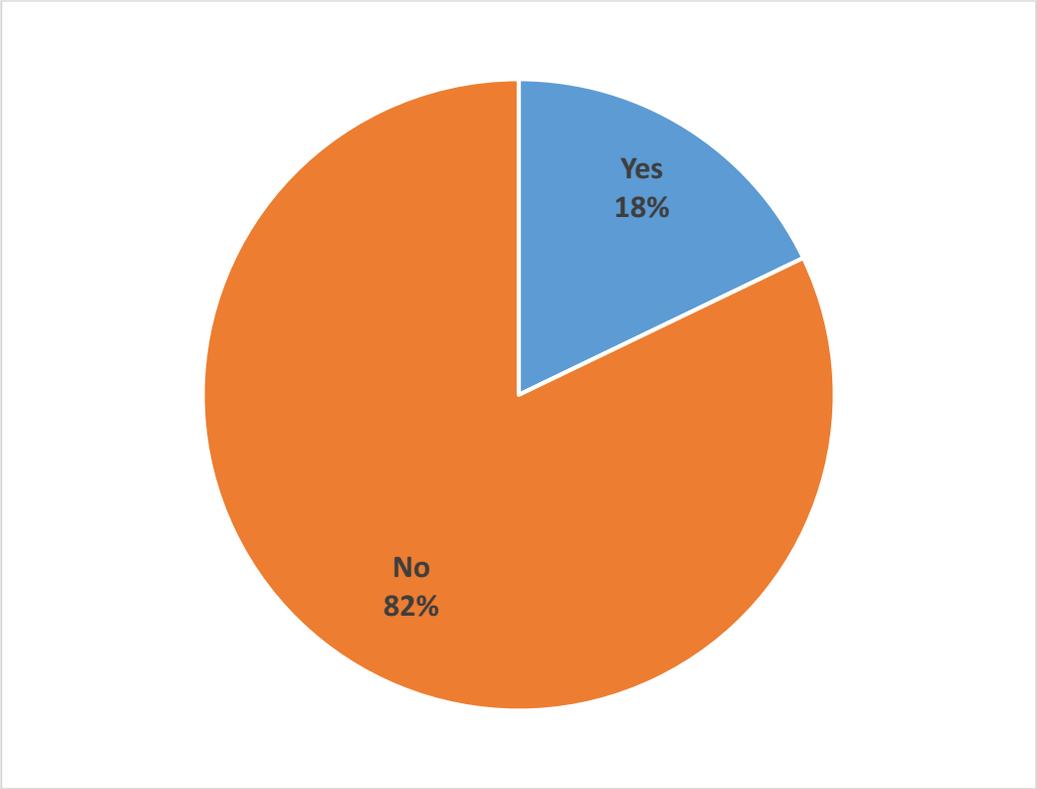
**26. Which of the following categories best describes your total family income for 2015, before taxes?**



**27. Which best describes how many people live with you, including yourself?**



**28. Do you or does someone in your home have a disability?**



# **Community and Stakeholder Meeting Comments**

<b>Community and Stakeholder Meetings Comments</b>
Add more extreme, controversial ideas, like houses over 300k must have a second unit.
Already knew of the information, and group did not meet.
Better, more incentivized, city overseen developments and permitting.
Discuss affordable housing for people with barriers such as disabilities and mental health.
Discuss Co-op housing.
Discuss student housing and parking.
Discuss Tiny House's as an option.
Eliminate barriers to rent.
Expedite permits, waive development fees, and give higher entitlements for affordable housing.
Fees contractors goes?
Focus on intercity.
Get larger groups together, mine only had 4.
Hard to convey the conversation to paper.
Highlight importance of Senior Citizen's needs.
Housing affordability needs to go beyond the scope of just income limits; Expensive multi-family housing should be limited to prevent property values from rising all over; More moderate income housing; Better, less car reliant transportation; Lower utility rates for lower income people; Make property rates more fair so that commercial properties pay their fair share and residents pay less; Allow more Accessory Dwelling Units.
Include in discussion housing barriers faced by people with criminal histories.
Provide more details about Tax Increment Financing, such as downsides.
Provide place for own ideas to be submitted.
Reform property appraisal evaluation.
Smaller lots are trendy, but what about the long term?
Someone from the City of Austin should have been part of the discussion, to better explain and facilitate.
Would like the city to help fund, or partner with someone to help fund or create a Musician's community/Co-op.
Would like Underground Parking structures automated.
I would like to see development plans for my community area or district.
Provide Spanish language handouts/posters.
Put more images on the Topics Poster.
2 Agrees - would be strongly agree but skepticism of whether actual units produced will come to fruition.
Allow homeowners to (waivers on land) valuation regardless of growth cost or valuation, if not, affordability will not be!
Austin needs 20% exemption for property tax.
Closely review the appraisal formula to avoid displacement by allowing waivers to non comparable since neighborhood is changing.
Community input should drive this.
Cover topics to make affordability by asking (Employers w/ incentives) to do the following: Donate fund to affordability, Hire and train workforce in Austin, Allow them to pay for transportation cost once they are adding sheet activity thru (greet?)
Define "Affordable" in Austin
Developers are the problem not the solutions.
Discuss Grandfather Clause in TX Property Code for homeowners (not) to get displaced.
Discuss public safety.
Discuss specifics relating to Property Code and Local Government Code
Discuss the need for much improved public transportation.

How can current retirement age homeowners afford to stay in Austin with direction developers are create expenses/taxes imposed?
Make it more clear that his is less about affordable housing and more about how to designate affordable housing within developments
MFI needs to be lower.
More input from the public should clarify city goals.
More tools should be discussed; Rent Control (subsidized), More Public Housing
Need to get more and longer lasting affordable housing in agreements with developers.
No assurance that smaller units will be affordable, or create more affordable housing city-wide.
Outline goals for the Housing Plan.
Property tax breaks (freeze on p.taxes after a certain year) to keep homeowners in there homes.
Public Housing - Preserve and Expand!
The group discussion topics specifically related to City of Austin ordinances on land development - did not cover tax incentives by city, state or federal if they are used. These were not identified by affordability.
These are developer friendly options.
A look at how city funds are used now could reveal available \$.
Against turning roadways into valleys with taller buildings.
Agree but with reservations - which programs would have funding cut from them and which income bracket will this effect in a social demographic?
Agree with this IF the taller buildings allowing density are very close to <u>transit</u> .
Austin should demand that developers provide a decent percentage of housing units as affordable, both sales and rental.
Concern about heights backing to existing residential. Want to be compatible w/ surrounding neighborhood.
Concerns about public transportation taking <u>way</u> too long and not viable or taking kids to child care and then getting to work.
Concerns about: Neighborhood integrity, utilities that tax infrastructure, no guarantee housing will be
Density - does not always create affordability.
Direct funds from multiple sources, from money raising activates such as fees on SWSW.
Discuss gentrification, chapter 25-2 subchapter F of city code limiting McMansions.
Discuss how to get developers to build affordable housing.
Discuss Inclusionary Zoning
Discuss Infrastructure.
Discussed only tangentially the connection between affordable housing and a living wage, which Austin needs.
Does "missing middle" include garage apartments and granny flats? Please clarify.
Don't see any single family housing.
Encourage density to happen only where public transit supports it!
Fewer waivers that increase fees for current water, electric, etc. customers
Focus on affordable buyable homes- not renters.
Get more homes (buy) than for rent (Apts) - Handup (buy) vs. Handout (rent)
Glad to speak with Jonathan.
Have one person or group address everyone at once and offer an overview of there groups discussion at the end.
How long is it going to be okay to have a segregated Austin.
I don't really believe this will make any difference in what Austin decides to do. There are 2 Austin's and in my lifetime, it won't change.
I want to see <3000 sqft lots. Let them follow McMansion + all regulations (David Wittworth)
If affordable housing does not include subsidized housing but reflects the market rate of being affordable.
If this said <u>Rail</u> , I would have strongly agreed.

IF we had a decent transportation system.
Income increase (up from where min was) as well as available houses has lease impact.
Instructions were easy to follow but the group fell off of it when he pace of the conversation shifted.
Issue with open nature of wording. Not in favor where sidewalk and other infrastructure is in place <u>context</u> .
Keep existing affordable housing, but replace affordable housing going forward with denser mega houses and apartments.
Less funding for other COA programs? (social programs)
Lowest income group may need less parking others may not. What are nearby options?
Mueller seems to work... looks like a nice place to live. This strategy works here.
My neighborhood (2,000 homes) will change drastically due to 3 bus routes in 1 square mile.
Need to pay close attention to impact on neighborhood + resources to sustain current quality.
No current data to support that 2nd structures in existing residential neighborhoods would be used as affordable housing
Not enough info about the implementation of these ideas.
Not enough time for instructions.
Offer email updates on how specifically our input shapes the city code/land development code.
Only agree with rail.
Only if it fits in the neighborhood. 4 story Apts on residential streets of a pocket neighborhood is an example of a poor fit.
Our group argued more than problem solved- there was no brainstorming.
Please help ensure housing in the urban core is diverse - allowing for all demographics... incomes, races, singles, families, retirees, etc.
Provide a place for input/discussion for those who strongly disagree on everything.
Questions asked in a too general manner, where the answers are really content based and dependent on many factors not explained in the question.
Rocky start! But informative!
Similar concerns as expressed in comments to topic 5.
Smaller lots will drive the cost of land up further.
Some more specificity on the issues would make our discussion more well informed. A lot of our arguments were moot because we understood different things.
Strongly agree if limited to net new land <u>but</u> neutral to disagree for existing residential neighborhoods.
Tall nodes make sense.
Tax Breaks for landlords of homes that provide affordable housing.
The building owners should be the ones to (finance?) the affordable housing rather than take the money from libraries, parks and public health and raising taxes for it.
The data is clear and the tradeoff makes sense, if people don't need the parking they should save money.
The staff were awesome! Very knowledgeable and patient.
The statements and the activity seem slanted to the developers.
There are many causes that impact affordable housing - not just trying to find ways to help developers?
There is no available land in my neighborhood.
This is the future for Austin! The next generation does not want to depend on cars!
This is where we want to encourage density: near transit! ... but less density in areas further from transit.
Trade off is not okay if the affordable housing is <u>short term</u> .
Traffic considerations.
Very well designed.
We agreed that transportation, wages, economic disparity, and greed all impact affordable housing.
What about permeability issues?

What data indicates that TIF works? Are there increased tax revenues?
What is cost of updating infrastructure (sewer etc.) for without pays? NOT taxpayers.
What is impact on traffic?
What is Tax Increment Funding?
What is the impact on the environment?
What is the relation to % affordable housing and increased height?
Why did the city decline to buy TxDot 45th/Bull Creek?
Will AF residents have to park on the street? What is the impact on nearby established neighborhoods?
Will city planners weigh in on the impact these vertical buildings have on traffic and gentrification, i.e. adjacent rent and property value prices as a result of new real estate development? What's different from bad traffic already caused by 15 story condos downtown on S. Lamar?
Will there be incentives of some kind to employers to locate their company on the bus line?
Will this create "Public Housing" (negative) areas? What is the impact on surrounding areas?
Wording issue - affordable housing for all types of people? Family? - Will they live tall approach?
Yes! This exists now and it should stay, we should have more!
Address Tatn Issue impact on affordability.
All neighborhoods.
Can ARA revenues be used for housing affordability.
Connecting routes are essential to link w/ rail lines.
Discuss additional funding sources that would go toward affordable housing.
Discuss assisted living affordability and accessibility.
Discuss deeper affordability in CLT/ile Colony Park Land
Discuss new developments money vs. new business money going towards affordability issues and expanding transportation Eastward
I have to know what are the new developments for?
Monitor equity in quality of affordable units, and monitor discriminatory practices.
More affordability is a must, especially in the development that will be coming to Colony Park!
More outreach - newspapers, radio, T.V.
Must have access to grocery store, emergency facilities, family facilities, dentist office, etc.
Partner w/ Housing authority for density.
Specific language Re: renters vs. owners or affordability.
We can't do this until we have excellent transit. (like they have for UT!)
Without more Density.
"Neutral" on 4 is based on the idea that it is not necessarily appropriate for all neighborhoods - Redevelopment to divided smaller lots can have significant negative impact in some neighborhoods.
\$40,000 too high, need to reach ELI households as part of this effort.
2300 sq. ft. is not a small house ~ especially with the porch, garage, attic exemption.
5 story buildings are most affordable.
A community land trust model can assure long-term affordability.
Acknowledge that the majority want a house with a yard.
Affordable housing must support a range of incomes, including ELI, and have varying sizes. Lets not invest in "tiny houses".
Against tearing down existing single family housing to build multifamily units. Investors should not be allowed to purchase single family houses. These homes should remain for families intending to reside in these homes, and not as an investment to ear down to make a huge profit.
All of us could not afford to live in our neighborhoods if we had to buy in todays market.
Allow Mobile Loaves + Fishes type communities in the Austin City Limits.

Are work areas accessible from affordable housing? Our custodians drive to our office/warehouse.
Capitol Metro Bus system needs to provide more and frequent service for this to work.
Consider the conditions on the ground. Do not do this across the board.
Discuss protecting neighborhood character.
Do not subdivide current lots in established neighborhood.
Does this make a diverse neighborhood or segregate affordable housing to existing transportation corridors.
Fee in-lieu should not be an option - diverse neighborhoods should be throughout city. Fee in-lieu segregates people.
How many people in the under \$40,000 bracket?
If existing retail space was reconfigured this would be acceptable. Example S. Lamar where Alamo Draft house and other new apartments in that are but make affordable.
Issue of transportation planning for buses- approach that focuses along corridors can result in segregated
Long term Austin residents should receive some sort of benefits for being a long term resident and not pushed out of the city.
Make sure the money doesn't come from transit.
More density does not always mean taller buildings. Attached homes increase density but don't increase height.
Need to make sure that extremely low income households are substantially included.
Neutralize Homeowner's Association control on lot and home size within the development.
No one "deserves" a McMansion. Affordable housing should be available in all neighborhoods.
No TIF Funding!
Only if units stay affordable permanently otherwise it's a band aid.
Protect older, existing affordable housing.
Protect views.
Reduced parking requirements on new construction near transit can benefit household affordability even without on site required affordable housing.
Reducing the parking requirements would be acceptable only if they are directly tied to he affordability requirements.
Taller/denser building provide better household affordability opportunities, in their own respect, <u>without</u> on site required affordability.
The activity was designed to obtain a particular outcome.
The example "income required to afford rent" shows that these units are NOT affordable to people in extremely low income households.
These need to be units with multiple (homes?)
This leads to more impervious cover and more flooding.
This should also go hand-in-hand with improving transit.
Use land trusts to create and preserve neighborhood-scale multi-unit buildings.
We should not prioritize this approach over other affordable housing strategies.
Yes but I depends on where the funds come from - should (make use segregation tuting?)
Yes, but in high income neighborhoods the cost to provide "affordable" housing should not be on the backs of low and moderate income folks.
Yes, but we need to keep our existing affordable housing.
A cost analysis of each building type should be done, to better inform decisions.
All of these opinions are formed with out understanding of cost impact. If actual cost impact of different options are know, I think opinions would change.
Concern was for three groups: Current owners, Future owners, and intentional renters.
It was a little complicated, but very good.
Looking at the safety implications, walking paths and biking paths for the reality of changing where parking

Preservation in areas where living is affordable. And no simply insertion of housing (affordable) to already most wealthy live.
"at a range of prices"? How wide? What is each end?
801 & 803 lines offer a great opportunity to encourage moderate-income afford for folks who work downtown.
A.I (hoc?) density agreements lead to look of (accoutedll?)
According to apartment finder low wage workers at \$26900 annual cannot afford Austin at all. $26900 \times 30\% = 672.30$
Ads at bus stops or in Apts or mailing informational.
Affordable to household below 30% AMI. Also, what about quality livability, you can get affordable housing if you want slum housing...
Affordable yes, but by varying MFI requirements we can both diversify and protect areas.
Again gentrification (pushing the poor people out) is making it more expensive for them. We need housing closer to the urban areas to help with this an again it'll help sustainability.
Agreed no room for urban sprawl, but <u>don't</u> want another NYC. (concrete jungle)
<u>All</u> materials need to be in Spanish.
Assure diversity by assigning seating instead of having like minded people become more ingrained in their
Build more public housing!
Building taller buildings for low-income families. I believe that it gives this city a chance to create more diversity in the inner city instead of letting gentrification happen. ( pushing people out)
Can ADP take a hit?
Challenging but fun activity.
City budget reallocations to increase city housing budget. Making rent control legal like NYC. Build more public housing.
COA should limit how many vehicles per person.
Concern about affordable housing gained this way expiring...
Consider the idea of rent control.
Considering population growth small houses may not be environmentally the best option - think about future growth & space.
Corridor rent controls.
Could have used facilitation.
Create more mass transit.
Cut back on public safety.
Decouple parking from multi-family development to decrease parking spaces needed. Make parking space rent an add-on to unit rent.
Define facilitator role a little better or assign one.
Discuss education.
Discuss health, education, employment/ career advancement training opportunities, food access, public safety.
Event was 2 hours, so why limit 10 min per issue.
Discuss how City Housing Bond work.
Distrust that city would enforce affordability.
Do we bring any ideas, not open ended enough state policy problems.
Does "taller buildings" = VMU's, or is VMU just an option?
Does affordable mean quality? (accessible, transit limited, new amenities?)
Educate with random flyers mailed out to get a greater sampling.
Felt like certain options were not on the table at all.
Fund more Foundation Communities Projects!
Have informed facilitators for each group instead of electing one o the participants.

