

Affordable Housing Goals and Targets: An Affordable Housing Plan and Community Scorecard

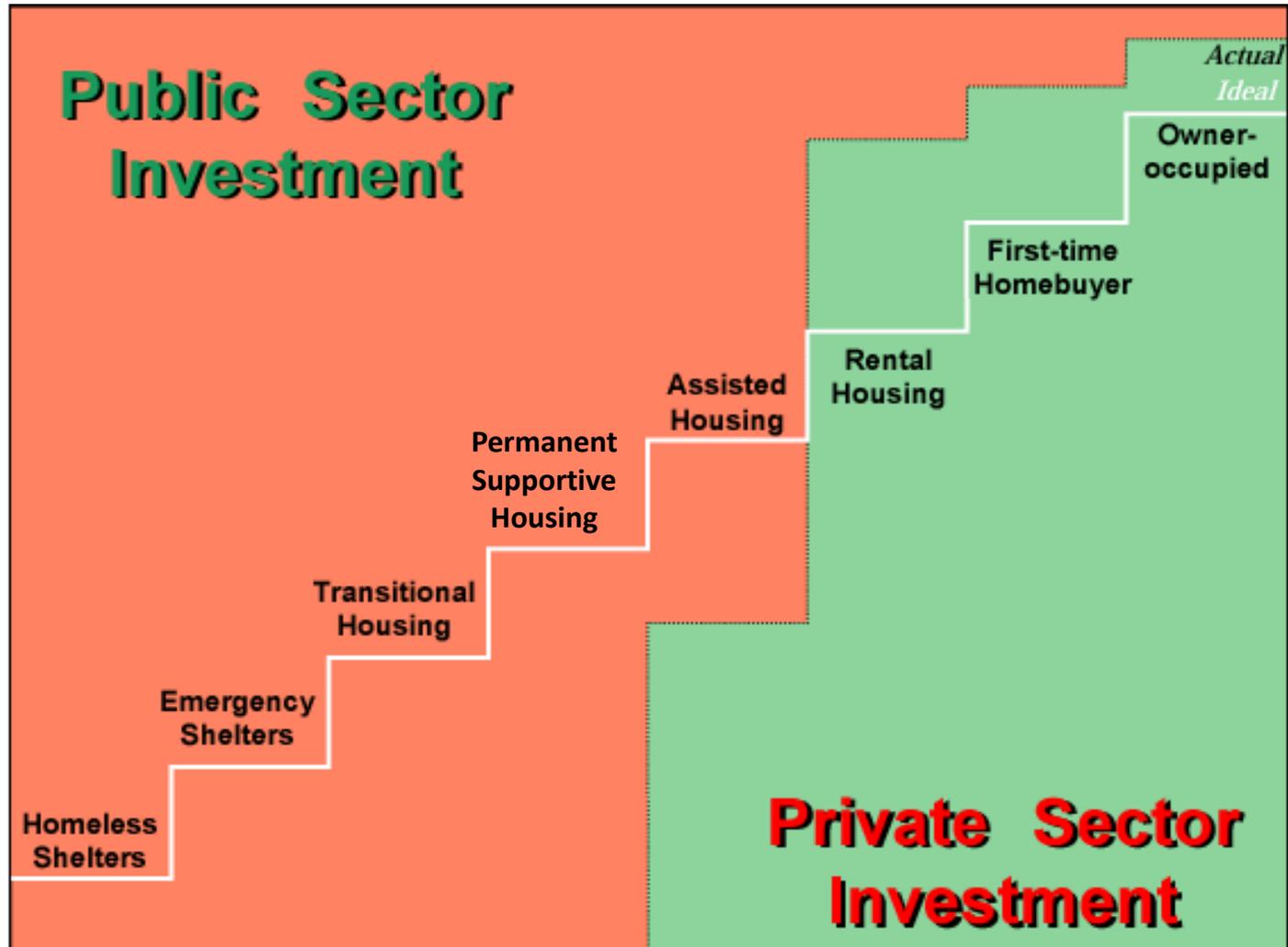
Presentation for the Housing & Community Development Committee
of the Austin City Council

