

AUSTIN STRATEGIC HOUSING BLUEPRINT

+ CODENEXT
SHAPING THE AUSTIN WE IMAGINE



Neighborhood Housing
and Community Development

Defining Affordable Housing and Household Affordability

Affordable Housing:

Housing in which the occupant(s) is/are paying no more than 30 percent of his or her income for gross housing costs and no more than 45 percent of his or her income including transportation.

Definition from the U.S. Department of Housing and Urban Development (HUD)



Imagine Austin Household Affordability (Priority Program #6):

Household affordability is about the costs of housing, utilities, taxes and transportation.

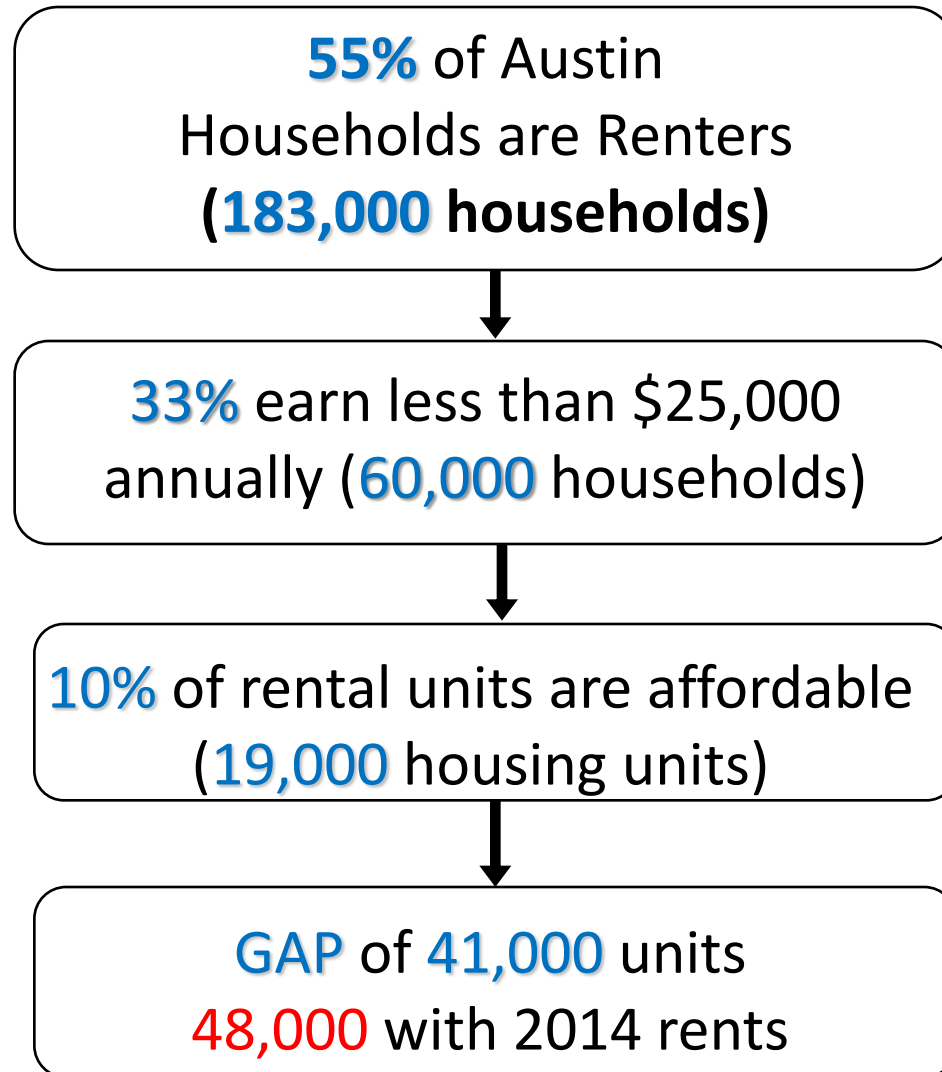
Definition from Imagine Austin Comprehensive Plan

| Median Family Income | 1 Person Household | 4 Person Household | Affordable Monthly Rent |
|----------------------|--------------------|--------------------|-------------------------|
| 30% | \$16,350 | \$24,300 | \$408-\$607 |
| 50% | \$27,250 | \$38,900 | \$681-\$972 |
| 80% | \$43,600 | \$62,250 | \$1,090-\$1,556 |