Have more sessions in the local libraries.
Hold more community meetings and announce on Spanish TV & radio.
Housing & amenities, residents need, like libraries and parks. Maybe need to kick in for schools.
How are you defining "major roadways"? Highways (I83, I35) OR major thoroughfares (Lamar,
How long do the units remain "affordable"?
How tall?, will there be parking?, if so, where?, surface lots?, underground garage? Will public transit be within 1/4 mile?
How will you encourage this, what specific implementation?
I think if we take taxes from other services & programs. Doing this would mean these programs would take away jobs or cut back salaries. This I fear is counter-intuitive to what our purpose is, we would create more poverty.
I want to know what happens after this.
I was unclear of how you developed your six statements and why you wanted my feedback.
I would like to hear from the folks at other tables.
IF sidewalks are provided & prevalent.
Improve bus service.
Increase Housing Budget!
Increased advertisement, I don't know how I would've known about this outside of UT.
Interactions with traffic and public transit.
Is Austin considering rent control? Where are we in the process? How will our feedback be implemented.
Is the focus on 1-2 bedroom affordable or will it include 3-4 bedroom?
It was slightly confusing not having an actual facilitator guide the conversations some topics vague, some
Liked having an interpreter for Spanish.
Limiting/Concentrating "affordable housing" historically leads to continued impoverished neighborhoods.
List minimum lot/house sizes.
Look at how mature cities - NY, Chicago, Philly, etc. Do "Air Rights", day-light setbacks, etc. developers do not need a pass on this! If so many more costly cities can do - so can we.
Loved the translation of languages aspect.
Maintain affordability of naturally existing housing (property types, gentrification).
Major roadway with transit, not interstate access road.
Make an elevated train on Lamar from I83 -> river.
Maybe reduce everybody's parking requirements not just for affordable housing.
Maybe start of explaining the format to the entire plenary group before breaking of into small groups.
Mixed use construction should include small and/or affordable housing units.
More ways to find out about events.
Need better public transit for this to work.
Need more bus service everywhere.
Need to enforce existing ordinances related to density bonus.
Need to respect neighborhood plans.
Needs to be centrally located close to city center in a location safe from future isolation - or to a central transportation hub.
Neighborhood Association meetings.
Neighborhoods did already opt-in/out of small lot infill as part of multi-year, max public participation processes.
No tax breaks for development, yet provide incentives to include affordable housing.
Not all portions of the city should be treated the same! Historic/Scenic areas are great for tax base.
Not just distance is important, but quality of walk. (sidewalk, lighting, crime, traffic)
Only if they make it true in <u>all</u> neighborhoods.
Our roadways cannot handle # of vehicles we currently have... we need modern public transit.

Our water/waste water and electric infrastructure needs to be increased to handle density.
Parking issues - need more specifics about how many people.
People moving into Austin is the problem causes affordability and traffic issues that no policies will solve.
Preservation of community character while increasing density in SFU neighborhood.
Provide food at meetings for more engagement.
Reach out to church's, clubs and PTA's.
Reach out to struggling students.
Should focus first on diverting future tax revenue (TIF/TIRZ) before increasing spending from existing tax
Single family detached is least efficient form of housing. 2, 3, 4 plex on smaller lot.
Slash public safety budget!
Smaller houses on smaller lots may be better than ADU's but best solution is varied (not "a") solutions.
Smaller houses on smaller lots was discussed but there wasn't much discussion about ADU's, and that's a feasible solution.
Some of the statements (4,5) were worded a little confusingly.
Stop <u>senseless</u> incentivization! Stop waivers for SXSW, ACL, F1.
Supportive but major investments need to be made in bus/train frequencies and system improvements so people are incentivized to not use parking.
Tall buildings everywhere, like New York.
The instructions were easy to follow, while the wording for questions was ambiguous and slightly uninformative.
The question of " Who Needs Housing that is Affordable?" is insane. Everyone needs affordable housing. Define what affordable is before asking who needs it. Households, families, and workers are 3 separate units of measurement make a realistic basis.
There need to be some parking but I like the idea of less parking because it'll help the environment.
This is a great idea for people living in the (Ex urb.?) City downtowns need to steak up + housing in central Austin even if the lots are smaller.
This topic needs to be narrowed. Linking housing and transportation can be interpreted many ways. Explain why current issues are not a factor.
TIFs were not accurately and fully described. I do not feel I am leaving with new knowledge or alternate
Undosu mentod families need city to support them in home ownership like they do in San Francisco - they pay taxes like other residents.
We took many of the topics further than he information provided- transit, arererending , inequity.
What about lowering public transportation fares too?
When discussing "affordable housing" need to be using 30% of income as threshold.
Why new development? - What about providing incentives for large existing developers who do not provide affordable housing.
With better bus service or rail.
Would be interested in knowing the tradeoffs of increasing the budget for all... but strongly support TIF districts.
Would like to see conformity w/ neighborhood plan, also strong desire for permanent affordability.
Yes - with access to enough food, transport, and business.
Yes, if built w/ bond money.
Yes, parking requirement reductions are good in theory, but it should coincide with improved transit.
Approach community groups and ask them to do small groups.
Discuss how the city is interacting with the state to address property tax relief.
Distribute notices in the neighborhood, and/or keep presidents of neighborhoods notified.
Provide flyers and website.
The format is acceptable and provides the opportunity for each individual to express his/her concerns.
Walkable and livable communities.

Gain input at public events that are well established.
I'd like a table at the farmers market.
Always advocating.
More outreach and more similar events!
Discuss Land Trusts!
Provide information of available housing.
Discuss ADU's
Door to door flyers.
Discuss feasibility of transit as an option.
Concern that many still will not want to give up cars.
Depends on neighborhood; could increase street parking in some neighborhoods.
Important to be distributed throughout the city. Important to be close to work and schools.
Increased density creates a greater need for services that could be cut if TIF was implemented.
Subsidization is valuable, but as a small tool in the toolbox. Overall supply/demand is more critical.
Lack of affordable housing can lead to a loss of human resources (workforce) for the city.
Promotes use of public transit, walkability, etc.
Concerns about what would be cut with this option.
Additional Services can be provide by businesses that are part of VMU.
Concerns regarding compatibility with existing neighborhood.
Examples of where this works: Co-op at Lamar & Airport, Triangle.
Must consider available resources - Mueller is a model but is <u>well</u> organized.
Must be a significant amount of affordable housing given the financial gain.
Can decrease stability of neighborhood. As families grow they need more space and will likely move.
Bring this to neighborhood meetings, church, civic groups and parent / teacher events. Staff must go to he residents NOT residents go to city.
This was a good tool for the group to visualize what others think and gave participants the opportunity to explain why they voted.
Affordable housing must be placed in all neighborhoods and areas of he city. STOP placing affordable housing in low income areas only. District 5, 6, 7, 9 and 10. Student housing should not be considered affordable housing.
Food and alcohol always helps encourage attendance, try Circle C's food truck night.
Work-based input sessions work best for me - with 2 young children, my time on nights + weekends is full.
I had to ask the group for some quiet time for reading information since that wasn't part of the exercise, but otherwise okay.
Liked the structure of the exercise.
Conditional on a robust transit system that doesn't disproportionately impact the poor & disabled.
Would agree if mass transit was improved. Also would require some commitments because bus route can change or go away.
I have questions about implementation but he theory seems sound.
VMUs and tall buildings are misleading. They cost more to maintain and build.
My agreement is predicated on a corollary investment in more + improve mass transit.
Counters the "car culture" in Texas.
Disincentivizes option for certain (target) demographics.
Affordable housing needs to be distributed as evenly as possible, reduce any concentrations.
Dispersing affordable housing citywide helps to reduce property taxes.
I would want more info about my specific neighborhood to know if it's the best place for those limited resources.
This sounds good but I am way out of my depth on this topic + would hope that SME's could make best choices on tax strategies.

Stronger & enforceable affordable housing ordinance would be a better tool. Also cap density with option 2 increases if AH is provided on site.
Online surveys ----- online meeting "go to meeting"
Making sure affordable housing is large enough for families.
Advertise through mail.
Improve transit system.
Overall I'd like to see accountability with developers - provide traffic analyses + mitigation. More creative ways to incorporate charming mixed use development but always consider traffic, affordability, transit etc. not in a
The city does a good job of soliciting input.
The 6 discussion topics weren't detailed enough.
The relevant info provided seemed one-sided. I was reminded of a push poll.
Discuss the role that property values and property taxes play. Could really good mass transit decrease the need for density? Cost trade-offs? Direct subsidies?
Provide Refreshments.
I would like to see developers that request zoning changes take on a larger tax burden to support these
Put stories on local TV news and talk to the neighborhood associations.
The wording of the statements is too vague to be meaningful for data collection / usable information.
Would love to discuss specific tools such as land trusts, housing cooperatives, and other limited equity tools.
Continue the online surveys.
How do community members know what is being planned + how do they block / engage with developers to design what neighbors want.
Getting community buy-in for affordable housing.
Coordinate with schools / PTA's
Support A.H on public land.
Info seems biased.
Informational, however wish disadvantages were written on the issue guide.
It would have been more effective had there been a main facilitator aside from the participant "facilitator".
Zoning for pre fab homes.
Food?
City funding for creative tools/programs like housing cooperatives outside student neighborhoods.
Austin is still not a real city it needs to grow up.
New construction is not affordable because of current cost of land.
Look to San Francisco to learn how <u>not</u> to do economic development in tech.
Create communication between citizens & city on development types, use, etc.
This is not a come and go event. It is a 1 hour commitment.
You need <u>lots</u> of amenities and services in order to reduce car use and live near & use public transit.
The market will <u>not</u> address community needs.
Buy parking space separately. Then you pay for what you use.
The web survey is not working / available.
<u>Minneapolis</u> as a model.
Pair this with mobility & transit plans (sidewalks!!!).
Land Trusts should be integrated into the housing plan.
Employers need to play a role on the transit solution: discounts, buses / vans, rebates.
280,000 jobs in city core, Yikes!
Need other services as well.
Create Multiple Hub System.
Support increased TIF to support A.H development.

Affordable housing can't be discussed in a vacuum. Consider public transportation and suburbs
More affordable housing & more diversity (size/ type/ accessibility).
People unable to drive need housing too - access to effective reliable and comprehensive public transit. Large % (co pwbis?) in Austin. What about us!!
Not in favor of pitting A.H against existing general fund services - <u>grow the pie!</u>
Improve public transit network. Expand services so people unable to move out to Buda etc. still can get safe affordable reliable housing too.
Developers should be required to pay for supporting services - transportation, water, sewage, schools needed as population increases.
If have smaller houses allowed on lots could support older generations aging in place - moving to smaller unit on own property or folk with disability.
Do traffic analysis / traffic mitigation - require developers to support necessary infrastructure that comes along with larger developments for actual, complete developments (not dividing developments into parcels of land).
Taller buildings have only been (so far) really rich condos. What I've seen I am not impressed. I do not believe they will help with relieving poverty .etc.
Apts were promised to deal with need. These complexes were built.
What non-general funds are currently going to affordable housing / could go to housing.
City should get corporate underwriting (plan?) events or not have them just like it did for Trail of Lights -- Trivn Prem city budget.
Tax breaks? If the city is giving tax breaks to companies moving to Austin maybe these resourced can go to affordable housing? - how can we grow the resources rather than allocate them?
This should not be used as quantitative data because it isn't - Also people (some) participating don't live in the
Not really every other application of affordable works in each area.
Affordable Housing needs to be defined.
Mix of tall vs middle - transitions are important.
Not enough info to decide.
We (North Shoal Creek) have historically been affordable & we would like to remain so, but that appears less and less likely each day.
A disaster for (existing?) neighborhoods.
We (North Shoal Creek) already has affordable housing. This sounds like free ice cream for everyone. Need to clearly define "affordable"
What's a major roadway?
Should not be one size fits all (1/4 mile will change my entire (North Shoal Creek) neighborhood zoning).
Is this a leading question?
1/4 mile would encompass the whole (North Shoal Creek) neighborhood and thereby completely change the character of the neighborhood.
I'm open to the idea in general, but one size does not fit all.
Include goal + aspirations for which we <u>don't yet</u> have an implementation or funding strategy but that are nonetheless important: e.g. serving 15% MFI + below, tracking number of people with disabilities having accessibility needs met.
Provide meetings in home or neighborhoods for convenience. Flyers - walling neighbors.
There's no housing no where.
Yes we have criminal re-entry rights but what about unlawful evictions or eviction re-entry and low income property should be 2x or 3x the rest to qualify.
Connect to community through Blackland CDC.
Importance of expanding high quality transportation options for affordability options.
Advertise through posters or mail-ins.