June 24, 2015

Presentations Highlights

- Affordable Housing Strategy
- Housing Goals & Targets
- Snapshot of Proposed Housing Plan
- NHCD Production & Reporting
- Council Considerations

Investing Across the Housing Continuum



Elements of a Sound Affordable Housing Strategy

Strategies to address household affordability

Three Key Components:



**Accurate, Relevant Data
to Set Local Goals**



**Innovative
Zoning/Regulations to
Facilitate Lower-Cost
Housing**



**Tools & Dedicated
Revenue**

Affordable Housing Strategy



Accurate,
Relevant Data to
Set Local Goals

- Up-to-date knowledge of needs & inventory
- Define Sub-population and sub-geographic goals and targets through Housing Market Study (2014)
- Housing – Jobs Balance / Data
- Community Advancement Network (CAN) Dashboard



Innovative
Zoning/
Regulations to
Facilitate Lower-
Cost Housing

- Create opportunities for affordability through the Land Development Code rewrite - CodeNEXT:
 - Incentives for inclusion
 - Reduced regulation that impedes affordability
 - Expedited process with single point of contact for dedicated affordable developments
 - Density Bonus Programs



Tools &
Dedicated
Revenue

- Increase dedicated revenue for the Housing Trust Fund (HTF)
- Return on Investment data
- Sustained capital funding strategy to support household affordability as infrastructure
- New dedicated revenue sources
- Redevelop public land to prioritize household affordability

Housing Market Study Recommendations

- Set a citywide affordable housing goal:
 - *Goal should be targeted to areas of need identified in the market study – that is, rental units affordable to households earning less than \$25,000 (addressing the rental gap) and ownership units targeting workforce (earning less than \$50,000 per year)*

Housing Goals & Targets

Goal 1: Create New Permanent Supportive Housing (Council Resolution 20141002-043)

Goal 2: Create New Affordable Rental Housing Opportunities

Goal 3: Create New Affordable Ownership Housing Opportunities

Goal 4: Preserve Existing Affordable Housing Opportunities (Council Resolution 20141016-034)

Goal 5: Create/Preserve Affordable Family-Friendly Units

Goal 6: Create/Preserve Affordable Units Near Transit (Council Ordinance 20050519-008 specific to Transit Oriented Developments, or TODs)

