Geographic Dispersion of Affordable Housing: *Practices, Strategies, Policies*

PRESENTATION BY:
NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT
APRIL 24, 2012

Overview

- Resolution Overview
- Current Practices, Strategies
- Research Overview
- Initiative & Research Partnerships
- Next Steps

Resolution 20111215-058

"…City Manager is directed to work with the Community Development Commission and other stakeholders to develop recommendations for additional strategies of achieving geographic dispersion of affordable housing….brief the City Council on additional strategies…and the feasibility of implementing those strategies for the City of Austin."

Affordable Housing Core Values

1. Long-Term Affordability
2. Geographic Dispersion
3. Deeper Levels of Affordability

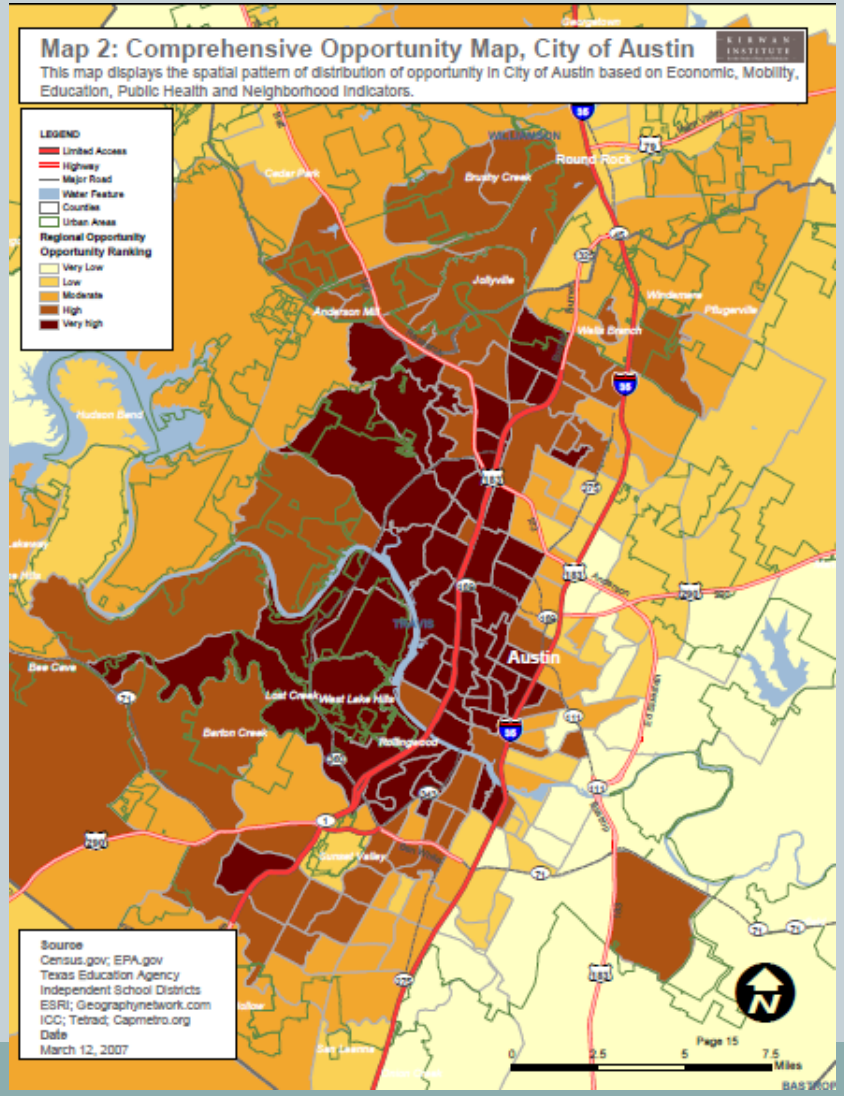
Definition of Housing Siting Policy

Housing Siting Policy: A policy that directs the deliberate investment of public funding used to achieve desired outcomes.