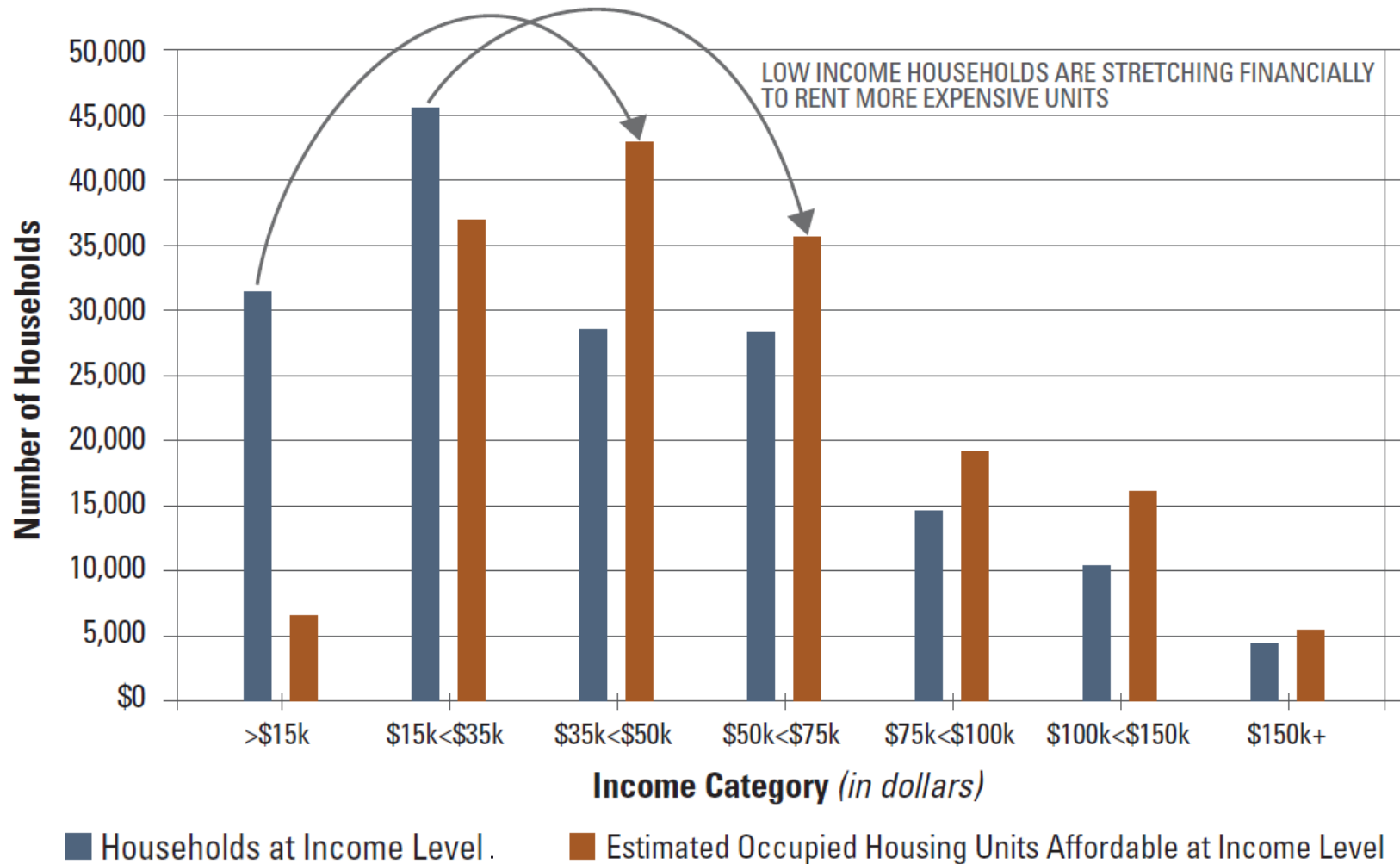
Per HUD as of March 2016 for the Austin-Round Rock Metropolitan Statistical Area (MSA)