Goal 7: Geographic Distribution of Affordable Housing

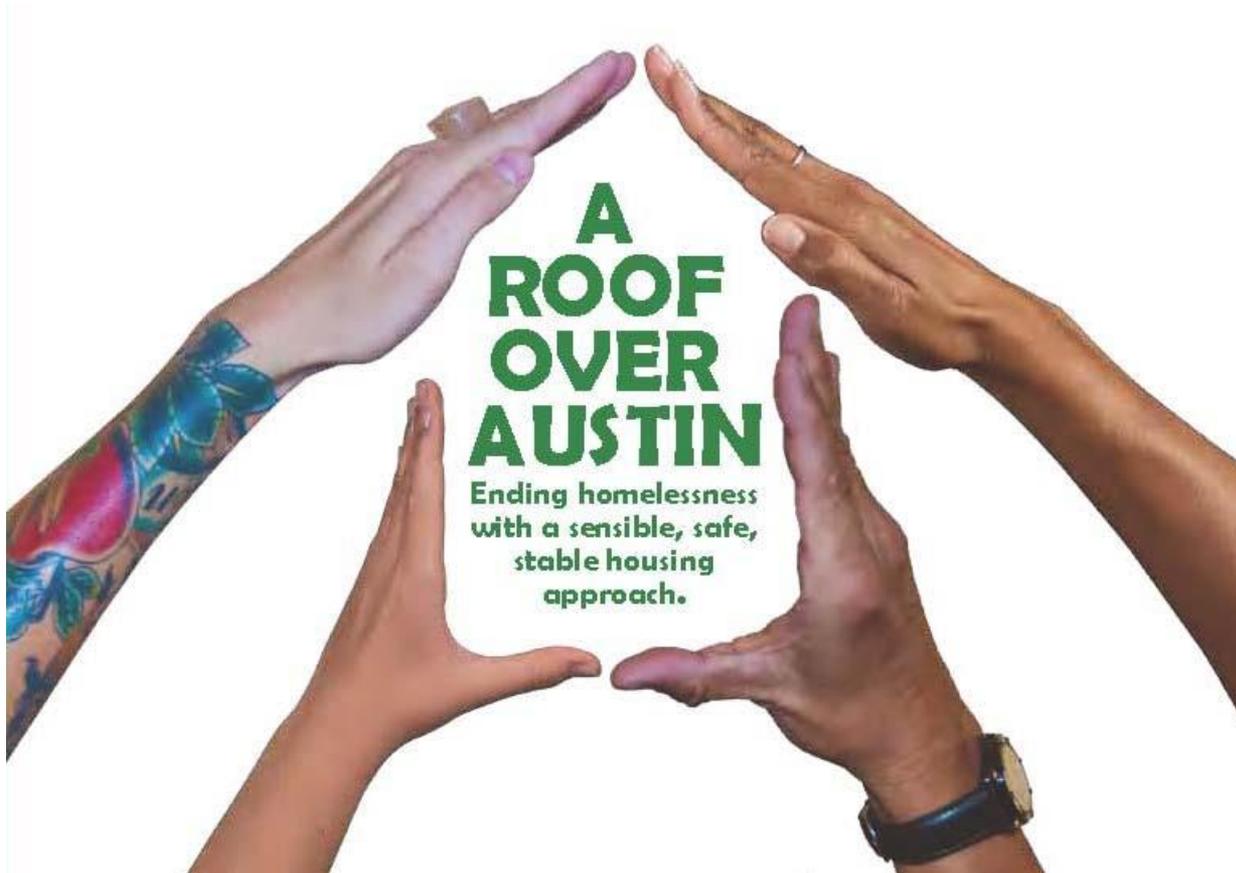
Community Goals / Targets

Includes Neighborhood Housing and Community Development Targets

Goal 1: Create New Permanent Supportive Housing (PSH)

Community Target: Collaborate with the community, private sector, and partners to create 400 Permanent Supportive Housing units over the next 4 years, with a minimum of 200 dedicated to housing first (Resolution 20141002-043). (100/year)

NHCD Target: Support the production of 50 Permanent Supportive Housing units per year (Rental Housing Developer Assistance).



Goal 2: Create New Affordable Rental Housing Opportunities

Community Target:

- 866 units of rental housing at 30% Median Family Income or below per year
- 606 units of rental housing at 50% Median Family Income or below per year

NHCD Target: Support the production of 100 units at 30% Median Family Income or below per year and 100 units at 50% Median Family Income or below per year (Rental Housing Developer Assistance, Acquisition & Development).



Goal 2: Create New Affordable Rental Housing Opportunities

Community Target:

- 823 units of rental housing at 51% to 80% Median Family Income per year
- 650 units of rental housing at 81% to 120% Median Family Income per year

NHCD Target:

- Support the production of 100 rental housing at 51% to 80% Median Family Income per year (Rental Housing Developer Assistance; Density Bonus Programs).

City of Austin Target:

- Create/amend policies to support the production of 650 units of rental housing for households earning 81% to 120% Median Family Income per year, potentially including:
 - CodeNEXT Revisions
 - Accessory Dwelling Unit regulations
 - Planned Unit Development (PUD) Ordinance
 - Density Bonus Programs
 - Affordable housing on City-owned land

Goal 3: Create New Affordable Ownership Housing Opportunities

Community Target:

- 397 ownership opportunities at 80% Median Family Income or below per year.
- 313 ownership opportunities at 81% to 120% Median Family Income per year.

NHCD Target:

- Support the production of 25 ownership opportunities at 80% Median Family Income or below per year (Acquisition & Development Program; Density Bonus Programs).