Go to existing groups - churches, PTAs etc.
Discuss need for housing for middle income families.
Discuss public transportation.
Advertise the meetings, promote people input.
Reach out to employers + send email to district employees which are mostly considered in the low income
Mayor Adler said in a conference that he would make it easier to give building permits. To be more lenient giving a variance when a variance is required in h 25/100 yr. floodplain, when here was an existent building previously.
More community meetings.
More need for Community Land Trust / Shared Equity model homeownership models.
Reach out to existing groups at area faith-based organizations and Austin Interfaith.
Discuss housing repair for existing stock - focus on those citizens "aging in place".
How do other cities spend their general fund money?
Would request additional information about other programs being cut to increase the %.
A Community Land Trust would allow for more affordable units in a smaller house project.
There is a chicken & egg problem with placing affordable housing without parking by public transit, because Austin public transit is missing too!
Our group likes the idea of property tax increment financing.
More complex, what roadways? Missing public transportation?
Would density bonuses areas be expanded to include additional geographic regions.
Agreed as part of the solution but with other options considered with as much weight.
What about people making \$50,000 or less?
What is the definition of "major roadway"?
The transportation infrastructure has to be in place prior to reducing parking spaces.
Make public transportation options available in West + Southwest Austin.
Agreed with a focus on improving transportation to increase available bus routes within a quarter of a mile - across a broader geographic range in the city.
Disagree given the current "poor" state of public transportation even in main corridors.
Look to non-profit (Foundation Communities, Habitat for Humanity, Mobile Loaves & Fish's, Homeless Community Plan, etc.) to provide housing/provide options for people that own mobile homes/travel trailers etc.
Future solutions.
What is considered the city limits of Austin.
More advertisements.
Things to discuss: 1. Increase the transportation options. 2. Consider the link between housing and medical/there services - need o be close for some who are elderly/disabled. 3. Consider the connection to education + higher opportunity areas. 4. There is no wholistic approval to affordable housing. You have to consider housing, transportation, jobs, schools, health care, etc. The are all related.
This was a good experience glad I was able to come.
Utilize greater social media.
Mixed use properties.
Reach out and provide better informational opportunities to the neighborhoods.
Sheets were very skewed, seemed to lead in a certain way.
How soon can this be started? So many ordinances, codes, political (beliefs?) need to be altered - can this really happen?
Reduce don't eliminate!
Zoning not encourage.
Goldilock Density
Smaller lots via CodeNext!

Reduction would be ok - But not eliminate parking. I.e. - one car parking VS 2 car parking.
I do not like to see all our streets turn into building <u>canyons</u> ; That is what South Lamar is like.
I don't want to see developer/building fees go up it can (tu?) lost revenues.
Density bonus programs actually need to encourage. Don't (override?) with regulation.
Smaller houses on (segment?) should be considered . In my neighborhood I am seeing small homes be destroyed + multiple large homes put on the lot.
Duplexes zoned in every neighborhood.
Everyone's cost of living here should be lower.
Go up, just make sure roads can handle it.
In future developments, existing infrastructure can't handle roads, utilities, etc.
Why can't poor people have cars? You giving up yours?
Capital Metro Service is <b>awful</b> in South Austin.
Going downtown is a huge pain (I won't) so thank you for coming to us!
Was very informative and fun. Felt safe to be open with my group though none of them could relate o my background or life experiences.
Rental industry requirement of income 3x rent\$ is huge roadblock to safe affordable housing. You want to live where rent is \$700/month?
Definition of what affordable housing is built like - no high end finishes, minimal sq. ft. per person. We need efficiency Apts! -zoning issue! Mobile Loaves + Fishes except with kitchen and baths in the city limit throughout town!
Bus system is horrible has been and changes to it seldom help without hurting another part of it.
People with bad credit or even minor/old criminal past can not get housing of any type!! Punished forever.
Discuss homelessness.
Have a campaign with the faces of the people who need this, use the human story.
Great format for a group.
Spend money on land acquisition - model on Mueller.
Waivers for affordable housing scaled as % of development.
I think this will create an opportunity to further develop his idea.
Taller buildings, yes if infrastructure can support it. (transportation and other resources)
Do grassroots outreach don't rely on top down, trickle down dissemination of info.
Very informational.
Would like further developed plan around income requirements -> how you're going to ensure those who need housing most gets it. - i.e. college students qualifying b/c their family's income, or trust funds don't get considered & that in turn pushes more marginalized folks/families out.
Just keep meeting where available.
I would love to attend more meetings on this topic.
Really work to put the word out. (about meetings)
Hire community organizers rom our community to do outreach/engagement.
Provide childcare and food. (at meetings)
Meeting Topics lacked complexity i.e. racially cultural nuances.
The person (Jonathan) was great.
Cultural/Racial nuances Imagine Austin is rooted in racism specifically antiblackness even though it has great intentions.
Legislative action needed in requiring affordable units to be included in new developments.
Trust fund other income sources get factored in. Student housing exceptions like LIHTC
Strongly agree if directed towards lower income folks + not taking away from HHS.
CLT what happens when your children inherit the house.

Let them (the attendees) see how it applies to them. (regarding ideas to encourage attendance).
Making them more aware of affordable housing. (regarding ideas to encourage attendance).
The unwillingness of the City to spend more on affordable housing, 1% is a joke.
Invite to meetings, information. (regarding ideas to encourage attendance).
Not everyone is making lots of money, BUT everyone needs a place to live. If you need good reliable people to work for you, we need a place to live too!
Please take care of the Austin / Metro citizens first before refugees. We are struggling too.
If you're talking with most former homeless people, you would have to provide food or gift cards (what's in it for me).
It wasn't really fun, but it was informational.
I think the city shouldn't give big business such breaks as not paying their share of taxes. Find other perks to give them. If this is done, it might keep property taxes from going up & the Austin citizens would have more money to spend.
The elderly can't afford to stay in their homes. Especially those on fixed income. Can anything be done?
Publicity of growth forecast. (regarding ideas to encourage attendance).
The minimum wage!! Should be a LIVING WAGE! TAX the wealthy.
We need more businesses that hire to relax policy on criminal background make more business second chance companies.
More groups to meet incentives for suggestions. (regarding ideas to encourage attendance).
The handout appreciated informative. Food for thought provoking further desire to be involved + find
Adequate time given to question & answer session.
(when design was addressed in meeting) yard space, connection with nature in future sites all the empty buildings that can be put to use for housing already built. More windows and light to the units (natural light).
1% of taxes goes to affordable housing means they don't even recognize there is a problem.
The City of Austin should be able to dictate # of unit are affordable. NOT developers. NOT the State.
1. Forbes ranks Austin #1. 2. People moving here at a rate of (net) 100/day? 3. Tax + code incentives to help with affordable housing.
Both Public Health + Safety can afford NO LOSS these need more funding ASAP! Affordable housing funding double ASAP!!
Real Estate developers will only pass tax increases on to their renters. So using tax increases is not a sustainable solution.
Austin has <u>many</u> low income jobs, and if I am working a low paying job. <u>Please</u> give me a nice place to live.
Limiting parking is a good idea, but I wouldn't get rid of it because a car can help get someone out of the poverty cycle through more work options.
I think some people don't want Low-income people living close to them. There are not enough low-income single men places to live.
Is the city considering "tiny homes" in the plan?
Affordable housing in downtown has many advantages & opportunity for citizens + city itself.
Please help the Austin citizens first. We are really struggling to afford a house. Especially being disabled. My medical bills are overwhelmed.
What about disability parking, update the plan?
What about my flying car?
Affordable housing with out a parking space, defeats it's purpose. But it's great if you live downtown & work downtown, with no car.
New developments are a great place to get funds to balance what they're doing to rental prices in Austin.
Affordable Housing leads to more opportunities for employed, thus tax payers!

You spend 1% on affordable housing , the cost from homeless is far greater this gets people of the streets to be productive.

The public should be engaged through intense Neighborhood Meetings

Do Not Let City Override Neighborhood Plans

Bias in Survey Against Single Family

o Assumption that it is not Affordable

o Single Family Homeowners are Worried

o Single Family Homeowners are Being Squeezed Out

Public Access to Survey Results

o Statistically Valid & Open

Leading Questions on Survey

o Pre-Determined Outcome

- Gentrification = Racism

- Keep Infrastructure in Sync with Development (Including Transportation)

- Consider All Options – Find Solutions

- Upzoning Reduces Affordability and Increases Value of Land

- Be Truthful About Occupancy Limits, legislation passed by City Council in 2014 actually helps with affordability in Austin and has no impact on Fair Housing

- NHCD Needs to Work for Working People, Not Developers

- Address Preservation of Existing Housing Stock

- Is Target Growth Area East Austin?

- Missing Middle ≠ Affordable

- How to Accomplish Racial and Economic Integration

- CapMetro has Inaccurate Info on the Amount of Density that is Required to Sustain Transit Along Corridors

- \$2 Construction Permit Fee

- Linkage Fees, Dispute Legality Despite Law Department, Look into Ed Wendler Jr.

- Combine Home Ownership with Renter

- A way to Make Austin More Affordable and Encourage Single Family Home Ownership by the City

Guaranteeing Down-Payments for Residents

- Incentives to Builders

- Use Linkages, not Entitlements

Slow Demolition of Existing Affordable Housing by requiring:

o 90 Day Waiting Period to Counteract Investor Driven Process

o Requirement of Affordability Impact Statements for Demolitions from NHCD

o Community Development Corporations Could Buy Older Properties and Resell as Affordable Housing

o Strict enforcement of property maintenance codes

o An increase in the fines for violations of the property maintenance code

o Require Purchasers Bring Properties up to Code Before demolishing/Reselling

- Don't Prop Up a Failed System

- Share Density Load, Not All Urban, More Greenfield

- Include Policy in Housing Plan to Salvage Small Older Homes before Demolition by Relocating to Cottage

- Enforce permit variances

- Put Affordable Housing in All Neighborhoods
Local Input to Planning Process should contain Transparency & Seat at the Planning Table
- Insure Infill Tools Create Affordability
- Define Affordable Housing for People with Household Incomes at or Below 50% MFI
- Cooperative Housing
- Super Majority Council to Vote to Up Zone
- Separate Neighborhood Planning Department

# **Comparison of Responses from Statistically Valid Email Survey and Community/Stakeholder Meetings**

The results from the Austin Energy statistically valid email survey *and* results from the various meetings throughout the engagement process are depicted below. Residents who answered the emailed survey more frequently indicated that they were neutral, disagreed, or strongly disagreed with the housing strategies presented, while citizens who participated in the community meetings were more likely to be supportive of the six strategies outlined. Both datasets indicate that Austinites agree or strongly agree that it is important to have affordable housing in all parts of Austin.

Survey respondents and meeting participants also responded favorably towards building smaller houses on smaller pieces of land. 71% of survey respondents said that they would consider living in a townhouse, row house, triplex, apartment, or some housing option other than a detached single-family home if it was *affordable* to them. The two datasets show that email survey respondents and community meeting participants most heavily disagree with reducing parking requirements for affordable housing at 39% and 20%, respectively. However, comments from the community meetings reflect that citizens generally agree that there should be reduced parking requirements in targeted affordable housing developments on the condition that the mass transit system in Austin be substantially improved along with better sidewalk and bicycle infrastructure. Eighty-four percent also supported the idea of housing at various price levels located within walking distance of multiple transportation options on the stipulation that the transportation system be enhanced

Statistically Valid Email Survey



Important to have Affordable Housing in All of Austin	Allow Smaller Houses on Smaller Lots	Linking Housing and Transportation	Additional City Funding for Affordable Housing	Taller Buildings for More Affordable Housing	Reduce Parking Requirements for Affordable Housing
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Community and Stakeholder Meetings



Strongly Disagree/Disagree    Neutral    Strongly Agree/Agree

## Other Input Received

## Affordability Strategies for Homeowner Retention

Presented [REDACTED] – March 28, 2016

Overview: One of Austin's biggest affordability challenges is the displacement of existing residents due to the rapid acceleration of property values, resulting in unaffordable property taxes. The housing cost spiral has helped fuel Austin's status as the most economically segregated major city in America. One way to approach this problem is to explore creative solutions such as shared equity mortgages and shared appreciation mortgages. Local government officials should create a strong public outreach initiative so that citizens who feel at risk of losing their homes will know where to turn to seek assistance. Below I have listed both new and existing strategies that should be considered. All non-native long-term residents were newcomers when they first arrived. They are just as vital to the community, its culture and its economy as today's newcomers.

### Options to Review for Consideration

A. Shared Equity Mortgages and Shared Appreciation Mortgages – These are financing arrangements that allow a third party investor to invest in a percentage of the equity in a home, thereby lowering the payments for the homeowner. When the house is sold, proceeds are split based on the equity ownership percentage. This mechanism should be explored both for renters seeking first time home ownership, as well as a refinancing option for long-term homeowners squeezed by high property taxes.

Online Resources – Please review the Following Links:

1. [“Facilitating Shared Appreciation Mortgages to Prevent Housing Crashes and Affordability Crises”](#) – The Brookings Institution
2. [H.R. 3519 - Preserving American Homeownership Act of 2015](#) (See Attached Bill Summary)
3. [“Shared Equity and Housing”](#) – Andrew Caplin, Economic Data Engineer, New York University
4. [“Shared-Equity Mortgages, Housing Affordability, and Homeownership”](#) – Andrew Caplin, James Carr, et. all
5. [“Housing Partnerships: A New Approach to a Market at a Crossroads”](#) – Book by Andrew Caplin
6. [“The Mortgage Mess, the Press, and the Politics of Inattention”](#) – Andrew Caplin

Determine if the concept of shared equity home ownership can be extended to older homeowners whose mortgages are paid off, but they still face an unaffordable burden of high property taxes. Can shared equity arrangements be worked out with investors willing to share the cost of property taxes?

## B. Other, More Traditional Home Financing Arrangements

1. [Shared equity with land trusts and various model comparisons](#) – This website has a tremendous catalog of information and should be considered must-read.
2. [Co-ownership of a home](#) – usually involving relatives or friends
3. Reverse mortgages – should be approached with caution through consumer-based organizations

## C. Continue phasing in the full 20% City of Austin general homestead exemption

## D. Consider supporting improvements to State law allowing over-65 homeowners to defer their property taxes

1. Reduce the annual 8% annual interest rate on the deferred tax amount.
2. The over-65 property tax deferral option is subject to approval by each homeowner's mortgage lender. We need to find out what criteria the lenders use, and to what extent the current climate for Austin homeowners favors or disfavors approval of tax deferrals by most lenders.

## E. Make sure that the City of Austin continues to index the over-65 and disabled homestead exemption.

## F. Make sure that the current City review of a tax swap arrangement with AISD includes an offsetting adjustment to lower the tax rate for over-65 homeowners. Their school taxes are frozen when they turn 65. So a tax swap with the City without an offsetting adjustment would violate the intent of that law.

## G. Research and review the housing affordability and homeowner retention strategies of other cities.

[See this news article from Portland.](#)

## U.S. H.R. 3519 Preserving American Homeownership Act of 2015

(Referred to the House Committee on Financial Services. No further action to date).

Sponsored By Rep. Keith Ellison (D), Minnesota

Co-Sponsored By Rep. Louise Slaughter (D) New York

Co-Sponsored By Norma Torres (D) California

Note: A similar version of this bill was introduced in the Senate in 2014 as S. 2854 by Sen. Robert "Bob" Menendez (D), New Jersey

## Bill Summary

Requires the Director of the Federal Housing Finance Agency and the Federal Housing Commissioner each to establish a pilot program to encourage, through assistance provided under the Home Affordable Modification Program under the Secretary of the Treasury's Making Home Affordable initiative, the use of shared appreciation mortgage modifications that: (1) are designed to

return greater cash flow to investors than other loss-mitigation activities, including foreclosure; and (2) result in positive net present value for the investor.

Requires a shared appreciation mortgage modification to: (1) reduce by specified action the loan-to-value ratio of a covered mortgage to 115% immediately upon modification and to 95% within 3 years; (2) reduce the interest rate if such a principal reduction would not result in an affordable reduced monthly payment; (3) reduce to a specified amount any periodic payment the homeowner is required to make; (4) require the homeowner to pay the investor, after refinancing or selling the real property securing a covered mortgage, up to 50% of the amount of any increase in the value of the real property during a specified period; and (5) result in a positive net present value for the investor after taking into account the principal reduction and, if necessary, any interest rate reduction.

Requires the Director to: (1) provide that an enterprise may negotiate regarding a shared appreciation mortgage modification of a covered mortgage with any mortgage insurance provider for a mortgage on the subject property, and (2) allow advanced claim agreements with respect to such mortgage insurance policies.

