



# Austin Strategic Housing Implementation Plan (ASHIP)

---

Presentation to the Housing Committee of the Community  
Development Commission

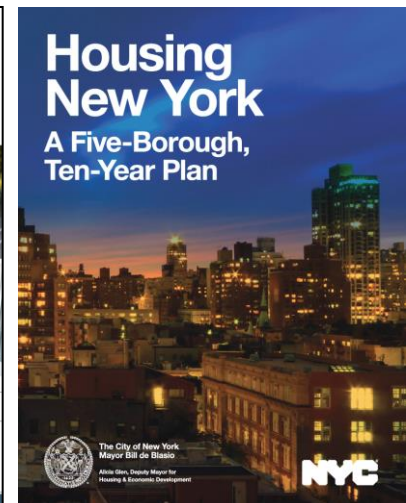
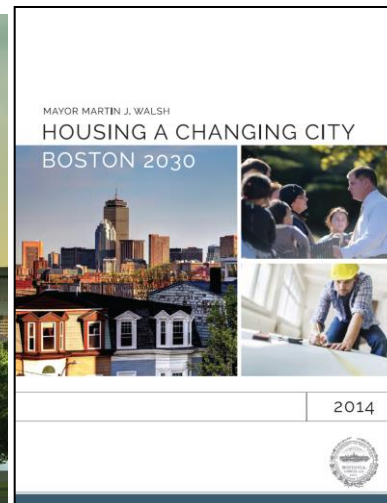
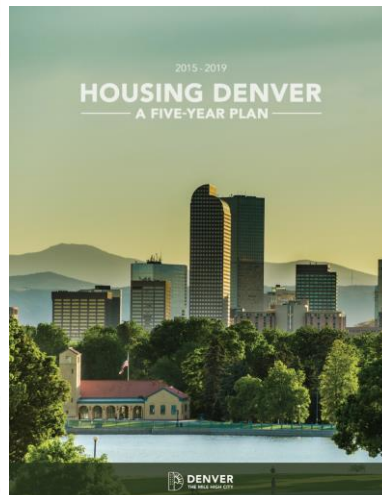
January 12, 2016

# What is a Strategic Housing Plan?

- A roadmap with specific strategies and actions that will position the City of Austin to establish and reach **numerical goals** for affordable housing.



Examples:



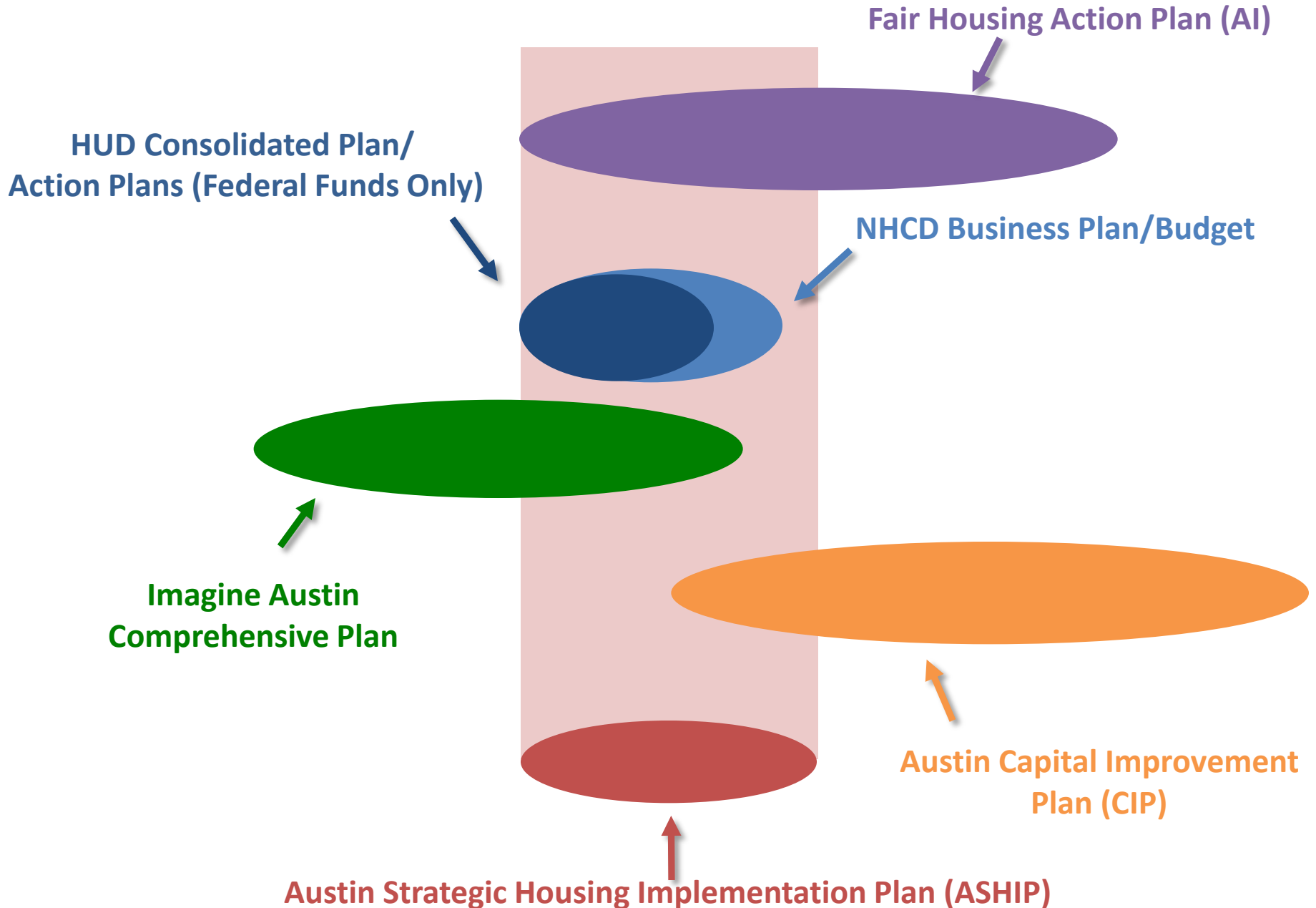
# Why does Austin need a Strategic Housing Plan?