City of Austin Target:

- Create/amend policies to support the production of 313 units of ownership housing for households earning 81% to 120% Median Family Income per year, potentially including:
 - CodeNEXT Revisions
 - Accessory Dwelling Unit regulations
 - Planned Unit Development (PUD) Ordinance
 - Density Bonus Programs
 - Affordable housing on City-owned land

Goal 4: Preserve Existing Affordable Housing Opportunities

Community Target: Preserve 20,000 affordable rental housing units over the next 20 years (Resolution 20141016-034).

NHCD Targets: Support the preservation of:

- 200 affordable rental units per year (Rental Housing Developer Assistance), and
- 250 ownership units per year (G.O. Repair).



Cornerstone was preserved as affordable, energy efficient units for persons with special needs, single mothers with young children and persons with disabilities. This area of South Lamar, close to downtown Austin, is now becoming much less affordable.

Goal 5: Create/Preserve Affordable Family-Friendly Units

Community Target: Collaborate with the community, private sector, and partners to ensure that at least 25% of affordable units created and/or preserved include two or more bedrooms.

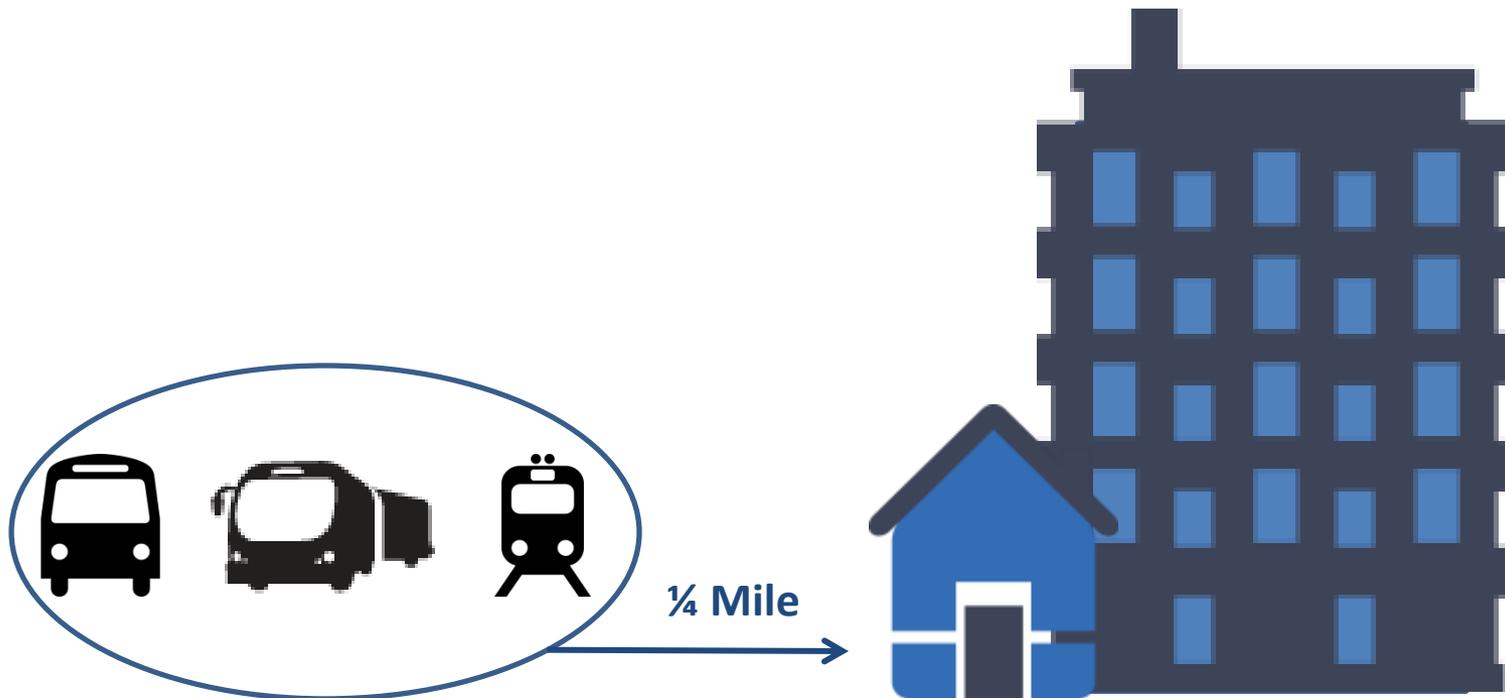
NHCD Target: A minimum of 25% of affordable units supported by NHCD will include two or more bedrooms.