[REDACTED]

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**From:** [REDACTED]  
**Sent:** Monday, April 04, 2016 2:06 PM  
**To:** [REDACTED] n  
**Subject:** Burnet Rd. corridor and families

**Categories:** Note

[REDACTED]

I wish I could attend tomorrow night's meeting, but my daughter is performing in a McCallum High School choir concert.

I'm writing in support of Sustainable Neighborhoods' efforts to keep families living in Central Austin. We've got so many pressures working against families in this area, and I'd hate to see our zoning rules promote further erosion of our quality of life and ability to live here. I live on Joyce St. in Allandale, and I already know of two friends in the neighborhood who have had to leave our neighborhood because of the increase in property taxes. I'm sure there are many others.

Affordable housing is in short supply; adding more commercial and multi-family housing to our area will only drive up land prices further. Affordable housing shouldn't just happen when the city makes a developer include some affordable units! There should be zoning policies in place to keep housing affordable in neighborhoods where it already exists; we won't all be able to get into these affordable units developers are building.

Our streets are already very busy (and used by cut-through traffic) to the extent I am nervous when letting my daughters ride their bikes on our neighborhood streets. High-density housing makes our streets more dangerous.

We have lovely neighborhood schools that decades of residents have helped build and support; I'd hate to see them have attendance dwindle to the point that they are under threat of closure the way that Zilker and Barton Hills Elementary were. This is a likely scenario when families no longer choose to live in the area.

Please don't create zoning rules that encourage further erosion of the community that we and those who came before us have worked so hard to build! I know that the voices of the commercial property owners and developers are loud at City Hall. I'm hoping that our community's voice can be heard over their clamoring for their next dollar.

Thank you,

[REDACTED]

[REDACTED]

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**From:** [REDACTED]  
**Sent:** Tuesday, April 05, 2016 9:31 AM  
**To:** [REDACTED]  
**Subject:** Tonight's Code Next Meeting

I'm not able to attend tonight's meeting so I want to give a bit of feedback relating to Austin's housing policy.

I'm a senior citizen who lives along Burnet Road in the North Shoal Creek neighborhood. While I support Imagine Austin's goal of a compact and connected city, I do not support the way the City of Austin is pursuing this goal. Along Burnet, "development" and "density" are code words for large VMU or MF-6 apartment complexes marketed to young singles or couples with no children but with high disposable incomes.

The problem is not marketing to this demographic. The problem is THAT THIS IS THE SOLE DEMOGRAPHIC AUSTIN'S CURRENT HOUSING POLICY MARKETS TO.

City policy also requires or encourages builders to include some level of affordable housing, but it is a) a drop in the bucket compared to the need; and b) artificial in that it can be for limited periods of time like 10 years. It's not a successful approach and it needs to be changed.

Our neighborhood has a large number of apartments built in the 70s, some of which have been converted to condos. As condos, they generally sell in the \$100,000-\$200,000 range and they're generally two bedroom. From my perspective, they represent largely ignored affordable housing or missing middle options but during a zoning case last year, I realized they're viewed by City staff and City Hall as undesirable.

We need to build housing for a range of ages, including seniors. We need housing that families with children can live in. We need housing that middle income people can afford to live in. We need "missing middle," medium and moderate density as well as high density.

I hope CodeNext will be used to give us more of what we need and less of what developers and segments of City Hall want.

[REDACTED]

[REDACTED]

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**From:** [REDACTED]  
**Sent:** Wednesday, April 13, 2016 12:22 PM  
**To:** [REDACTED]  
**Subject:** FW: Public Hearings on Community Needs - Community Input

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**From:** [REDACTED]  
**Sent:** Tuesday, April 12, 2016 9:41 AM  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Public Hearings on Community Needs - Community Input

I can't attend the hearings, but I want to provide my input. Re: Economic Development

Austin is the most economically segregated large metro area in the nation, according to a study last year by the Martin Prosperity Institute entitled, "Segregated City." The study noted that "Austin has the highest level of economic segregation of any large metro in the United States, and fourth of the ten most segregated large metros."

For many individuals that are low income and have little or no employment opportunity, starting or maintaining a small business is their best/only option for self-sufficiency.

Some of the investment for CDBG funds needs to be targeted at small business development. The City also needs to evaluate all providers on a competitive basis in dispersing the grants and not just renew grants to prior recipients.

Thank you.

[REDACTED]

[REDACTED]

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**From:** [REDACTED]  
**Sent:** Tuesday, April 19, 2016 10:02 AM  
**To:** [REDACTED]  
**Subject:** affordable housing

[REDACTED]

3 words, Foundations In Communities. This group has got the right formula for affordable housing and stewardship. My neighborhood was developed to include duplexes for multi family, and I invite you to drive on Slaughter between Brodie and Manchaca, and Alcott, Jadewood, Japonica, Roxanna etc. see what investor owned properties look like in residential neighborhoods and the constant problems it places on homeowners. Then look at the new FIC property Homestead Oaks on W Slaughter (old horse farm) to see a well maintained property - all their properties are well maintained.

[REDACTED]

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**From:** [REDACTED]  
**Sent:** Thursday, April 21, 2016 11:50 AM  
**To:** [REDACTED]  
**Subject:** Keep Burnet Rd family friendly!

We support the sentiment expressed below by the Allandale Neighborhood Association. We have lived near Burnet Rd in Allandale for over 40 years. We raised our family here, and love the freedom kids had to go around the neighborhood and grow up freely. The huge apartment complex that just went up at the end of our street [Twin Oaks] is a blight. The traffic that will be generated will increase substantially on Burnet Rd. Our street is already a 'cut through' street to Shoal Creek Blvd. Any more dwelling units in this area is going to make the roads even more unsafe for kids or adults walking or cycling. Keep this area family friendly by not adding more condos and apartments.

## CODENEXT housing meet at NW Rec Tues, 4/5, 6-8 pm

*by Allandale Neighborhood Association | Apr 4, 2016 | Land use issues |*

Attn Urban Parents! Imp for those caring about family friendly housing, this per Steven Zettner who works tirelessly on these efforts:

Would you be willing to briefly swing by NW Rec tmrw, Tuesday, 4/5 b/t 6 and 8 pm and provide feedback on the need for family-friendly housing? Or just forward this email to Jonathan Tomko at [jonathan.tomko@austintexas.gov](mailto:jonathan.tomko@austintexas.gov) with a brief statement of support. Showing up, even briefly, is more powerful, but an email still helps. If possible, please forward this request to friends.

I'm trying to get attention on the risk of CodeNext cementing a permanent housing bias against families in the urban core.

We're at a pivotal moment – CodeNext is in the process of locking down policies that will be in our zoning rules for decades.

Statistically, a community needs at least 70% multi-bedroom housing to avert a long-term structural bias against families. Burnet Rd is on track to have about 50% multi-bedroom housing in 25 years, similar to Downtown. CodeNext policies could make this imbalance worse.

Many things affect whether families will live in an area, but the composition of housing is a permanent physical constraint. It shapes everything else – services, public school viability, parental support networks. The kind of housing we build will determine whether tomorrow's families are permanently segregated from the urban core.

This is a wonky way to approach things, a bit like someone pointing out that an increase in atmospheric CO2 from 280 ppm to 400 ppm might have big climate consequences. Like climate change, it's a long-term thing that we won't feel much in our ordinary

lives. But preserving the ability of our community to have balanced demographics, to be truly inter-generational, would make a wonderful gift to the next generation. Please take a moment to help our Burnet Rd community retain our diversity

[REDACTED]

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**From:** [REDACTED]  
**Sent:** Monday, May 02, 2016 2:26 PM  
**To:** [REDACTED]  
**Subject:** FW: Austin Housing Plan dialog and survey

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged  
**Categories:** Attention

[REDACTED]

**From:** [REDACTED]  
**Sent:** Thursday, April 28, 2016 12:45 PM  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Austin Housing Plan dialog and survey

I have for nearly 30 years been teaching statistics at the McCombs School of Business. As part of our teaching we do not want to introduce bias, including voluntary response samples, slanted questions, and even push polls that masquerade as a fair side of an issue. All of these are problems with the Austin Housing Plan Dialog and Survey. The phrasing of the questions and answer choices are clearly slanted to ensure that the desired results are obtained.

At the Housing Dialog, there are 6 statements provided and participants are given sticky tabs to mark their response as Agree, Neutral, Disagree, and Strongly disagree. The first 5 statements specifically include the words "affordable housing" and it is likely that participants will agree or strongly agree with the statements. After all, nobody wants to be seen as being against affordable housing even if some of the solutions that are being suggested haven't worked in other cities and ignore issues like the cost of environmental effects.

For example, the 4th question asks whether the City should allow small houses to be built on smaller pieces of land than currently allowed. The question makes it sound like the City won't allow small houses (which isn't true.) But even more so, it asks the question in a way that adds in the words about affordability to slant the results. If the statement was simply "The City should allow houses to be built on smaller pieces of land than is currently allowed" the results wouldn't be biased and you could find out whether citizens favor this change in the development code. Adding the words "in order to provide more affordable options" biases the results in a particular direction. Adding the words "in order to provide more profit for developers" would bias the results in the other direction. The online survey makes it worse by allowing a "Strongly agree" response without an option to "Strongly disagree." Instead there is only a "Do not agree." This lack of symmetry in the answer choices further biases the survey results.

In addition, the specific solutions that are being suggested in the dialog and survey (i.e. taller buildings, reduced parking, middle housing) are so well matched to the agenda the staff has been pushing from the start of this CodeNext process that the affordability prescription and the results from the Housing Plan Dialog and Survey have already been drafted.

The citizens of Austin deserve to be treated as intelligent, thoughtful people whose opinions are listened to, not manipulated.

[REDACTED]

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**From:** [REDACTED]  
**Sent:** Wednesday, May 11, 2016 4:37 PM  
**To:** [REDACTED]  
**Subject:** FW: Austin Housing Plan comments

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[REDACTED]  
**Sent:** Thursday, May 05, 2016 4:21 PM  
[REDACTED]  
**Subject:** Austin Housing Plan comments

A woman called when I was working reception on **Monday, May 2<sup>nd</sup>**. She described herself as a “senior on a fixed income”. She asked if the following comments could be submitted, instead of doing the survey:

“Is there any consideration for rent control for seniors who live on fixed incomes? Yes, Texas law does not allow rent control, but how can we change the law?”

(Incidentally, she said her rent has increased from \$750/month to \$1,200/month over the course of 8 years. If rent control limited increases to 5% per year, the rent would still have increased from \$750 to ~\$1,100 in that time.)

[REDACTED]

**From:**

**Sent:** Monday, June 06, 2016 5:43 PM

**To:** NHCD

**Subject:** Re: Here's our tally sheet [Re: Reminder: Housing Conversation Kits due by Friday May 27th]

Please let us know if you received this successfully. Thanks!

On Sat, May 28, 2016 at 12:19 AM, <> wrote:

Folks,

Thanks for asking our opinion. This is a great idea and I hope it leads to real solutions.

However, we did feel like this HCK didn't really address some of the core issues, though, and so we would like to add the following comments. Please let me know if this feedback should be submitted in some other form.

1. The HCK asks some of the key questions but we agree that some of these questions have in-built assumptions we find unhelpful and sometimes simply damaging.
2. These questions are so general that our feedback can be heeded and yet be 100% contrary to our intent.
3. We think "business as usual" affordable housing is a drop in the bucket and a waste of taxpayer money. Building 100 affordable units in Westlake or Downtown is pointless when, as you point out, several hundred thousand worthy individuals are needing help. We have to think outside the normal lines to solve this problem in any appreciable way. A token effort is worse than nothing because it deceives the casual observer into thinking positive change is occurring. This helps no one. At the same time, this is an opportunity to implement some innovative solutions that will build Austin's reputation as a leadership city.
4. **Topic 1 from the Tally Sheet:** well, this is a tough start. I bet a lot of well-intentioned people will say, "sure! i'm not NIMBY!" but this could be implemented horribly. Building token units in Mueller or Westlake or Hyde Park is nice for the fortunate few, but honestly a waste of precious resources. Rather than shotgun a few affordable units across the whole city, we would much rather see large, economically-built structures constructed on the outskirts of the city, near public transport, where the city's dollars go further.
5. **Topic 5:** We disagreed on this topic, although we both have the same concern. This sounds like a fine idea that's open to abuse. The question doesn't specify, but we can certainly envision a greedy developer accepting this deal and then running the building just like any other, which pushes all the extra cars out into the street and surrounding neighborhood. This topic should specify whether the beneficiaries of the lower rent will be required to reduce their parking space usage to match their lowered rent. If we were certain that these tenants would have a disincentive to parking more cars in the structure - like a per-space parking fee and an upfront agreement about the parking limitations -- we would support it more fully.

## SUGGESTIONS

I talked in some depth with both my HCK friend and with other friends about these issues. Item 3 was mentioned in both conversations.

We discussed some blue-sky solutions, the most interesting being a new kind of development that contains **modular units that are office spaces during the day (much like the successful WeWork setups) and residences at night**. This would address the central wastefulness of modern living: that offices are idle at night and homes during the day. The units would be designed much like this home: <https://www.youtube.com/watch?v=f-iFJ3ncIDo> . Locking walls would ensure privacy and deter theft; lounges and overflow units would address special cases like working late or staying home sick. Look to the work being done in the tiny house movement, European cities, and by our own "Professor Dumpster" at Huston-Tillotson. Could you find a developer who'd be willing to try something this different? I would hope we could in Austin... and I would expect that people would support such an effort through crowdfunding. The ROI question would be easily answered: all parties would win if such a project meant a 40% discount on rents for tenants and a resulting 20% bonus on rents for the developer (60% residential + 60% commercial rents).

Even if a residential/commercial hybrid were impossible, many of these concepts could be applied fruitfully to traditional developments. With the rise of Austin's downtown condos, living small and central is trendy and feasible.

Another idea was to **build in the airspace above public parks, starting at 30 to 50 feet above ground level**. The ground-level footprint would only be a central elevator shaft/lightwell and four corner supports and the first full floor would be 30 to 50 feet above ground. The park would still receive plenty of sunlight (and we're already building shade structures in our parks anyhow). Parking would be excavated into an underground garage. In this way, the city could dual-purpose some invaluable real estate while preserving and respecting the park's existing function.

Finally, in the public transport vein: a gondola line (low footprint, low cost) that would serve downtown with lower cost than light rail. A bit outside scope, but fyi.

On Tue, May 10, 2016 at 6:05 PM, NHCD <[NHCD@austintexas.gov](mailto:NHCD@austintexas.gov)> wrote:

You are receiving this email because you requested that a **Housing Conversation Kit** for the Austin Housing Plan be sent to you either online or in paper form. If you have completed the kit, please send your results back to us so that your feedback can be incorporated into the Austin Housing Plan. Please include the Group Tally Sheet and any completed Individual Feedback Sheets. You can send your results back to us using any of the methods below.

1. If you have access to a computer and scanner, please scan your Group Tally Sheet and any Individual Feedback Sheets and send them in an email to [nhcd@austintexas.gov](mailto:nhcd@austintexas.gov).

2. If you have a computer but not a scanner, you may send us your Group Tally Sheet and comments using a Word document, which is available to download at <http://austintexas.gov/page/housing-conversation-kit#> or photograph the Group Tally Sheet and any Individual Feedback Sheets then send them in an email to [nhcd@austintexas.gov](mailto:nhcd@austintexas.gov).

3. If you do not have access to a computer, you can drop off the results or send them by mail to:

**Neighborhood Housing and Community Development  
1000 E. 11th St., Suite 200  
Austin, TX 78702**

Please **submit all information by Friday, May 27<sup>th</sup>**.

Thank you and have a wonderful day!

# Kid's Courtyard

Buildings for single mothers and their children. Self-managing and sustainable.

Saturday, March 28, 2015

## Three lines of revenue

This building is specifically designed for single mothers, either working or in school, but also works for other lifestyles as well.