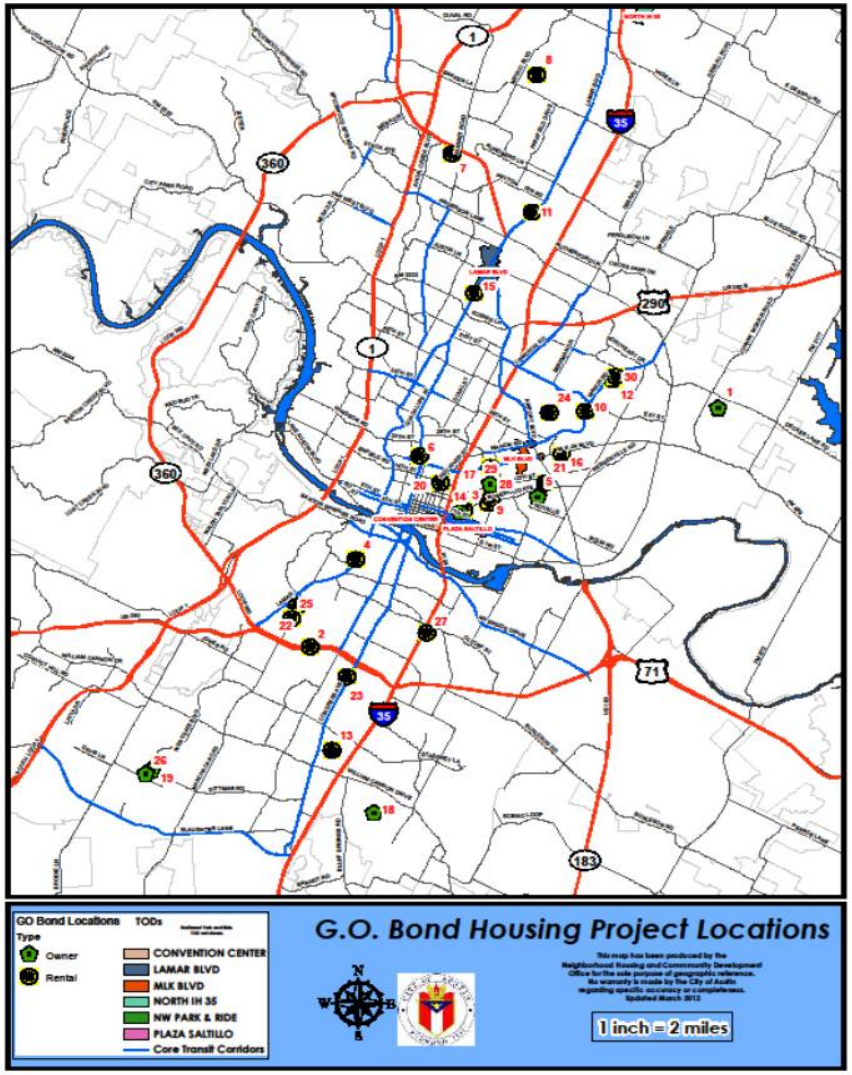
One key objective can be the dispersion of affordable housing in specific parts of the community.