Goal 6: Create/Preserve Affordable Units Near Transit

Community Target: Collaborate with the community, private, and non-profit sectors and partners to increase the number of affordable housing units within $\frac{1}{4}$ mile of high-frequency transit (Council Ordinance 20050519-008 specific to Transit Oriented Developments, or TODs).

NHCD Target: A minimum of 25% of affordable units supported by NHCD will be within $\frac{1}{4}$ mile of high-frequency transit (Rental Housing Developer Assistance Program; Acquisition and Development Program; Density Bonus Programs).



Goal 7: Geographic Distribution of Affordable Housing

Community Target: Set a citywide affordable housing goal:

- At least 10% of rental units in each zip code are affordable to those at 30% Median Family Income or below; and
- At least 24% of ownership units in each zip code are available for workforce housing (units priced at \$183,000 and below).

City of Austin Target:

- Create/amend policies to support the citywide affordable housing goal, potentially including:
 - CodeNEXT Revisions
 - Accessory Dwelling Unit regulations
 - Planned Unit Development (PUD) Ordinance
 - Density Bonus Programs
 - Affordable housing on City-owned land

Council Consideration

- Consider modifications or adoption of Proposed Community Housing Plan (comprised of gaps data and goals; 10-year plan)
- Consider regulatory policies in CodeNEXT to advance and support Proposed Housing Plan
- Consider short term or “quick fixes” to regulations to advance Proposed Housing Plan (Accessory Dwelling Unit (ADU) regulations, Planned Unit Development (PUD) amendments, parking requirements, changes to Density Bonus Programs, etc.)

Proposed Community Housing Plan - Goals & Targets

Goal	Est. Gap	Annual NHCD Target	Annual Community Target	10 Year Comm. Target
1. Create New Permanent Supportive Housing				
Permanent Supportive Housing (PSH)	1,889	50	100 (400 over 4 years – 200 Housing First)	1,000
2. Create New Affordable Rental Housing Opportunities	4,330 = the average annual multifamily production in Austin from 2007-2013. Source: U.S. Census			
At or Below 30% Median Family Income (MFI)	48,000	100	866	8,700
At or Below 50% Median Family Income (MFI)		100	606	6,000
51 to 80% MFI		100	823	8,200
81 to 120% MFI		Innovative regs.	650 Through innovative regulations	6,500
3. Create New Affordable Ownership Housing Opportunities	2,088 = 50% of average annual single family production in Austin from 2007-2013. Source: U.S. Census			
51 to 80% MFI		25	397	4,000
81 to 120% MFI		Innovative regs.	313 Through innovative regulations	3,100
4. Preserve Existing Affordable Housing Opportunities				
Multi-Family Rental at or below 50% MFI	25,226	200	1,000 (20,000/ 20 Yrs.)	10,000
Single-Family Preservation through G.O. Repair	9,675	250	250	2,500
5. Create/Preserve Affordable Family-Friendly Units				
Affordable housing units w/ 2+ bedrooms		25% of units	25% of units	25% of units
6. Create/Preserve Affordable Units Near Transit				
Affordable housing units created/preserved within ¼ mile of high frequency transit		25% of units	25% of units	25% of units
7. Geographic Distribution of Affordable Housing				
Goal of 10% affordable rental; 24% affordable ownership housing in each zip code		10% affordable rental; 24% affordable ownership in each zip code		

Discussion of Methodology & Questions

Neighborhood Housing and Community Development

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