1. Apartments
2. Day care for surrounding community
3. Restaurant/food for tenants (and community)

It's kind of like a giant lemonade stand, with all the profits going to the kids.

Posted by [Andrew Bransford Brown](#) at 9:30 PM [No comments:](#)

Recommend this on Google

Monday, December 8, 2014

This building does not have a landlord and is designed to distribute the landlord interests, management, and responsibilities to the tenants.

Construction is profitable for the initial investors, and ongoing profits are redistributed to the tenants' children.

Ownership is conveyed to the children as they reach 18 and move out.

Investors earn returns from 2 sources:

1. Construction/project fee on each building (\$1 million - \$250,000, as the system becomes cookie-cutter). Demographics show a possible 500-1000 buildings in the United States alone (\$125 million).
2. Retail in the surrounding area. Franchise possibilities. Gas, toys, clothes, bicycles, coffee, etc.

Posted by [Andrew Bransford Brown](#) at 4:19 AM [No comments:](#)

+1 Recommend this on Google

Saturday, November 30, 2013

## The Courtyard

### Blog Archive

- ▼ 2015 (1)
  - ▼ March (1)
    - [Three lines of revenue](#)
- ▶ 2014 (1)
- ▶ 2013 (4)

### About Me



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Each space in the center is a common-living area: day-care, dining, pool, study, etc. Lots of light and lots of visibility from all sides. Mothers can study inside their private living spaces while keeping an eye on their kids.

Note the elevators at the apex in the back. Some Kid's Courtyards might have a trap door with a slide into a pool. Remote controls on the trap-doors.

One really nice thing about this design is a Kid's Courtyard space can be "retrofitted" onto existing buildings.

Posted by Andrew Bransford Brown at 1:15 PM No comments:

 Recommend this on Google

Saturday, October 12, 2013

## Clarification

Note: each building is either a single-fathers' building OR a single-mothers' building. Adults of the opposite sex are not allowed in the building.

Posted by Andrew Bransford Brown at 10:36 AM No comments:

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## Kid's Courtyard Synopsis

### Kid's Courtyard

"This building is owned by the kids who used to live here."

The mission is to renovate or construct a building to provide "single-parent housing". The vision is a for-profit venture to build or renovate over 1000 buildings around the United States with long term residual income generated from retail in the surrounding area. First location might be New York City or Miami. The goal is a land-lord free, self-managing building providing a core of safe, healthy, sustainable living for the community. Initial funding sources can be private, public, or a combination thereof.

#### Finances

- \$800,000 initial investment.
- Return is a \$500,000 project development fee after construction/renovation is completed.
- 1,000 buildings are possible around the country (13 million single mother households).
- Retail possibilities include toys, clothing, restaurants, bicycles, and gas stations.

#### Management

- Initial partners construct or renovate the building.
- Those partners become Board of Directors of the corporation.
- Residents fill officer positions in the corporation.

B-257

- All profits from the building itself are rolled into a toy fund and spent by the children.
  - Shares in the corporation are transferred to the children after they move out.
- For a 6-page detailed description of this unique plan, please contact me. As a single father, I designed every detail to make sure my son and his mother were cared for, even if I were not around.

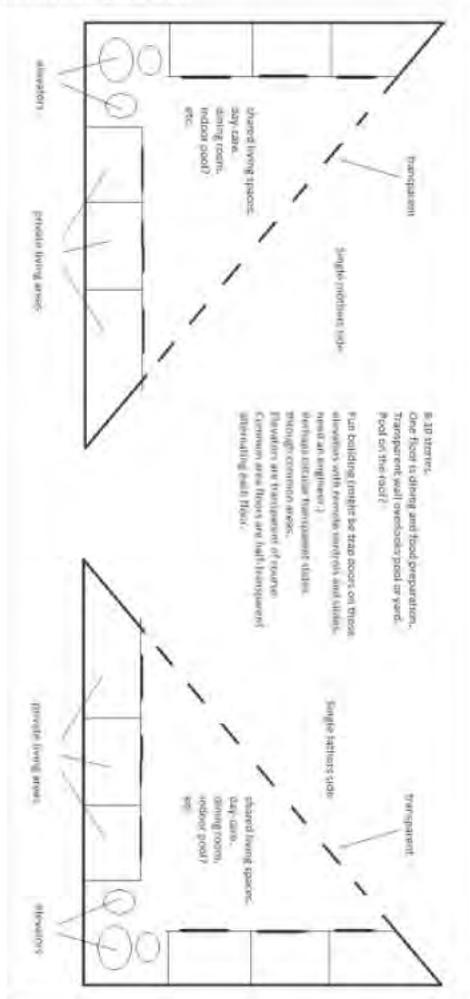
Andrew B Brown - Project Architect

Mr. Brown has over 15 years experience managing software projects and consulting in the accounting, mortgage, banking, and finance industries. He holds a bachelor's degree in accounting from UT Austin.

+66 98 252 4335

andrewbb@gmail.com

Attachment: basic architectural sketch



Posted by Andrew Bransford Brown at 10:22 AM No comments:

 Recommend this on Google

## Kid's Courtyard Plan

### Kid's Courtyard

"This building is owned by the kids who used to live here."



## Summary

This is a building without a landlord that is designed for single mothers and their children. It is a for-profit venture looking for seed capital. Due to this being an entirely new concept in an untapped market, potential is billions.

Create a community for single mothers enabling them to go to college while raising their children in a healthy environment. Depending on the amount of governmental or private grants available the total cost to each single mother family is \$800-\$1200/month and includes a 2 bedroom apartment, food, day-care, and babysitting.

With the number of single mothers in the United States today, this project can create over 500 buildings around the country which would provide homes to 150,000 single mothers and their children. The project development fee on each building is \$250,000 to \$1,000,000 which leads to over \$125 million in development fees before retail is considered.

A building of 300 single mothers with over 1,000 children in the area will form a core to the community that will provide new jobs and encourage small businesses such as children's clothing, bicycles, skateboards, etc.

## Market

Over 13 million single mothers live in the United States with 6-7 million of those families' children under the age of 10. Since most mothers do not have sufficient financial support to supervise and be a stay-at-home mom, working, going to school, and raising children is a near impossible challenge. Day care averages over \$600/month and single mothers do not have the finances or time to attend college while working in low-wage jobs to support their children. A building and community specifically designed for their unique needs has never been designed before.

## Problem Statement

While there are many sources of private and public money dedicated to assisting single mothers today, no one has addressed the unique living challenges of single mothers raising small children by themselves while working or going to college. Bringing many such families together in a common environment allows those families to share responsibilities while increasing the time they have available to spend with their children. This allows them to improve their future, attend college, obtain advanced degrees, all while raising their children in a healthy, safe, holistic, sustainable environment. The design of Kid's Courtyard holds all those goals in mind while providing safe, fun, social environments for all the children living in the building and the surrounding community. This builds a solid, healthy core to the neighborhood community and brings new jobs and small business opportunities to the area.

## Objective and Project Description

This project creates a sustainable, healthy living arrangement for women in similar lifestyles. Shared supervision and shared daily living responsibilities ease the burden of their similar situations and allow more time to raise their children and provide for their future.

With 20-25 single mother families on each floor, fewer than 2 hours of time would be required by each mother per day to assist with supervision or cooking. This leaves her with 14 to 16 hours every day to study, work, or play. If a few mothers go to work at night, their kids throw a slumber party in a bunk bed room. Babysitting and daycare are free provided

each mother donates an hour or two each day.

A licensed, full-time child care professional is on-staff to assist and schedule the children's supervision. This provides a link to the community with total accountability and allows the building to serve as a multi-purpose day care facility. Neighborhood children can be cared for during the day at a low cost to neighborhood families (<\$300/month). This creates a strong community and fosters communication throughout the neighborhood. Mothers in the neighborhood are welcome in the building during the day and are another resource for assisting with building responsibilities. Donating time for supervision or cooking might reduce their monthly child-care cost.

The building is managed by the residents and is formed as a non-profit corporation. All officer positions are filled by one mother and one child serving as co-officers. A few of the co-officer positions would be CEO, Finance, IT, Health, Food/Beverage, Maintenance, and Security officers. Each office is limited to a maximum of two terms of 6 months. These officer positions provide valuable experience to graduating students. Health officers must be EMT-certified and most/all pre-med students are strongly recommended to hold that certification. In this way, all aspects of the building are managed internally. Costs and revenue are under the direction of the building's residents where they might improve food quality, purchase items in bulk, do maintenance themselves or focus on revenue through offering day-care or other services to maximize the non-profit's cash flow.

All profits generated by this non-profit corporation are rolled into a toy fund that can be spent freely by the children. This allows less-advantaged children and mothers who are not receiving child care support to play. It also encourages the children to work together, learn to manage money and their expectations, share, and respect, while encouraging and fostering interpersonal awareness and social skills. The toy fund can grow depending on how well the mothers and children manage the building.

Depending on the source of financing, it is strongly preferred that one third of all financing for this project be raised through private loans from the local community. These loans would likely be at 6% for 30 years and the loans sold in \$100, \$1,000, \$10,000, and \$100,000 increments. That encourages community awareness and involvement and also spreads the non-profit corporation's liabilities over a large segment of the population which provides legal and financial safety to the building.

The non-profit corporation holds ownership to the building. The corporate shares are to be passed to the children after they move out and reach contractual age. In the meantime, the shares are held in a trust secured by the investors and note-holders on the project.

The capstone will say "This building is owned by the kids who used to live here." It is an everyday reminder that the children will own the building after they move out. If the children don't behave they might not be placed on the ownership list. This will instill a sense of ownership, pride, and responsibility to the children encouraging them to take care of the building and fosters their sense of self and their place in their community. This solves long-term management issues as the children who own the building will always have strong emotional ties to the building and neighborhood.

This solution builds a community and provides a unique living experience that prepares both the mother and child to do anything they might imagine in the future. With nearly 1000 children present on a daily basis along with 300 single mothers, a healthy core of safety, security, and emotional stability is provided to the local community.

## Building Design

The building is multi-story with each floor designed for children in a particular age range (Eg. 0-2, 3-5, 6-8, 9-11, 12-14, & 15+). Two bedroom apartments comprise the exterior of the building with private bathrooms and no kitchens. A commercial kitchen and dining room comprises one of the floors in the building with the kitchen staffed by residents on a rotating basis. A hallway surrounds a glass-enclosed central area of approximately 80x80 feet. Each play area might include video games, arts and crafts tables, and toys designed for a particular age range. Infants and small toddlers require less space and those floors might contain bunk beds for slumber parties if a few mothers are out for the evening.

Depending on climate, a pool is on the roof with an interior pool on a lower floor. One floor is designated as a commercial kitchen and dining area that is operated and managed by the mothers and children. A food and beverage co-officer position manages the dining room.

The exterior of the 15 story building includes a large backyard play area and conforms to minimum child-care facility dimensions (minimum 45/sf per child) so 1.3 acres for a 300

mother/450 child building.

## Ownership and Management

Ownership of the building is to be held in a non-profit corporation with all shares held in trust. Project developers form a temporary partnership and serve as officers until construction is complete. Corporate officer positions are filled by the residents in a co-officer arrangement of one single mother and one child from a different family. The project partnership is dissolved when the residents take over management of the building. All shares in the non-profit corporation are passed to the children after they move out and reach contractual age.

## Building Finances

Assumptions:

- 300 single mothers with 450 children
- Day care for 450 neighborhood children (\$300/month each)
- Over 100 sq ft of interior play area per child
- Building \$190/SF, including furniture & fixtures
- Land \$100/SF
- \$30,000,000 in grants
- \$800/month for food, rent, day-care and babysitting

Building	42,670,587
Land	5,547,214
Project costs	10,000,000
less: GOB or other	(30,000,000)
Total loans	28,217,801
Interest rate	6%
Term	30
Payment	(2,049,993)

Yearly cash flow:

Rental income	2,880,000	800	per family/month
Income from day care	1,620,000	300	per child/month
Loan payment	(2,049,993)		
Food	(1,620,000)	450	per family/month
Maintenance	(22,458)		
Utilities	(269,498)		
Child care manager	(70,000)		
Taxes	0		tax-exempt
Insurance	(250,000)		
Toy fund	218,051	485	per child/year

The cash flow above assumes \$30 million in grant money. If the project is financed privately the monthly cost to live there, including apartment, food, and day care is \$1200-1300. With \$30 million dollars in grants the cost lowers dramatically to \$800/month which allows the mothers to be full-time students while not requiring any external financial assistance. Over 10 years, over 3000 single mothers can be assisted and the subsidy allowed by the grant money becomes <\$10,000 for each mother while educating them in advanced degrees, revitalizing the local community, providing jobs, and creating healthy families.

Andrew B Brown - Project Architect

Mr. Brown has over 15 years experience managing software projects and consulting in the accounting, mortgage, banking, and finance industries. He holds a bachelor's degree in accounting from UT Austin.

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Posted by [Andrew Bransford Brown](#) at 10:21 AM [No comments:](#)



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# JULY 2015 CONVERSATIONS: AFFORDABILITY



**18 opportunities**

**11 conversations**

**27 hosts**

**48 voices**

Austin area residents gathered at a variety of community spaces throughout the month of July 2015 to discuss affordability in the city. Conversations centered on what affordability meant to those in attendance, and what barriers existed between individuals and the quality of life they desired.

One of the major themes to emerge was the need for strategic growth in the city. Resident's lamented the results of the "don't build it, and they won't come" mentality of earlier years, and the "big city problems" Austin is now facing from years of rapid growth into a major city. There was a sense of concern for those who can no longer afford to live here, and worry over what may happen to Austin in the future if the problem of affordability isn't addressed. There was, however, a sense of hope that the creative spirit of the city and its residents will come through in new solutions to the problems of growth and gentrification.

While there were conflicting views on the merits of higher population density as a solution to Austin's affordability crisis, there was consensus on the need for more low-income housing, mixed-use development, and flexibility in zoning restrictions. Several ideas were put forth as solutions to the need for affordable housing, such as rent control, cooperative housing, and micro-units.

Rising property taxes were a major concern among participants, with a special concern for disabled, low-income, veteran, and elderly Austinites. There was a sense of frustration that the growth and economic development the city is experiencing isn't translating into any tangible benefit for residents. Participants raised the idea of incentives, such as caps, for long-term residents to better enable them to stay in their homes.

Participants expressed frustration with alternative transportation options offered by the city, with many saying they would love to be one or no car families but feel unable to because of issues with the ease and accessibility of bus routes, bike lanes, and the lack of rail and other options. The upfront and upkeep costs of car, bus, rail, and bike transit, and the barriers this raises for low-income Austinites, was also raised. Many said they found accessing services and resources, such as employment, grocery stores, city and state services, and outdoor recreation, through public and alternative transit difficult.

Education and workforce development came up in several conversations, with participants concerned about the affordability and equity of educational services offered by the city. Participants expressed a desire for better career and technical programs, a higher minimum wage, fewer incentives and concern for large corporations and outside talent, more support for small businesses and entrepreneurs, and incentives for employers to help address their employees' affordability concerns. There was a consensus that the way the city handled these two areas would strongly define the future character and make-up of communities throughout the city.

Participants also expressed concern about the efficiency and efficacy of city services and policies and their impact on affordability. Suggestions that come up in conversation were to streamline and consolidate city

services, make city and county spending more transparent, and to listen to citizen input and use it to create policies that positively impact the cost of living and quality of life for Austinites.

