

Proposed Community Housing Plan for Austin - Goals & Targets					
Goals:	Estimated Gap	Annual NHCD Target	Annual Community Target	10 Year Community Target	Methodology
1. Create New Permanent Supportive Housing					
Permanent Supportive Housing (PSH) Affordable housing linked to a range of support services that enable tenants, especially the homeless, to live independently and participate in community life.	1,889 ^A	50	100 <small>(400 over 4 years - 200 Housing First; 200 PSH)</small>	1,000	Target set by Council
2. Create New Affordable Rental Housing Opportunities					
At or Below 30% Median Family Income (MFI) <i>Less than \$22,600 annually for a 4 person household</i> <i>Approximately 20% of Austin Households</i>	48,000 ^B	100	866	8,700	4,330 = the average annual multifamily production in Austin from 2007-2013. Source: U.S. Census Annual Comm. Target=4,330x20% (percent of population at this MFI level)
At or Below 50% Median Family Income (MFI) <i>Less than \$37,700 annually for a 4 person household</i> <i>Approximately 14% of Austin Households</i>	•B	100	606	6,000	Annual Comm. Target=4,330x14% (percent of population at this MFI level)
51 to 80% MFI <i>Between \$37,700 and \$60,300 annually for a 4 person household</i> <i>Approximately 19% of Austin Households</i>	•B	100	823	8,200	Annual Comm. Target=4,330x19% (percent of population at this MFI level)
81 to 120% MFI <i>Between \$60,300 and \$90,480 annually for a 4 person household</i> <i>Approximately 15% of Austin Households</i>	•B	Provided through innovative regulations & code revisions	650 Provided through innovative regulations & code revisions	6,500	Annual Comm. Target=4,330x15% (percent of population at this MFI level)
3. Create New Affordable Ownership Housing Opportunities					
51 to 80% MFI <i>Between \$37,700 and \$60,300 annually for a 4 person household</i> <i>Approximately 19% of Austin Households</i>	•B	25	397	4,000	2,088 = 50% of average annual single family production in Austin from 2007-2013. Source: U.S. Census Annual Comm. Target=2,088x19% (percent of population at this MFI level)
81 to 120% MFI <i>Between \$60,300 and \$90,480 annually for a 4 person household</i> <i>Approximately 15% of Austin Households</i>	•B	Provided through innovative regulations & code revisions	313 Provided through innovative regulations & code revisions	3,100	Annual Comm. Target=2,088x15% (percent of population at this MFI level)
4. Preserve Existing Affordable Housing Opportunities					
Multi-Family Rental At or Below 50% MFI <i>Less than \$37,700 annually for a 4 person household</i> <i>Approximately 34% of Austin Households</i>	25,226 ^C <small>Affordable Units to be Preserved</small>	200	1,000 ^C <small>20,000 Units over 20 Years</small>	10,000	Target set by Council
Single-Family At or Below the Poverty Line through G.O. Repair <i>Less than \$24,250 annually for a 4 person household</i> <i>Approximately 19% of Austin Households</i>	9,675 ^D	250	250 ^D	2,500	Target set by G.O. Repair Coalition
5. Create/Preserve Affordable Family-Friendly Units					
Affordable Housing units created or preserved with 2 or more bedrooms	C	25% of units	25% of units	25% of units	Goal recommended by Families with Children Task Force
6. Create/Preserve Affordable Units Near Transit					
Affordable Housing units created or preserved within 1/4 mile of high frequency transit	C	25% of units	25% of units	25% of units	Goal recommended by City Council for Transit Oriented Developments
7. Geographic Distribution of Affordable Housing					
Goal of 10% affordable rental; 24% affordable ownership housing in each zip code	B	Goal of 10% affordable rental; 24% affordable ownership housing in each zip code			Goal recommended in Housing Market Study

Sources:

^A Permanent Supportive Housing Program and Financial Model, *Corporation for Supportive Housing* (February 2010)

^B Comprehensive Housing Market Study, *BBC Research and Consulting* (July 2014)

^C Taking Action: Preservation of Affordable Housing in the City of Austin, *HousingWorks Austin* (July 2014)

^D Housing Repair Needs Assessment, *Austin Housing Repair Coalition* (February 2011)

* Data demonstrates that there is not a numerical gap; households often rent or purchase homes less expensive than they can afford per HUD's definition of affordability, thereby constraining the supply for others. Affordability restrictions are necessary to reserve units for households in need.