Austin Rental Housing Gap



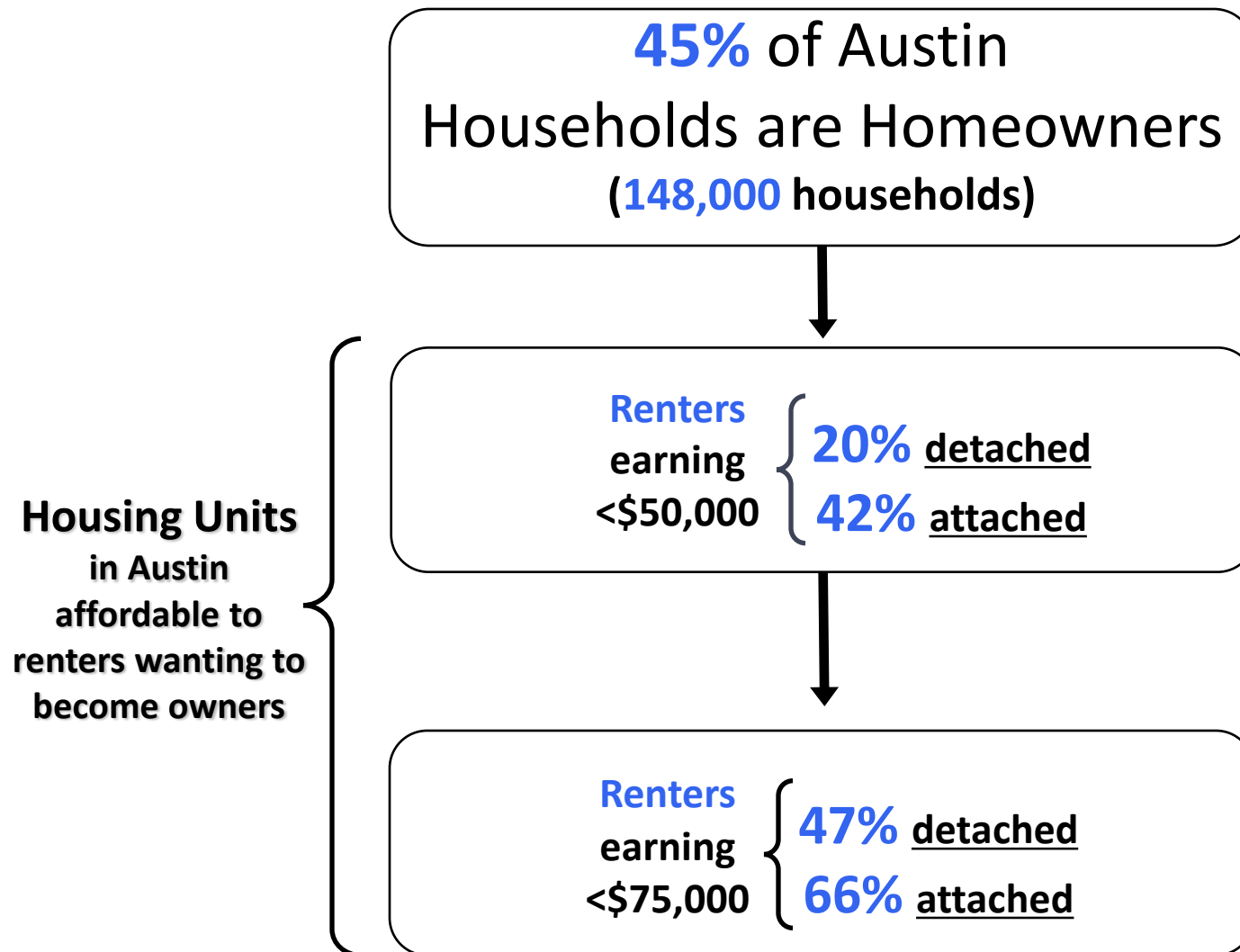
Lack of Deeply Affordable Rental Units Forces Low Income Households to Compete for Housing



SOURCE: 2014 ACS Census; Austin Balanced Housing Model, Fregonese & Associates, 2016

Increasing Affordable Ownership Opportunities

Land Development Code drives results



Cost of the Affordable Rental Housing Gap



Cost of closing Austin's Affordable Housing Gap Today \approx \$6.48 Billion for 48,000 unit gap