## District 1

### **Bennu Coffee**

*0 attendees*

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## District 2

### **Dove Springs Community Center**

*0 attendees*

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## District 3

### **South Austin Recreation Center**

*0 attendees*

### **Juan in a Million**

*0 attendees*

### **Ground Floor Theater**

*11 attendees*

- Affordable housing, mixed income properties.
  - Participants agreed that rising housing costs seem to affect everyone in Austin. There is a concern that if folks can't afford to live and stay in Austin they will be leaving.
- Property tax caps
  - We hear of longtime residents who have watched their taxes rise considerably over time and would like some sort of cap or relief in some way.
- Zoning
  - More flexibility in Zoning permits to allow residents more options to make improvements to existing properties that may allow for either additional income or savings.
  - Examples include: zoning in residential areas to allow owners to have secondary housing for rental income to assist with rising costs. (Sometimes called 'granny flats' or 'mother-in-law units') Additional income could allow owners to offset rising costs and property taxes, especially those owners on fixed incomes.
  - Additionally zoning to permit more flexibility in home-based business and tax deductions therein would help residents who want to generate additional income.
  - Expedited Zoning / more streamlined application and approval processes. Participants expressed their concerns for what seems to be an unnecessarily complicated and often convoluted application process.
- Public Transportation
  - More public transportation options.
  - Participants pointed to experiences in other cities where residents don't need personal vehicles because the public transportation is so efficient, accessible and reliable with

'round-the-clock service. Some wouldn't mind using public transportation including rail service, but at the current state it does not meet their logistical needs.

- Traffic solutions and Utility Options
  - Participants commented on the amount of expense going toward fuel and utilities.
  - Sitting in traffic congestion increases fuel consumption and expenses.
  - For housing, options like solar power for residences at low cost or subsidized installation would help offset expenses and provide benefit to the environment and conservation.
- Additional notes:
  - It is evident that the Community members who participated are very passionate and concerned about Austin and want it to improve. Most all are longtime residents and some from multi-generational Austinite families.
  - Most all have expressed a disappointment and discomfort in how Austin has been changing and how it is having real and lasting impact on their lives and ability to live in Austin, but they also felt that Austin, having such creative and passionate people, can find creative solutions to the many issues they face and continue to enjoy and contribute to Austin.
  - There was a sense and a general consensus that the many many facets of local government agencies must be proactive, listen to the community and be creative and expeditious in collaborating and creating solutions.
  - It was evident that no one was asking for 'hand-outs' but rather 'hand-ups'. They don't mind making certain concessions or adjustments if the options are viable and don't impose too much.
  - There was a general feeling that we are on the right track, using studies, and getting input from residences and programs like Conversation Corps. are all good tools to inform policy.

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## District 5

### Strange Brew

*14 attendees*

- People with lower-income jobs (hospitality and retail) find it difficult to afford housing in Austin; Austin employers finding it difficult to fill lower-income positions. Can Austin establish a living wage or higher minimum wage? Why isn't there enough Section 8 housing?
- Property taxes are a really heavy burden for many people, but especially those on fixed incomes because of age or disability. What can Austin do (if anything) to slow the increase of property tax? Is that what the homestead exemption is supposed to do? If it only saves me \$15 a month, how is that supposed to help me stay in Austin?
- We are facing big city problems now. All the new people coming here bring themselves, which is great, but they don't bring infrastructure with them - "more road doesn't come with the moving van." The increased tax base is great, but those dollars - given the fast pace of our growth and the slow pace of construction and redevelopment - they don't actually pay for anything until years after the investment was initially needed. How do we catch up to where we are? How do we change the tire while the car's moving? A successful city needs the hallmarks of a successful city - affordable restaurants, actual public transit, healthy arts & culture, consistent educational resources across districts, equal access to digital resources. "Great cities have great public transportation."

We have all the problems of a big city, but few of the positive things that big cities "should" - and the good things we do have, like live music and lots of green space, are at risk. One group subscribes to "slow down construction, we're growing too fast" thinking. Others say we're already underbuilt for all the new Austinites who deserve a decent place to live that's near where they work. Lots of people criticizing the leadership that said (?) "if we don't build it, they won't come" yet are the first people to say not to build anything new.

- There's a real storm brewing - in this district anyway - between those who want to preserve their neighborhoods exactly as they are (mostly older homeowners) and those who want amenities and jobs and denser housing in their neighborhoods so they don't need to drive (mostly younger people, renters, and new residents). A decent mass transit system could potentially ease this tension, because those who don't want to drive would have more transportation options. "Bring back bus route #338"
- Protect the Broken Spoke
- Protect the Red River Cultural District
- Restaurants are getting too expensive because it's too expensive for them to pay their rent
- "The City gives too many corporate incentives" - needs to do more to support local small businesses"

## **Patika**

*2 attendees*

- Schools - Rating + quality
  - Disparity of school relating to location.
  - aisd vs charter schools. Better fit?
  - May drive prices up. Wait lists if you can afford to live by the right schools.
- A grandfather :20 years in Austin - tax incentive.
  - Tax incentives - property tax appraisal reform for east side -> business + housing.
  - Taxes being frozen (immunization from property taxes to qualifiers) ie: disabled, poor, vets, elderly
- AISD- career and technical program could be better.
  - Workforce development focus.
- Brining in other jobs from CA has forced others without those skills to abandon the city.
- Stop incentivizing large companies and incentivize middle skill workers." Security for austinites = transit (accessibility / options) + schools + market

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## **District 6**

### **Hope Presbyterian Church**

*0 attendees*

### **Spicewood Springs Library**

*4 attendees*

- Fight economic segregation & segregation writ-large
- Seniors w/o sufficient incase to survive in Austin

- Measure costs as % of person's income (housing, utilities)
- Apartments advertised as "affordable" really aren't
- No knowledge on how to access what services exist
- A decent & safe place to live. Means of transportation to work, reasonable taxes with clear and communicated ROI
- Employment opportunities
- How to adjust other costs for seniors like prop tax? Cap utility fees @ 65yo
- Lack of info about what others are facing in affordability
- Not just any employment... service sector employees still can't afford to live
- Improve public transit to cut costs and be a 1-car family instead of 2-car
- Are there peer cities that have addressed this?
- No connectivity on bike lanes prevents the option of not having a car
- Incentivize employers to address these problems
- Need more transparency at Travis County on spending. City does it well.
- Consolidate government services to get efficiency
- Build more housing to stem the rising rents, housing for low-income
- Enforce codes on unsafe rentals
- Greater density (granny flats) helps address economic segregation
- Empower Regional affordability committee... public input, accessible meetings, hone accountability
- Greater efficiency in government to free up resources to do affordability work

## District 7

### Original Pancake House

*2 attendees*

- Low-cost housing: Habitat style or Mueller - give incentives to builders to build nice housing for low- to moderate-income people to qualify.
- High rents: Stop rent climb. Discussion of apartment-dwellers who need to move annually to afford it.
- Control development: Basic fear of gentrification at this alarming rate. Different options for people like multi-family homes, boarding homes, etc.
- Education on spending for everyone - start young. Premiums put on loans for low-income (not good). Teach finances and how to handle them early on.
- Affordable transportation i.e. driverless cars, trains, etc. Train to Palmer Event Center mentioned. Take disabilities into account.
- Question arose whether Austin looks beyond itself?
- "Development at all costs is scary"

### North Village Library

*5 attendees*

- Housing, particularly rent, is a major factor of affordability for young adults as well as seniors. Creative options to the owner or renter models are needed. Co-ops are an underused alternative.

- Affordability entails a wide array of factors - effective community planning & design are essential to realize truly affordable neighborhoods that allow people to live and work close to home and require limited travel.
  - Austin currently offers few areas with adequate sidewalks, grocery stores, restaurants, community services, etc.
  - Alternative transportation options vary by age. Younger people might ride a bike or motorcycle rather than car, senior might use capital metro, Drive Senior, or share rides. Planning needs to take this all into account.
  - City policies greatly impact cost of living and quality of life. Fixed utility charges make it difficult for people to save, even when they are responsibly conserving water and electricity.
  - Promoting growth adds to the problem.
  - Wages are a component not always considered in the affordability question. Opportunities for increased income, particularly for individuals and families currently struggling, need to be part of the conversation.
  - Several participants commented they are already making numerous "trades" and remain concerned about the long term affordability of Austin. This included young people living centrally and seniors worried about sustainability for their children and grandchildren.
- 

## **District 8**

### **Hampton Library**

*4 attendees*

- Improve our education.
    - Since we will never agree on what a community is we need to improve our education so we can get what we want"
  - We need to have places for everyone - build a community who wants freedom vs ownership. City government can't change this without citizen support and the citizens have to change and want the change. We need to have a balance with what we want vs values.
  - Density.
    - The city needs to be more aggressive and allow for more welcoming dense housing. And offer people enough space. But even with density doesn't come affordability.
  - Change the zoning. Make more a more efficient zoning permit process that also include new approaches like tiny houses.
  - Rent control.
  - People push back for growth because they like nature so maybe introduce more shared yards with parks."
  - Tax Rates. Why if the houses go up in cost do the taxes go up? Why isn't growth paying for itself? The tax structure should be structured to get the growth and rising house cost to cover the city costs so people don't have their taxes raised so they are forced to leave their homes because they can't afford them.
-

## District 9

### **YWCA**

*0 attendees*

### **University Presbyterian Church**

*2 Attendees*

- Promote energy efficiency and water efficiency to reduce costs and increase affordability. Figure out how to do this for renters as well as homeowners, but be sure energy efficiency improvements don't just result in landlords increasing rent prices.
- Address the tax appraisal system, so that speculation and house flipping do not artificially inflate home values of neighborhoods. Be more strategic about population growth and be realistic about the cost of growth and expanding infrastructure. Encourage housing innovations, such as tiny houses neighborhood, micro units, and other new concepts to hold on to affordability in the urban core.
- Support work options such as satellite locations for large companies in the suburbs, co-work environments, telecommuting, so that people who are forced out to find affordable housing are not required to commute so much.

### **Twin Oaks Library**

*1 Attendee*

- Not needing to spend 50% of income on rent and utilities
- Construction quality vs cost (rent/buy) Minimal travel time (proximity to groceries and other frequented businesses; convenience of mass transit)
- Participant wants to be able to enjoy some of the things that Austin has to offer and not just work to pay the bills
- Rent/price does not necessarily reflect the quality of living environment
- Participant would not consider time riding mass transit as travel time, but would consider time spent getting from home to transit, transit to work site, and transfers
- Mary was a particularly relatable scenario for this participant, who doesn't want to move out of central Austin.
- Participant makes an effort to conserve financial resources by taking lunch to work; taking over leases at reduced rates; minimizing furniture and purchasing it at resale shops; and minimizing driving, when possible.
- Participant does not find mass transit convenient for her work needs, nor easy to navigate."

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## District 10

## **Howson Library**

*1 attendee*

- Higher density is not the solution to affordability. There are no statistics that support the argument that increased density lowers costs. To the contrary, the highest density cities are the most expensive to live in.
  - “Affordability has been a code word for density and increased property rights” (development rights). The attendee feels that “the push for density is very scary.”
- "Capital Metro should do a much better job of serving Austin residents, and especially the most needy. Cap Metro’s strategy does not help affordability. Rapid Service, for instance, serves new development (real estate interests) rather than established residents. Service along Guadalupe was greatly reduced when Rapid Service started. Increased fares and reduced service excludes people who need public transit the most.
- The City should pay for some AISD costs, such as transportation and campus police. Substituting City funding to cover the expense of these services would increase City taxes, but it would lower AISD taxes. While there would be no impact on citizens, less AISD money would get transferred back to the state.
- The City should not encourage growth nor try to attract companies from out of state, especially if they bring their employees with them.
- Why did we have only one attendee? Attendee said that people who are active have only so much time, and they want to make it count. They need to be very confident that their opinions will be heard. Her experience is that agencies (especially Cap Metro) don’t listen. (That is to say, they don’t seem to act on what they hear, even if they hear it from many people.)

## **La Madeleine Country French Café**

*0 attendees*

## **Lakewood Clubhouse**

*0 attendees*

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# Conversation Kit



# ATX Housing Plan – Community Conversations

## Frequently Asked Questions (FAQ)

### **What is the purpose of this exercise?**

The activity in the Housing Conversation Kit is an opportunity to stimulate conversation about the tough choices Austin faces regarding household affordability. The City of Austin wants to understand residents' thoughts regarding various funding mechanisms, potential regulations, and other creative approaches the City should utilize to increase housing choices for a range of incomes throughout the city, as envisioned in Imagine Austin, the City's Comprehensive Plan. Your participation will help shape Austin's first Housing Plan, and inform policy makers as they work to align resources, ensure a unified strategic direction, and help facilitate community partnerships.

### **Why don't you just conduct community meetings?**

The Housing Conversations will occur in tandem with 12 community meetings scheduled at various sites in all 10 City Council Districts. The activity in the Kit is the same as the activity at the meeting, giving residents the choice to attend a scheduled meeting or host their own. The Kit is designed to reach a wider audience of Austinites who prefer to have a smaller setting for dialogue on housing issues.

### **What are the components of the Housing Conversation Kit?**

The Kit includes: Conversation Kit Instructions & Topics, Group Activity Sheet (PDF document with ATXhousing Community Conversations at the top), Group Tally Sheet, Frequently Asked Questions, and Individual Feedback Sheet.

### **Who can participate in the Housing Conversation Kit?**

The exercise is open to all residents of Austin. We encourage neighborhood associations, civic groups, non-profit, and faith based organizations and other groups to complete the activity together, whenever it is convenient, before Friday, May 27<sup>th</sup>, 2016.

### **How will the information submitted be used?**

Feedback collected will help shape Austin's first Housing Plan. City staff will present a draft plan to the Austin City Council Housing and Community Development Committee on June 6, 2016. This will be open to the public and will air on ATXN.

### **What are the deadlines for submittal of a completed Housing Conversation Kit?**

Please return the response sheet by email or in person, by Friday, May 27<sup>th</sup>, 2016, by 5:00p.m.

### **Where do I return the Kit when I've finished the exercise?**

- Email your completed results by photographing, scanning or filling in the Group Tally Sheet and sending it to: [NHCD@austintexas.gov](mailto:NHCD@austintexas.gov)
- Drop off the Kit in person at our building: 1000 E. 11<sup>th</sup> St., Suite 200, Austin, TX 78702 at the 2<sup>nd</sup> Floor Reception Desk

### **Who should I contact for more information?**

Please contact Jonathan Tomko at (512) 974-1057 or [jonathan.tomko@austintexas.gov](mailto:jonathan.tomko@austintexas.gov)



# ATX Housing Plan – Community Conversations

## Conversation Kit Instructions & Topics

### Instructions:

1. Thank you for participating!
2. You will need to print out:
  - a. A Conversation Kit Instructions & Topics packet for each participant
  - b. One Group Activity Sheet for the group (PDF document with ATXhousing Community Conversations at the top)
  - c. One Tally Sheet for the group (Word document)
  - d. One Frequently Asked Questions Sheet (optional)
  - e. An Individual Feedback Sheet for each participant (optional)
3. Before you begin, please designate a facilitator for your group. The facilitator will keep the conversation going, and will try to limit group discussion to 10 minutes per topic. The conversation topics are described in this packet. We'll explain those shortly. The exercise should take about 60 minutes if you stay on pace.
4. Hand out a copy of the Conversation Kit Instructions & Topics to each person in the group.
5. **Please read through your packet in its entirety.**
6. After everyone is done reading through the entire packet, each person should initial above the phrase that best reflects their level of support for the statement on the Group Activity Sheet.
7. [Facilitator] After all participants have written their initials on the Group Activity Sheet for all six topics, the facilitator asks people with initials closest to each end of the spectrum of responses to explain why they feel the way they do. Begin with topic #1 and take no more than 10 minutes to discuss as a group.
  - a. At the conclusion of the discussion for each topic, the facilitator asks everyone if they would like to change their response at that time. If so, participants cross out their initials in the first location and write their initials at the new location.
8. [Facilitator] Move on to topic #2, starting with the people with initials closest to each end of the spectrum of responses explaining why they placed them in those locations. Take no more than 10 minutes to discuss.
  - a. At the conclusion of the discussion for each topic, the facilitator asks everyone if they would like to change their response at that time. If so, participants cross out their initials in the first location and write their initials at the new location.
  - b. Repeat the sequence for the remaining topics.
9. [Facilitator] Once the group has completed the exercise, the facilitator should tally the number of responses in each field on the Tally Sheet (Word document) to email back to [nhcd@austintexas.gov](mailto:nhcd@austintexas.gov), or mail it or drop it by Neighborhood Housing and Community Development, 1000 E. 11<sup>th</sup> St., Suite 200, Austin, TX 78702, by 5:00pm on May 27, 2016. Participants are invited to fill out Individual Feedback Sheets and submit them by email or at our offices.

