

AGENDA

Affordable Housing Across Austin

Tuesday, April 24, 9 am
City Hall, City Council Chambers
301 W. 2nd St.

Facilitation by Larry Schooler, Community Engagement Consultant
Corporate Public Information Office

Objective of the meeting: Evaluate affordable housing siting approaches and solicit feedback on what approaches are best for Austin.

9 – 9:05 am	Opening	<i>Council Member Laura Morrison</i>
9:05 – 9:20 am	Presentation: Where should poor people live?	<i>Dr. Elizabeth Mueller, UT School of Architecture/ Community Development Commission</i>
9:20 – 9:35 am	City of Austin Overview	<i>Betsy Spencer, Director Rebecca Giello, Assistant Director Neighborhood Housing and Community Development Office</i>
9:35 am – 9:45 am	Break	
9:45 – 11:15 am	National Virtual Panel	<i>Robert Hickey, Center for Housing Policy, DC Charles Brideau, City of Dallas, TX Shawn McNamara, City of Raleigh, NC Jacky Morales-Ferrand, City of San Jose, CA Pam Wideman, City of Charlotte, NC</i>
11:15 – 11:55 am	Community Conversation	<i>All, facilitated by Larry Schooler, Community Engagement Consultant</i>
11:55 – 12:00 pm	Closing Remarks	<i>Betsy Spencer</i>



Thank you very much for your participation.
www.austintexas.gov/housing

The City of Austin is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request.

Affordable Housing Across Austin

Virtual Panelist Biographies

Robert Hickey

**Center for Housing Policy
Washington D.C.**

Robert Hickey is a Senior Research Associate with the Center for Housing Policy in Washington, D.C. The Center is the research affiliate of the National Housing Conference, and works to make innovative housing policies and research more accessible to practitioners nationwide through resources like HousingPolicy.org.



Robert is currently overseeing a national scan of best practices for promoting inclusive housing. Before the Center, he worked as a planning and economic consultant and an affordable housing researcher. He has written extensively for the Enterprise Foundation, Great Communities Collaborative and San Francisco Foundation on policy and planning strategies for creating affordable homes in transit-oriented communities. He has also prepared fiscal, market and economic impact analyses as a consultant at Strategic Economics, and helped California jurisdictions like Milpitas and Sebastopol prepare multi-year housing plans. Robert holds a master's degree in city and regional planning from the University of California–Berkeley.

Charles Brideau

**Housing/Community Services Department
City of Dallas, Texas**

Charles has more than 25 years of increasingly responsible affordable housing management experience, primarily in the areas of program management, contract administration, monitoring and compliance; portfolio management, budget and fiscal oversight; and housing, commercial and mixed-used development. From 1986 to 1998, he oversaw divisions of the Albuquerque Housing Authority dealing with low-income public housing, home repairs and housing reconstruction. Since 1998, Charles has overseen sections of the Dallas Housing / Community Services Department involved in single- and multi-family development, monitoring and compliance, asset management, fiscal administration of annual budgets of more than \$140 million and a Section 108 Loan Guarantee program with total authority to lend up to \$75 million in development funding.

Shawn McNamara
Community Development Department
City of Raleigh, North Carolina



Shawn McNamara is the Program Manager at the City of Raleigh Community Development Department Strategic Planning Division. Shawn holds a B.A. in Political Science from Old Dominion University and a master's of planning degree from the University of Virginia.

Shawn joined the department in December 2003, coming from the Town of Cary, North Carolina, where he served since September 1998 as the Town's first Affordable Housing Planner. Prior to that, he was a Senior Policy Analyst at the Virginia Department of Housing and Community Development. Most of Shawn's career has been involved in affordable

housing policy, neighborhood revitalization, and community development. Shawn is married to Terry, a special education teacher, and has a daughter at NC State and a son at Cary High School.

Jacky Morales-Ferrand
Housing Department
City of San Jose, California

Jacky Morales-Ferrand is the assistant director of the Housing Department for the City of San Jose. She has more than 20 years of experience in affordable housing and community development, program implementation and policy development in the public, for-profit and nonprofit sectors. Since 1998, more than 17,500 affordable homes have been developed in the City of San Jose with over 5,900 units completed in the past five years utilizing a variety of funding and regulatory measures. Jacky worked on the passage of a citywide inclusionary housing policy that was recently passed by the San Jose City Council. She served as a Planning Commissioner for the City of Centennial, Colorado, and served on numerous nonprofit boards. She has a master's in public administration from the University of Colorado.