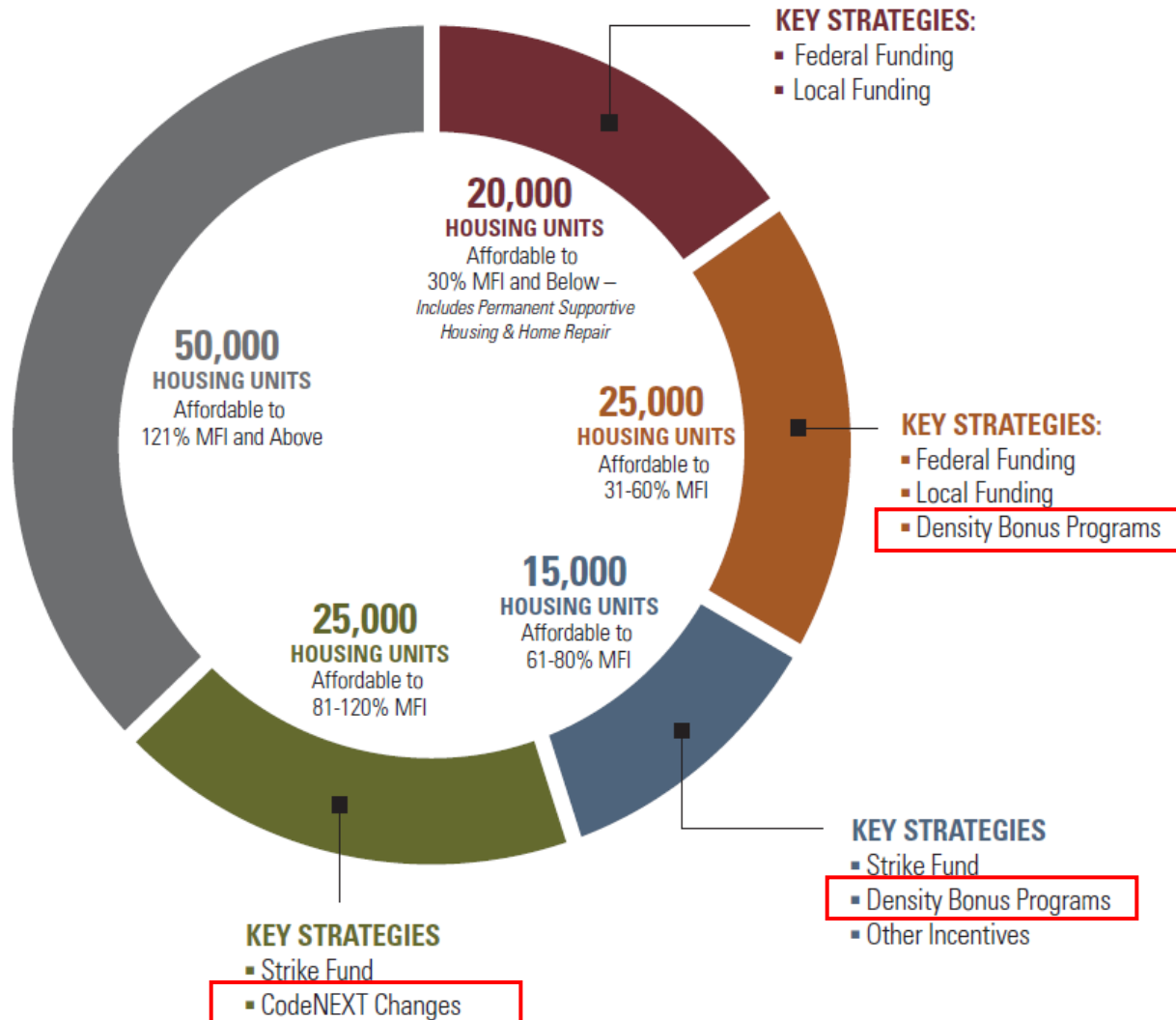
Cost of closing Austin's Affordable Housing Gap 2025 \approx \$11.18 Billion

- *Calculation: \$135,000 (estimated construction cost) x 48,000 units = \$6.48 billion.*
- *Calculation: \$164,430 (estimated construction costs in 2015 dollars) x 68,000 units (continued rate of increase from 2008 through 2014) = \$11.18 billion.*
- *Does not include land costs.*