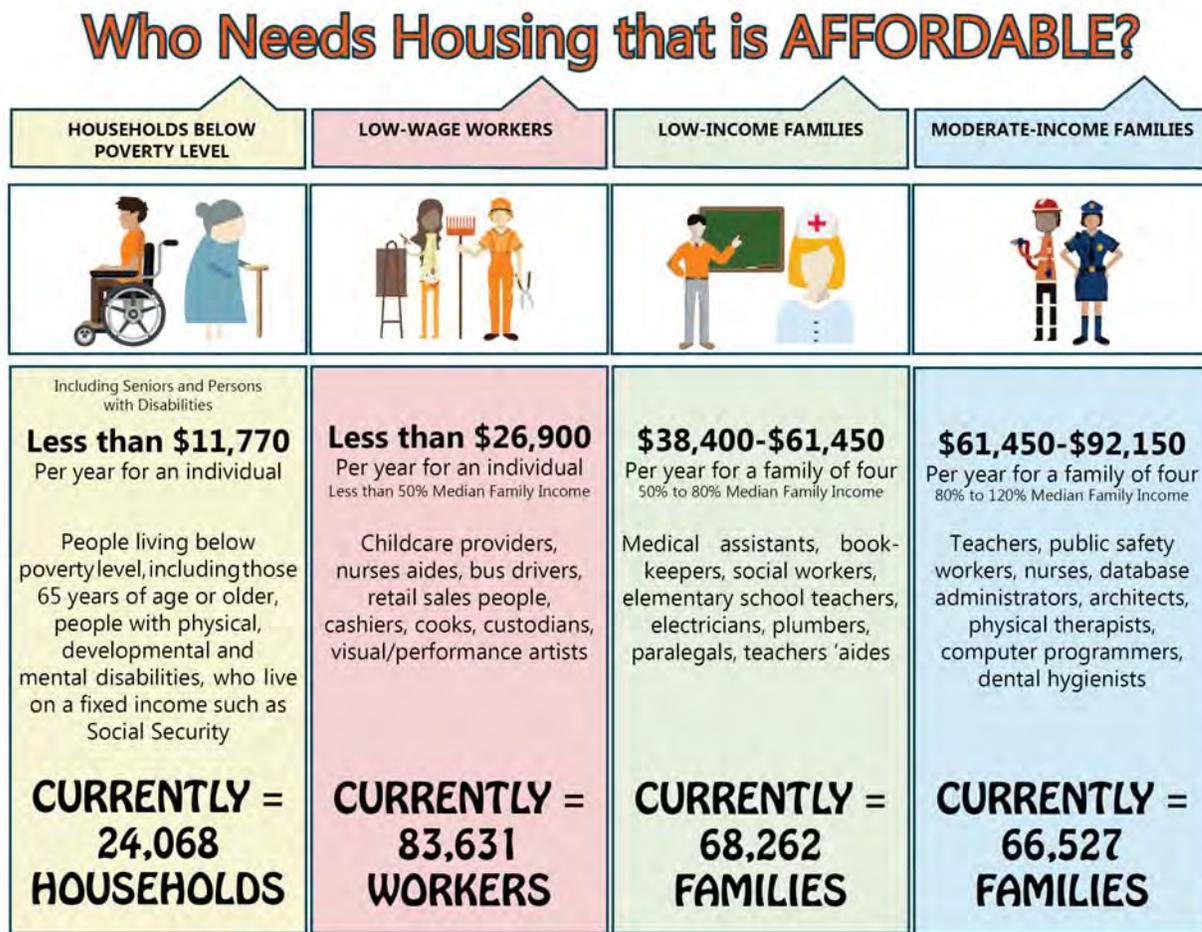


## Topic #1: Affordable Housing in Austin

**Statement to Discuss:** *There should be affordable housing options available in your neighborhood.*

### Relevant Information

- **Affordable housing** is defined as housing in which the occupants are paying no more than 30 percent of their income for gross housing costs, including utilities. Many in Austin, both individuals and families, pay **more than they can afford** for housing.
- **Austin is in need of housing**, particularly for households earning less than \$25,000 per year. Current data indicates that there is a **shortage of 48,000 units**, up from 37,000 units five years ago.
- Nearly 55% of the city’s households are renters, and **only 1 in 6 renters earning less than \$20,000 a year can find affordable housing**.
- **Low- and moderate-wage jobs** range from \$15,000/year to \$40,000/year and include teachers, childcare workers, cooks, musicians, servers, clerks, and home health care attendants.
- While **low- and moderate-wage jobs are found in every zip code in the city**, affordable housing (subsidized or market-rate) is not.
- Some zip codes in Austin **completely lack affordable multifamily housing units**. To address the shortage of affordable housing in some areas, additional multifamily housing would need to be built.



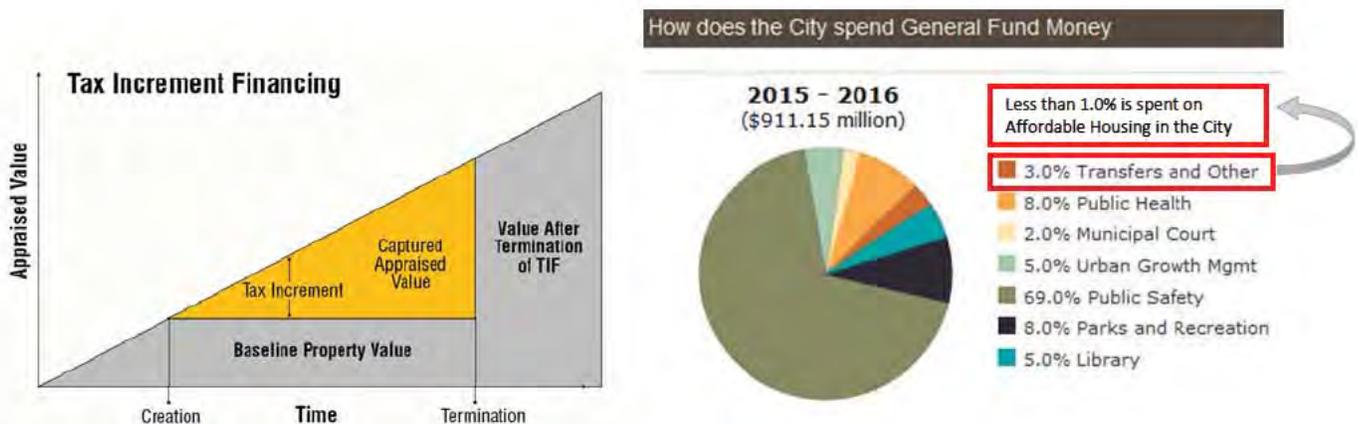


## Topic #2: Additional City Funding for Affordable Housing

**Statement to Discuss:** The City should dedicate a larger proportion of tax revenue from new developments to affordable housing, which could result in less funding for other City services and programs.

### Relevant Information

- The City of Austin is **limited by state law in the range of tools** it can use to support affordable housing.
- As **new developments** are built in Austin, they **generate additional tax revenue** in the form of property taxes, and sometimes sales taxes, if there are retail shops in the development. Some of that additional revenue could be directed toward the creation or preservation of affordable housing through **Tax Increment Financing**.
- **Tax Increment Financing** for affordable housing is **allowed by state law**, but has not been used extensively for this purpose in Austin.
- Funds collected through Tax Increment Financing could be used to build housing with long-term affordability to ensure that there is **housing that will stay affordable over the long term**, even if overall housing prices increase.
- **Less than 1% of the City of Austin's budget is currently spent on affordable housing.** The additional tax revenue generated by new developments would be used for a range of city services including parks, libraries, roads, public safety, etc., if those funds were not dedicated to affordable housing.



Sources: <http://bettercities.net/images/15879/tax-increment-financing>;  
[https://austintexas.gov/financeonline/finance/financial\\_docs.cfm?ws=1&pg=1](https://austintexas.gov/financeonline/finance/financial_docs.cfm?ws=1&pg=1)



### Topic #3: Taller Buildings for More Affordable Housing

**Statement to Discuss:** *The City should allow developers to build taller buildings along major roadways in exchange for on-site affordable housing for households earning less than \$40,000 per year.*

#### Relevant Information

- **Density bonuses** allow developers to build more housing units, taller buildings, or add more floor space than normally allowed in exchange for a defined public benefit, such as the inclusion of affordable units in a development.
- Density bonuses are a mechanism through which **affordable units are created without public subsidy**.
- The city has several existing density bonus programs that enable developers to secure the increased height or floor space if they **set aside a percentage of units as affordable housing** on site. Two such programs are the Vertical Mixed Use (VMU) and the Transit Oriented Development (TOD) density bonus programs.
- In addition to the affordable units created through these developments, the net **increase in revenue to the city** in property taxes from the larger projects allowed through a bonus program can be used to **fund city services**.

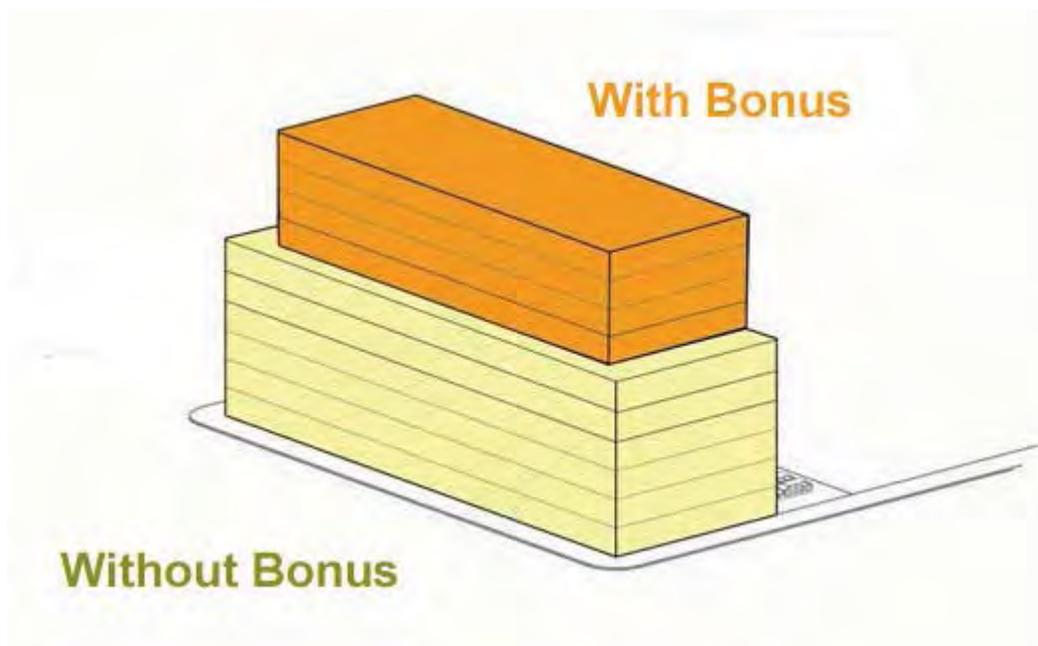


Image Source: [http://www.nyc.gov/html/dcp/html/bed\\_stuy/bed\\_stuy3.shtml](http://www.nyc.gov/html/dcp/html/bed_stuy/bed_stuy3.shtml)



#### **Topic # 4: Smaller Houses on Smaller Lots**

**Statement to Discuss:** *The City of Austin should allow small houses to be built on smaller pieces of land than is currently allowed, in order to provide more affordable options.*

#### **Relevant Information**

- **Housing prices have increased** in Austin within the last five years, a time when there have not been significant changes to the City’s regulations for predominantly single-family neighborhoods.
- One potential strategy to address Austin’s lack of affordable housing choices is to **allow housing on smaller pieces of land** than is currently allowed.
- Allowing multiple units on the same land can **divide the increasing cost of land between multiple households**, reducing that portion of the cost of housing.
- The name commonly used for a range of multi-unit or clustered housing types is “missing middle.” Well-designed “**missing middle**” housing helps make neighborhoods more walkable, more supportive of businesses (by increasing foot traffic), and more likely to support public transit by enabling more people to live within walking distance of transit.
- This type of housing is **allowed at the Mueller Development** in Austin, but not in most of the rest of the city.



*Image Sources:* <http://www.modative.com/small-lot-subdivision-los-angeles-blog/topic/multi-family-housing>;  
<https://www.flickr.com/photos/88104819@N02/1165250595>



## Topic #5: Reduce Parking Requirements for Affordable Housing

**Statement to Discuss:** The City should reduce the amount of parking required for new developments within a quarter of a mile of a bus route or rail line as an incentive to include on-site affordable housing.

### Relevant Information

- Parking requirements are the **largest of all regulatory burdens** placed on developers, about four times greater than all other development fees such as levies for schools, parks and roads *combined*.
- Parking requirements usually account for about 10% of cost of new developments. This percentage is much higher for lower-priced housing in areas with high land costs.
- High parking requirements make it difficult for new development to fit onto small lots.
- Parking spaces take up land that could otherwise be used for additional housing, green space, businesses, or some combination of the three.
- Reducing parking requirements for developments providing affordable housing would allow the money that would have been spent on parking to be used to provide affordable housing.
- People living within walking distance bus routes or rail lines are able to more easily use transit, reducing the need for parking.

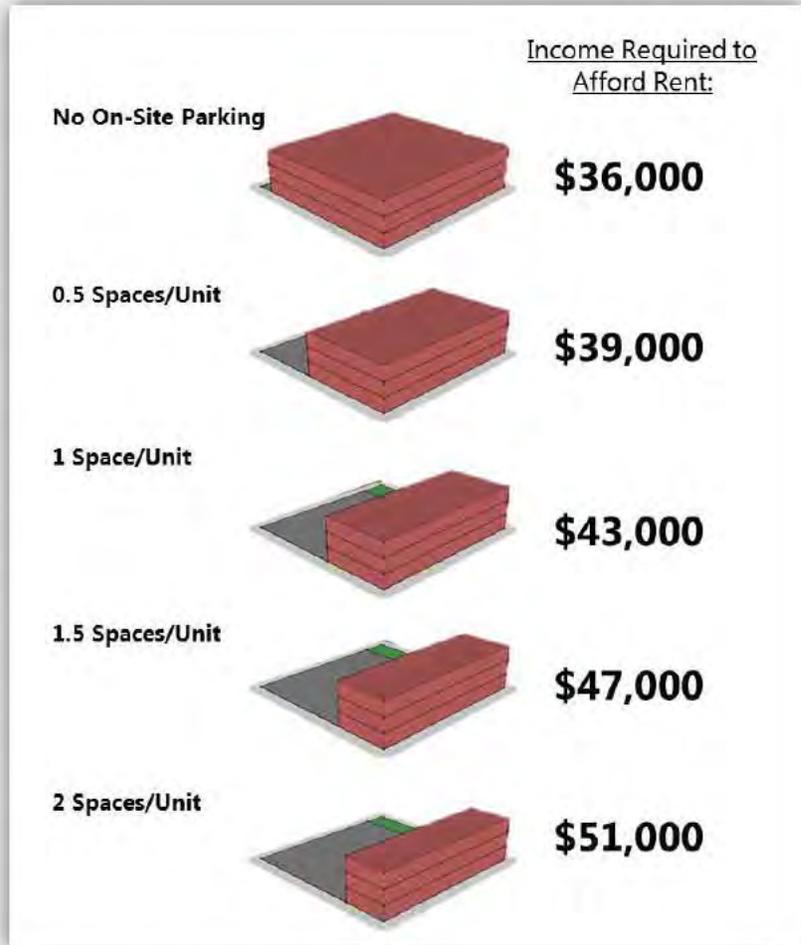


Image Source: Fregonese Associates.