**To have a community discussion about:**

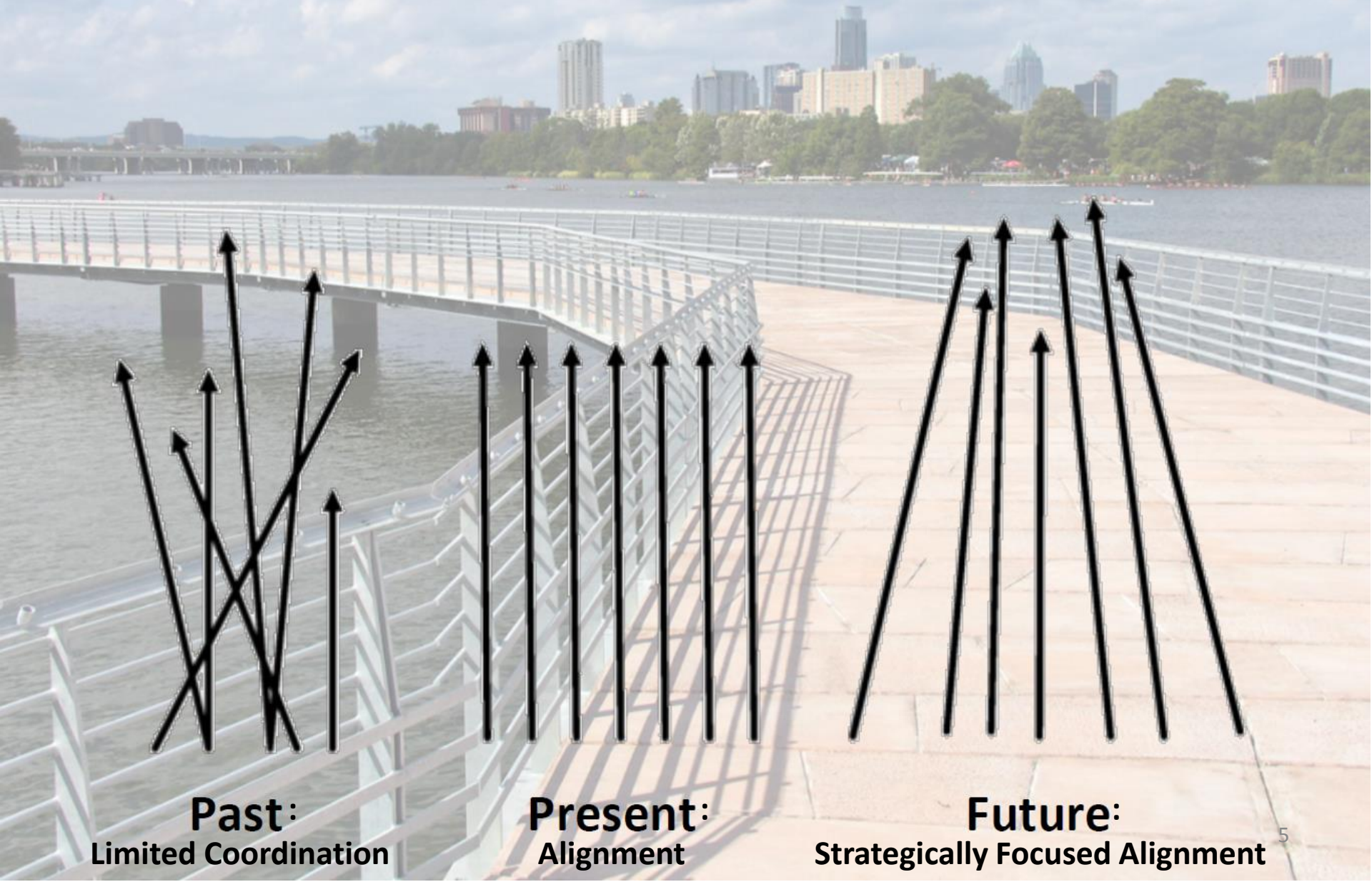
- Where teachers, childcare workers, cooks, firefighters, musicians and others should be able to afford to live.
- What a lack of affordability could mean for Austin's identity and culture as a city.
- Whether our children will be able to afford to live in Austin.
- The impact of “drive till you qualify” housing (further from jobs and infrastructure) on Austin's traffic, quality of life, and environmental quality.