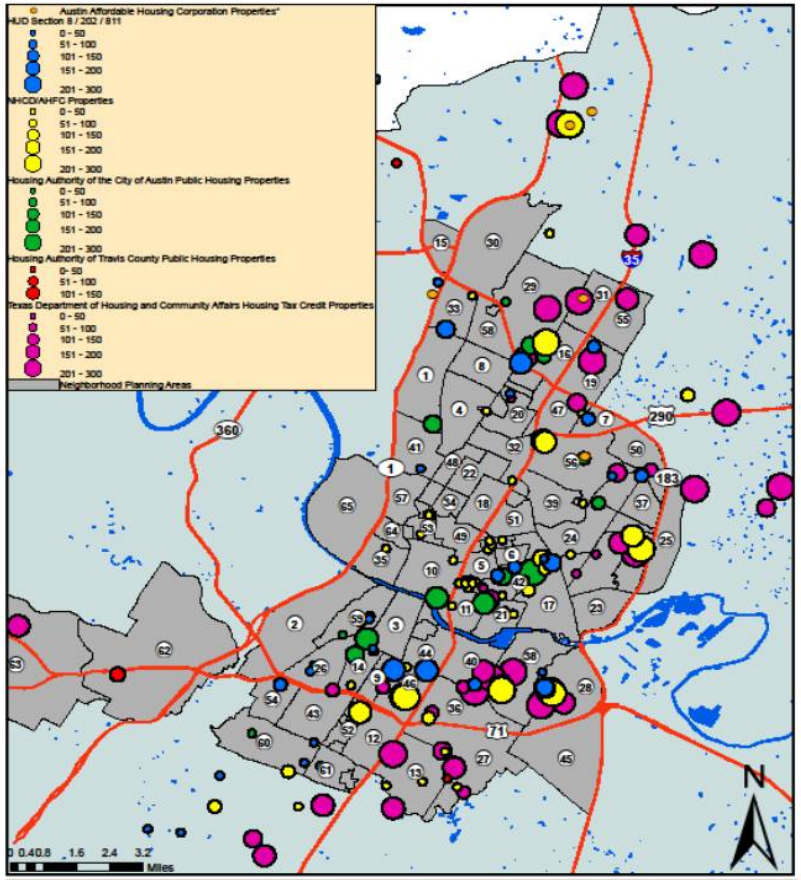
Austin's Approach: Strategic

- Kirwan Opportunity Map: Instrument to identify opportunity areas in Austin
- "Priority Locations": VMU/PUD/TOD
- Preservation of existing affordable housing
- Permanent Supportive Housing
- Compatibility with Neighborhood Plan (if applicable)



Austin's Current Dispersion





Research Overview

- National review of policies and practices
  - Focused on peer cities
  - Identified cities, communities based on comparable constraints, opportunities
- Three categories of practices, strategies, policies:
  - Goal-Based: Sets a target or goal
  - Capacity-Based: Creates a formula
  - Strategic: Directed investment

Goal-Based Approaches

- Sets a goal and/or target for a pre-defined geographic area based on a needs analysis of the area or region.
- Example: **Massachusetts** Chapter 40B–ordinance requiring a given share of new construction to be affordable by people with low to moderate incomes ("Inclusionary Zoning")
- Example: **Portland Metro** "Fair Share" model – regional comprehensive plan to achieve equitable income distribution across metropolitan jurisdictions
- Example: **Mueller** Community –Requirement for 25% of all for-sale and for-rent homes in the Planned-Unit Development to be affordable.

Capacity-Based Approaches

- Creates a formula by which to exempt communities and/or geographic areas from an affordable housing requirement if they can demonstrate they have already reached a quota based on a formulaic capacity.
- Example: **Seattle** – defines capacity by number of housing units in a census block group and restricts new rental affordable housing development in those areas with some exceptions
- Example: **Raleigh** – defines capacity as census tracts with majority low-income and minority population and restricts new affordable housing development in those areas.

Strategic Approaches

- A place-based approach, in which the jurisdiction targets investment in affordable housing in specific geographic areas. Often this investment is aligned with other systems to ensure maximum efficiency in affordable housing siting.
- Example: **Denver -** targets funding to affordable housing development seeking to preserve affordable housing near current or proposed rail lines.
- Example: **San Jose -** considers a project's relationship to Council-adopted development plans and strategies and the project's contribution to neighborhood improvement or revitalization

Draft Statement of Desired Outcome

Vision: The City of Austin commits to the creation and preservation of housing in all parts of Austin that meets the needs of all Austin residents of extremely low to moderate income tied to an analysis of identified housing gaps.

