

# Engaging Neighborhoods:

To promote all types of homes in all parts of Austin



November 17, 2011

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Community Development Commission  
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# What is the need in Austin?



- ☞ 20 percent poverty rate in Austin (\$22,350 for a family of four)
- ☞ 38 percent of Travis County's population is cost burdened (households spending more than 30 percent of their income on housing)
- ☞ On any given night, about 2,327 people are living on the streets or on shelters.
- ☞ ~40,000 units of rental housing for extremely low income households
- ☞ Ownership opportunities with price points ranging from \$113,000 to \$240,000
- ☞ ~2,000 units of permanent supportive housing

*Source:* 2010 American Community Survey; 2011 HUD Point in Time Count; Community Action Network (2010)

*Source:* Austin Comprehensive Housing Market Study (2009); Permanent Supportive Housing Program and Financial Model for Austin/Travis County, Texas (2010)

# Housing policies, practices



- ❧ Affirmatively Furthering Fair Housing
- ❧ Housing Continuum (shelters, supportive, rental, homeownership, home repair)
- ❧ Core Values
  - ❧ Deep Affordability
  - ❧ Long-term Affordability
  - ❧ Geographic Dispersion
- ❧ Permanent Supportive Housing: 350 units of PSH by 2014

# Permanent Supportive Housing



1. Homes, apartment units with leases people can afford long-term, where they can live independently and participate in community life.
2. Support services for formerly homeless tenants such as health checkups, job-search assistance, case management for mental or health needs.

# Austin's tool to promote Geographic Dispersion



- ❧ Kirwan Opportunity Map: Instrument to identify high opportunity areas in Austin
- ❧ “Opportunity” defined as resources or environmental factors that create healthy, vibrant communities
- ❧ Tool used to score development funded by City
  - ❧ Very high priority area: 25 points
  - ❧ High priority area: 20 points
  - ❧ Moderate priority area: 15 points
  - ❧ Low priority area: 10 points
  - ❧ Very low priority area: 5 points

# Other Practices



- ❧ Siting Policies
  - ❧ Goal-based
  - ❧ Capacity-based
  - ❧ Strategic

# Goal-Based Siting Policies



- ❧ Divide jurisdictions by new or existing geographic boundaries
- ❧ Assign affordable housing goal for each area

# Capacity-Based Siting Policies



- ❧ Define capacity in geographic areas through the creation of a formula
- ❧ Based on various grounds, including the proportion of extremely low-income persons in the community; the geographic area's capacity to absorb new growth; and projected future population and job growth

# Strategic Siting Policies



- ❧ Target funding for affordable housing on geographic areas of strategic interest
- ❧ Align with other systems to ensure maximum investment in affordable housing siting (e.g. public transit, employment centers, social services, health facilities, schools)



# DISCUSSION

# GEOGRAPHIC DISPERSION



- ❧ What mechanisms/approaches could be considered to successfully achieve geographic dispersion in Austin?
- ❧ What practical impediments might we encounter in achieving geographic dispersion?

# NOTIFICATION, ENGAGEMENT, IMPLEMENTATION



SEE HANDOUT