**✓ A Housing Plan will align resources, specify strategies, and clarify the community's role in achieving the shared vision for the future.**

# Relationship of NHCD and City of Austin Plans



# Aligning to Strategically Focus



# General Components to a Strategic Housing Plan

- Stakeholder Process
- Community Goals and Values
- Community Priorities
- Equity and Fair Housing Component
- Recommendations
  - Highest Impact Recommendations
- Implementation Strategies
- Steps to Implement Each Strategy



# Seattle Housing Affordability and Livability Agenda (HALA)

## Seattle Housing Affordability and Livability Agenda (HALA) an Illustration of Top Priority Strategies at Work

- Multifamily housing near public transportation assets
- Utilization of publicly owned land
- Density bonus

- Additional funding sources for affordable housing
- Code changes to maximize economical wood frame construction in up to 7 story buildings
- Improved efficiency and predictability in the permitting process

- Inclusionary housing program
- Multi-family tax exemption program

- Tenant counseling
- Enhanced tenant relocation program

Low cost rehabilitation financing in exchange for an affordability covenant

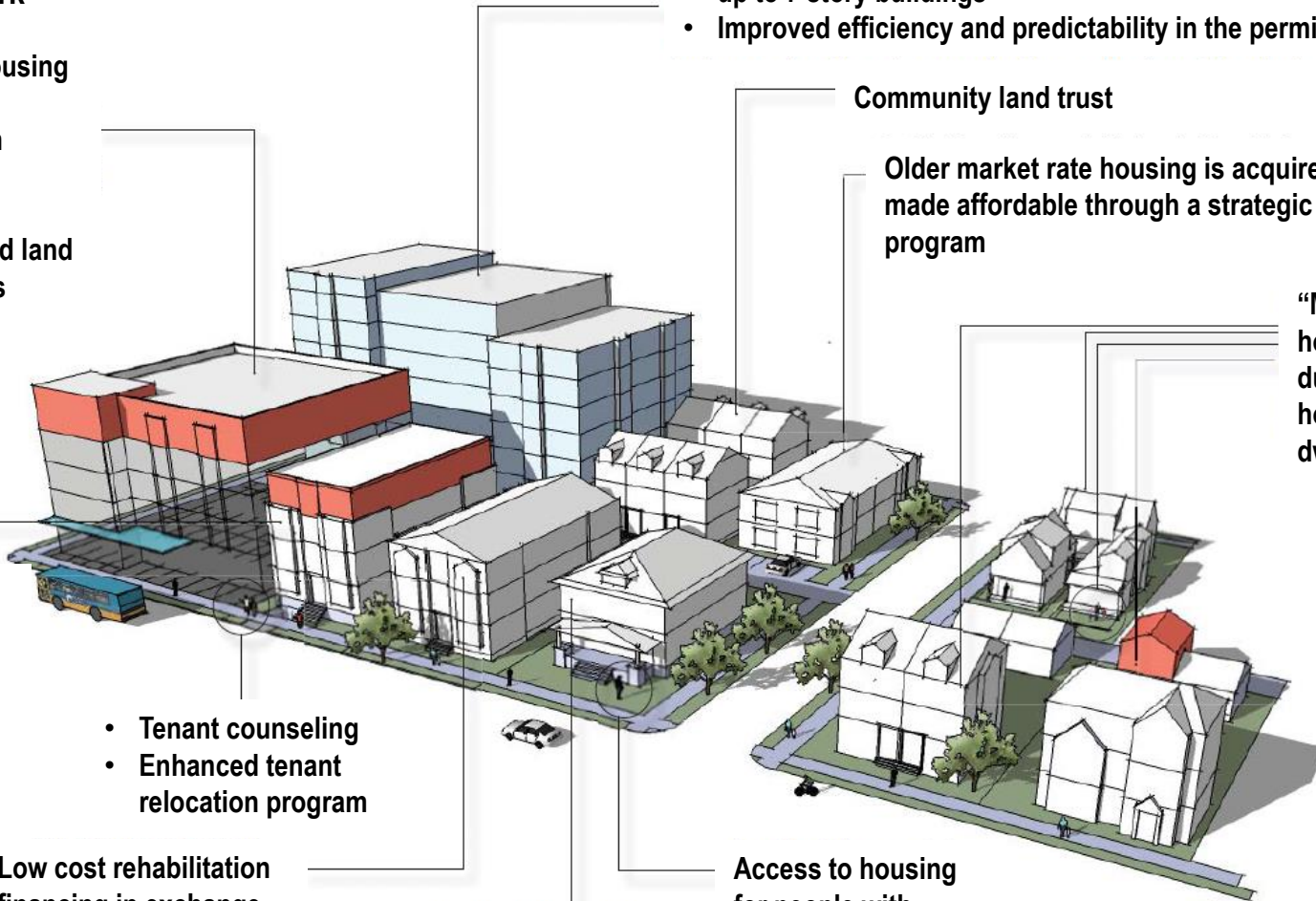
Preservation of affordable rental units through tax exemption program

Access to housing for people with minor criminal records

Community land trust

Older market rate housing is acquired, renovated and made affordable through a strategic acquisition program

“Missing Middle” housing types (small duplexes, cottage housing, accessory dwelling units, etc.)



# Seattle Housing Affordability and Livability Agenda (HALA)

## Goals and Values:

- Strengthen our City through Housing Affordability
- Ensure Equal Access to Housing to Advance Social and Racial Justice
- Promote the Livability of Seattle's Neighborhoods
- Promote Housing Opportunity across Seattle
- Promote Equitable Growth
- Continue our Commitment to Prioritizing those Most in Need
- Embrace Innovation and Build upon Current, Proven Programs and Policies



# Seattle Housing Affordability and Livability Agenda (HALA)

## Four Key Implementation Areas:

- More Resources for Affordable Housing
  - More subsidy through a range of revenue generating mechanisms
- More Housing
  - Maximizing opportunities in the market to increase and diversify the housing supply
- More Supports for Communities
  - Strategic preservation of housing and protections for vulnerable tenants and homeowners
- More Innovation
  - The streamlining of systems to create efficiencies in housing production and cut the costs of housing

# 2015 City of Austin NHCD Audit Recommendation:

Audit Recommendation #2 (Related to the Creation of a Housing Plan):