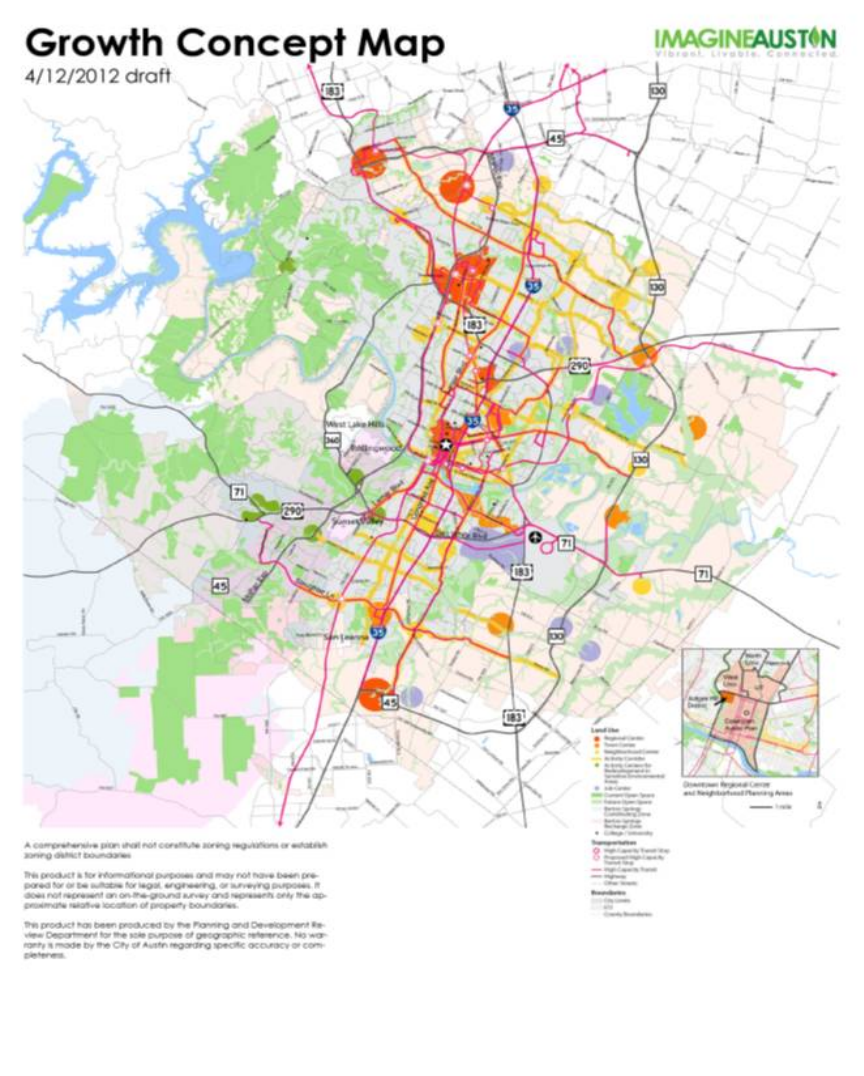
The vision should incorporate the following **goals**:

1. Maximizes affordable housing opportunities in dispersed geographic locations;
2. Ensures Fair Housing choice;
3. Maximizes access to areas of high opportunity;
4. Recognizes the draft Imagine Austin Comprehensive Plan; and
5. Is feasible for the City of Austin to administer.

Draft Statement of Desired Outcome Cont'd

The vision should take into account the following **tools**:

1. Relevant, timely and accurate data that reflects areas of high opportunity, currently demonstrated by the **Kirwan Institute Opportunity Map**;
2. Future areas of growth as presented in the draft Imagine **Austin Comprehensive Plan and Growth Concept Map**; and
3. The location of **existing subsidized housing stock** in the City.
4. The location of **existing aging multi-family housing stock**.
5. The City of Austin Draft **Good Neighbor Guidelines.**



Feasibility Assessment

- **Legal**: Does the approach adhere to fair housing and anti-discrimination standards?
- **Economic/Financial**: What does this approach do the cost of developing affordable housing? What does it do for the costs of living in affordable housing?
- **Social**: What could the response be from citizens and neighborhoods?
- **Political**: What could the response be from elected officials?
- **Technical/Administrative**: Is publicly-available data accessible for this approach and can administrative standards be created to enforce it?
- **Operational**: Does this approach create barriers to the production of affordable housing?

Research Timeline

- April – May: Continue convening the CDC Working Group as needed to conclude tasks
- April – July: Receive community input through the Action Plan process
- July – CDC to consider recommendations for additional Housing Siting practices, strategies
- August: Inclusion of recommendations for Housing Siting practices, strategies to be included in final FY12-13 Action Plan

Discussion/Questions