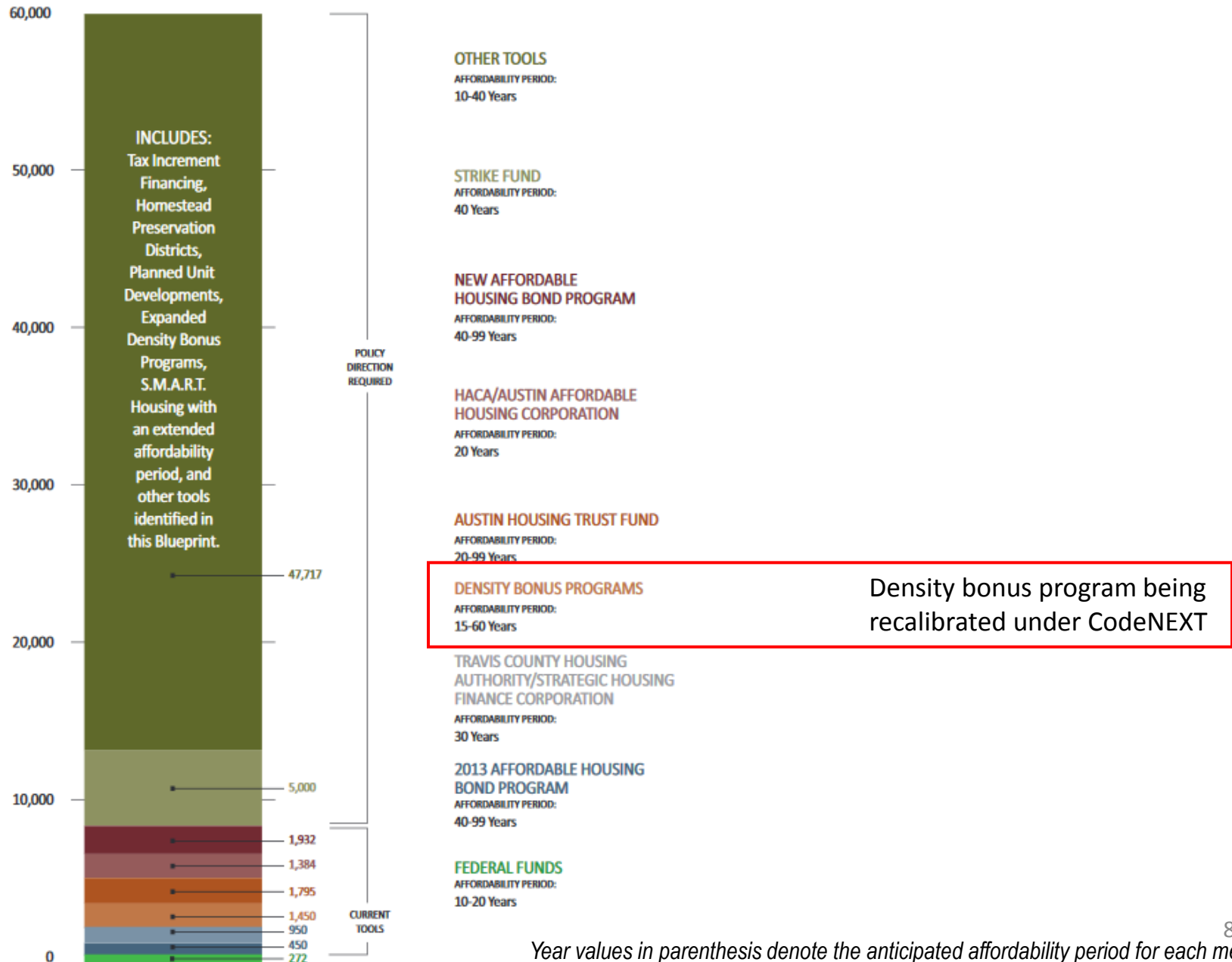
Proposed 10-Year Community Housing Goals

135,000 Housing Units in 10 Years:

60,000 at 80% MFI and below; and 75,000 at 80% MFI and above



Achieving 60,000 Affordable Units in 10 Years



Year values in parenthesis denote the anticipated affordability period for each mechanism.

Discussion



Neighborhood Housing and Community Development Department

512.974.3100

www.austintexas.gov/housingplan