Pamela Wideman
Neighborhood and Business Services
City of Charlotte, North Carolina



Pamela currently serves as an Assistant Director in the City's Neighborhood & Business Services Department. In that role she is responsible for oversight of the City's Affordable Housing programs, the City's Housing Trust Fund activities, the City's Ten-Year Plan to End and Prevent Homelessness, and Budget and Finance activities.

Pamela received her master's degree in public administration from UNC - Charlotte and her bachelor's degree in business administration from Belmont Abbey College. She is also a graduate of UNC-Chapel Hill's Institute of Government-Municipal Administration Program.

Affordable Housing Siting Policies

Charlotte, NC

Charlotte's *Housing Locational Policy* has changed over time. Between 2001 and 2010, the policy discouraged affordable housing in neighborhoods with low median incomes while encouraging it in areas with high levels of homeownership. Its new policy, adopted in 2011, channels new affordable development toward neighborhoods that are both "Stable" and have no more than 15% subsidized housing. Rehabilitation is allowed anywhere in the city – including "Challenged" and "Transitioning" neighborhoods – so long as it does not add to the local subsidized unit count. Conversions of market-rate housing to affordable housing are allowed in the same neighborhoods as new affordable housing, and under certain circumstances in "Transitioning" or "Challenged" areas. A policy map summarizes the city's "Permissible" areas for multifamily development. Senior housing and housing for disabled populations are exempt. City Council also has the authority to grant waivers on a case-by-case basis.**



Dallas, TX

Dallas is in the development phase of a locational or siting policy. The City has an extensive Housing Element in its forwardDallas! comprehensive plan passed by their City Council in 2006. The Housing Element addresses housing needs in various parts of the city. The plan addresses work with the Dallas Housing Authority to develop housing targets for a mix of housing types. There is a goal of attracting middle- and higher-income households into certain sectors of the city and encouraging greater homeownership and mixed-income rental opportunities. Encouraging higher density development near the DART train stations is a goal. Furthermore, they plan to work with the North Central Texas Council of Governments to develop policies to allocate a fair share of affordable housing.



Raleigh, NC

Raleigh uses various policies to encourage dispersed affordable housing. At the core of these is its *Scattered Site Policy* [See Appendix H of the Raleigh *Consolidated Plan*]. This policy establishes six criteria of roughly equal weight for rating housing proposals seeking city financial assistance. Among these are:

- 1) Proximity to existing subsidized affordable housing.
- 2) Proximity to transit.
- 3) Location either in "First Priority Areas" (areas continuing to experience growth, near retail and offices, with low percentages of minority populations and low-income residents), or in "Second Priority Areas" (similar to First Priority Areas but more racially mixed).
- 4) The need to rezone the site (these sites score less well than sites already zoned appropriately).
- 5) Degree of on-site management.
- 6) Project design and appearance.

Assisted housing developments are not permitted in census tracts where more than 50% of the population earns less than 60% of area median income, and concentrations of minority populations exceed 60%. Redevelopment areas are exempt from the scattered site policy. New development proposals in these areas must instead conform to approved, local redevelopment plans.**



San Jose, CA

San Jose’s policy is framed by a positive rationale for dispersion. It applies only to new affordable housing developments financed by the City. Rehabilitation and housing for moderate-income households are exempt. While stating that no area of the city should be arbitrarily excluded from consideration as a site for affordable housing, the City requires “careful consideration” of any project proposed in a census tract where more than 50% of households earn less than 80% of median income. The same consideration is required for areas adjacent to these tracts.¹ Additionally, the policy directs the Council to consider on a case-by-case basis the project’s proximity to other City-financed affordable housing developments; the project’s relationship to Council-adopted development plans and strategies; the project’s contribution to neighborhood improvement or revitalization; and the existing income mix of the local census tract. City staff must also evaluate and report annually on how well the policy is performing toward its dispersion goals.**



Demographics-by-City Comparison Chart

City	2010 Population	Minority Population	Median Household Income	Poverty	Renters Housing Cost Burdened
Austin, TX	790,390	51.3%	\$47,434	21%	55%
Charlotte, NC	731,424	54.9%	\$49,616	17%	52%
Dallas, TX	1,197,816	71.2%	\$40,650	24%	49%
Raleigh, NC	403,892	46.7%	\$49,931	18%	49%
San Jose, CA	945,942	71.3%	\$76,794	13%	53%

**Data collected from the American Community Survey 2010*

¹ City staff has recently raised questions about whether 80% of median income is too high a threshold.

**Charlotte, Raleigh and San Jose summaries provided by the Center for Housing Policy, 2012.