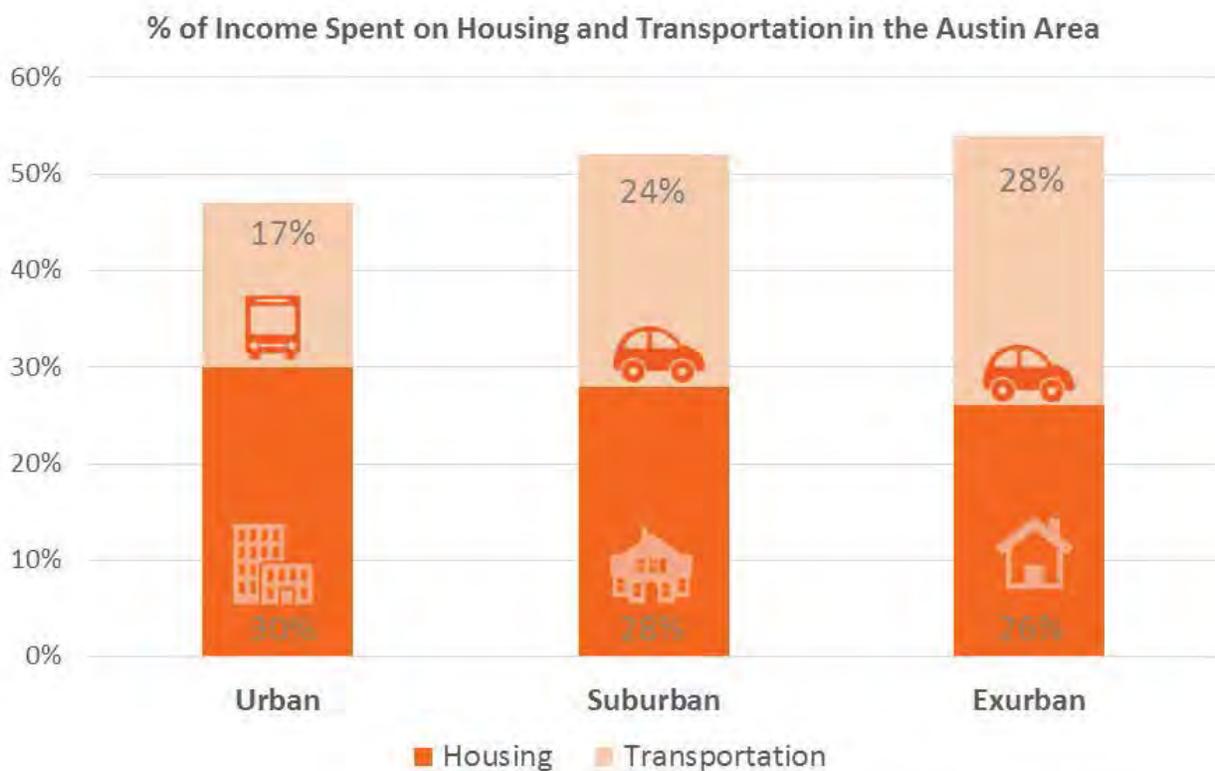


## Topic #6: Linking Housing and Transportation

**Statement to Discuss:** The City should encourage more housing at a range of prices within a quarter of a mile of bus routes or rail lines to enable more people to live within walking distance of multiple transportation options.

### Relevant Information

- **Household Affordability** is defined as the ability of a household to afford its housing and associated costs, including rent or mortgage, **transportation**, and utilities. Transportation costs are typically a household's second-largest expenditure after housing itself.
- In Austin, on average, **people spend about 20% of their income on transportation**.
- The cost of ownership, maintenance, insurance, and gas for a car averages **\$9,000 per car per year** in Austin, or enough for an additional \$750/month on housing.
- Longer commute times make it harder for low-income families to move up the economic ladder. **Housing with good access to transit connects people with jobs and services** without having to own a car.



SOURCE: <http://www.locationaffordability.info/>

# #ATXhousing COMMUNITY CONVERSATIONS

## 1. Affordable Housing in Austin

There should be affordable housing options available in your neighborhood.

<input type="checkbox"/>				
Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree

## 4. Smaller Houses on Smaller Lots

The City of Austin should allow small houses to be built on smaller pieces of land than is currently allowed, in order to provide more affordable options.

<input type="checkbox"/>				
Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree

## 2. Additional City Funding for Affordable Housing

The City should dedicate a larger proportion of tax revenue from new developments to affordable housing, which could result in less funding for other City services and programs.

<input type="checkbox"/>				
Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree

## 5. Reduce Parking Requirements for Affordable Housing

The City should reduce the amount of parking required for new developments within a quarter of a mile of a bus route or rail line as an incentive to include on-site affordable housing.

<input type="checkbox"/>				
Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree

## 3. Taller Buildings for More Affordable Housing

The City should allow developers to build taller buildings along major roadways in exchange for on-site affordable housing for households earning less than \$40,000 per year.

<input type="checkbox"/>				
Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree

## 6. Linking Housing and Transportation

The City should encourage more housing at a range of prices within a quarter of a mile of bus routes or rail lines to enable more people to live within walking distance of multiple transportation options.

<input type="checkbox"/>				
Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree



# ATX Housing Plan – Community Conversations

## Conversation Kit Tally Sheet

Please note in the boxes the number of participants who had their initials in each of the following categories at the end of the exercise:

*All responses will be reported in aggregate with no identifying information included.*

### **Topic #1: Affordable Housing in Austin**

**Statement:** *There should be affordable housing options available in your neighborhood.*

<i>Strongly Agree</i>	<i>Agree</i>	<i>Neutral</i>	<i>Disagree</i>	<i>Strongly Disagree</i>

### **Topic #2: Additional City Funding for Affordable Housing**

**Statement:** *The City should dedicate a larger proportion of tax revenue from new developments to affordable housing, which could result in less funding for other City services and programs.*

<i>Strongly Agree</i>	<i>Agree</i>	<i>Neutral</i>	<i>Disagree</i>	<i>Strongly Disagree</i>

### **Topic #3: Taller Buildings for More Affordable Housing**

**Statement:** *The City should allow developers to build taller buildings along major roadways in exchange for on-site affordable housing for households earning less than \$40,000 per year.*

<i>Strongly Agree</i>	<i>Agree</i>	<i>Neutral</i>	<i>Disagree</i>	<i>Strongly Disagree</i>

### **Topic # 4: Smaller Houses on Smaller Lots**

**Statement:** *The City of Austin should allow small houses to be built on smaller pieces of land than is currently allowed, in order to provide more affordable options.*

<i>Strongly Agree</i>	<i>Agree</i>	<i>Neutral</i>	<i>Disagree</i>	<i>Strongly Disagree</i>

**Topic #5: Reduce Parking Requirements for Affordable Housing**

**Statement:** *The City should reduce the amount of parking required for new developments within a quarter of a mile of a bus route or rail line as an incentive to include on-site affordable housing.*

<i>Strongly Agree</i>	<i>Agree</i>	<i>Neutral</i>	<i>Disagree</i>	<i>Strongly Disagree</i>

**Topic #6: Linking Housing and Transportation**

**Statement:** *The City should encourage more housing at a range of prices within a quarter of a mile of bus routes or rail lines to enable more people to live within walking distance of multiple transportation options.*

<i>Strongly Agree</i>	<i>Agree</i>	<i>Neutral</i>	<i>Disagree</i>	<i>Strongly Disagree</i>

**Name of Convener or Organization:**

**Council District (if known):**

**Zip Code:**

# Individual Feedback Sheet

Thank you for attending today's community conversation about the Austin Housing Plan. Your feedback will help inform future community meetings.

**PLEASE PRINT CLEARLY**

**ZIP CODE** (where you live) \_\_\_\_\_

**CITY COUNCIL DISTRICT** (if known) \_\_\_\_\_

**E-MAIL ADDRESS** \_\_\_\_\_

YOUR E-MAIL ADDRESS IS CONFIDENTIAL AND WILL BE USED TO PROVIDE UPDATES ABOUT THE AUSTIN HOUSING PLAN.

**OPTIONAL**

---

**AGE** Less than 18 18-29 30-44 45-64 65 and over

**GENDER** Male Female

**RACE / ETHNICITY** African American Asian-American Hispanic / Latino White Other

**HOUSEHOLD SIZE** (how many people live in your home?)

Live alone with spouse or partner only with spouse or partner and children

with children or parent only with housemate, roommate, etc.

**TIME LIVED IN AUSTIN**

Less than 6 months 6 months-1 year 1-3 years 3-5 years 5-10 years More than 10 years

**ANNUAL HOUSEHOLD INCOME**

Under \$20,000 \$21,000 - \$40,000 \$41,000 - \$60,000 \$61,000 - \$80,000 Greater than \$80,000

**DO YOU RENT OR OWN YOUR CURRENT RESIDENCE?** Rent Own Do Not Know

**WOULD YOU CONSIDER ATTENDING FUTURE COMMUNITY EVENTS ON THIS TOPIC?    YES    NO**

Comments \_\_\_\_\_  
\_\_\_\_\_

**WERE THE INSTRUCTIONS FOR THE GROUP ACTIVITY EASY TO FOLLOW?    YES    NO**

Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**WAS THE GROUP ACTIVITY FUN AND INFORMATIONAL?    YES    NO**

Comments / How can we improve the group activity? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**WERE THERE ANY IDEAS YOU THINK ARE IMPORTANT RELATED TO HOUSING AFFORDABILITY THAT YOUR GROUP DID NOT DISCUSS?**

Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

For more information about the Austin Housing Plan, to complete the online survey in April, or to request a Housing Conversation Kit to host your own conversation, please visit:

[www.austintexas.gov/housingplan](http://www.austintexas.gov/housingplan)

Thank You

# Outreach Flyer



# Many households in Austin are UNABLE to find housing that is affordable. What should we do?

## ATX HOUSING – COMMUNITY CONVERSATIONS

Inform Austin's First Housing Plan!



**Tuesday, March 29, 6-8 PM**

Windsor Park Branch Library  
5833 Westminster Drive, 78723, District 1

**Wednesday, March 30, 6-8 PM**

Southeast Branch Library  
5803 Nuckols Crossing Road, 78744, District 2

**Monday, April 4, 6-8 PM**

Terrazas Branch Library  
1105 E Cesar Chavez Street, 78702, District 3

**Tuesday, April 5, 6-8 PM**

Northwest Rec. Center  
2913 Northland Drive, 78757, District 7

**Wednesday, April 6, 6-8 PM**

Turner Roberts Recreation Center  
7201 Colony Loop Drive, 78724, District 1

**Saturday, April 9, 10:30 AM-12:30 PM**

Manchaca Road Branch Library  
5500 Manchaca Road, 78745, District 5

**Monday, April 11, 6-8 PM**

Pleasant Hill Branch Library  
211 E William Cannon Drive, 78745, District 2

**Tuesday, April 19, 6-8 PM**

Little Walnut Creek Branch Library  
835 W Rundberg Lane, 78758, District 4

**Wednesday, April 20, 6-8 PM**

Spicewood Springs Branch Library  
8637 Spicewood Springs Road, 78759, District 6

**Monday, April 25, 6-8 PM**

North Village Branch Library  
2505 Steck Avenue, 78757, District 10

**Wednesday, April 27, 6-8 PM**

Hampton Branch Library at Oak Hill  
5125 Convict Hill Road, 78749, District 8

**Thursday, April 28, 6-8 PM**

Town Lake Center at Austin Energy  
721 Barton Springs Road, 78704, District 9

**Tuesday, May 3, 6-8 PM**

Austin Board of Realtors (ABOR)  
4800 Spicewood Springs Road, 78759, District 10



### Housing Conversation Kit

Host your own meeting with a group!



### Complete the Housing Survey

Available online in April



### Learn More

[www.austintexas.gov/housingplan](http://www.austintexas.gov/housingplan)



Mail: NHCD, P.O. Box 1088, Austin, TX 78767



Email: [NHCD@austintexas.gov](mailto:NHCD@austintexas.gov)



Call: 512-974-3100

**Neighborhood Housing and  
Community Development**





Muchos hogares en Austin no pueden encontrar vivienda accesible.  
**¿Qué debemos hacer?**

## ATX HOUSING - CONVERSACIONES DE LA COMUNIDAD

**¡ Informar al primer plan de vivienda de Austin!** .....

**Martes, 29 de marzo, 6-8 PM**

Windsor Park Branch Library  
 5833 Westminster Drive, 78723, Distrito de 1

**Miércoles, 30 de marzo, 6-8 PM**

Southeast Branch Library  
 5803 Nuckols Crossing Road, 78744, Distrito de 2

**Lunes, 4 de abril, 6-8 PM**

Terrazas Branch Library  
 1105 E Cesar Chavez Street, 78702, Distrito de 3

**Martes, 5 de abril, 6-8 PM**

Northwest Recreation Center  
 2913 Northland Drive, 78757, Distrito de 7

**Miércoles, 6 de abril, 6-8 PM**

Turner Roberts Recreation Center  
 7201 Colony Loop Drive, 78724, Distrito de 1

**Sábado, 9 de abril, 10:30 AM- 12:30 PM**

Manchaca Road Branch Library  
 5500 Manchaca Road, 78745, Distrito de 5

**Lunes, 11 de abril, 6-8 PM**

Pleasant Hill Branch Library  
 211 E William Cannon Drive, 78745, Distrito de 2

**Martes, 19 de abril, 6-8 PM**

Little Walnut Creek Branch Library  
 835 W Rundberg Lane, 78758, Distrito de 4

**Miércoles, 20 de abril, 6-8 PM**

Spicewood Springs Branch Library  
 8637 Spicewood Springs Road, 78759, Distrito de 6

**Lunes, 25 de abril, 6-8 PM**

North Village Branch Library  
 2505 Steck Avenue, 78757, Distrito de 10

**Miércoles, 27 de abril, 6-8 PM**

Hampton Branch Library at Oak Hill  
 5125 Convict Hill Road, 78749, Distrito de 8

**Jueves, 28 de abril, 6-8 PM**

Town Lake Center at Austin Energy  
 721 Barton Springs Road, 78704, Distrito de 9

**Martes, 3 de mayo, 6-8 PM**

Austin Board of Realtors (ABOR)  
 4800 Spicewood Springs Road, 78759, Distrito de 10



**Kit de la Conversación de Vivienda**

**¡ Celebre su propia reunión!**



**Complete la Encuesta de Vivienda**

**Estará en línea en abril**



**Aprenda Más**

[www.austintexas.gov/housingplan](http://www.austintexas.gov/housingplan)



Por correo: NHCD, P.O. Box 1088, Austin, TX 78767



Por correo electrónico: NHCD@austintexas.gov



Por teléfono: 512-974-3100

**Neighborhood Housing and  
 Community Development**