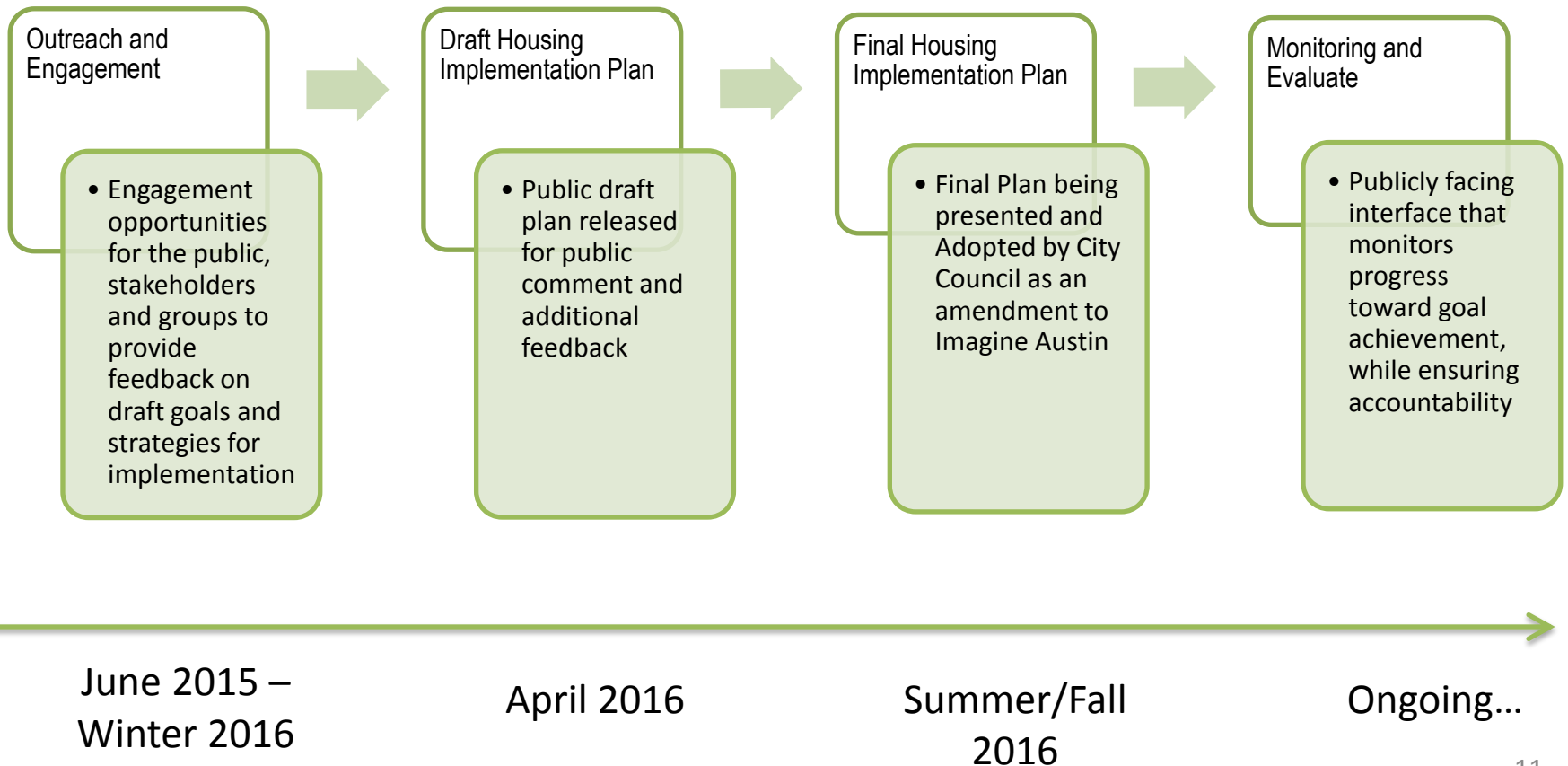
[NHCD] should organize affordable housing efforts to ensure that City policies and programs which support the creation of affordable housing are clearly prioritized, and are linked to the achievement of the established affordable housing values and to needs of the community.

NHCD Response:

The Department is in the process of developing a Strategic Housing Plan that will encompass the following:

- i. Description of community needs assessment process
- ii. Prioritization of NHCD investments based on community needs
- iii. Alignment of goals and performance measures with core values
- iv. Performance of NHCD's programs

# Draft ASHIP Timeline



# Outreach Strategy

## **Ensure the Public has an Understanding Austin's Affordability Challenge**

- Data and Trends - Extrapolated
- Explanation of Concepts
- Geographic Context

## **Set Numerical Housing Goals**

- How were draft numerical goals developed?
- Opportunity to provide feedback and comments

## **Identify Implementation Strategies to Achieve the Goals**

- List of potential strategies
- Which strategies are easier/harder to implement?
- Which strategies have a smaller or larger impact?
- Opportunity to provide feedback, comments and additional strategies

## **Establish a Clear Call to Action**

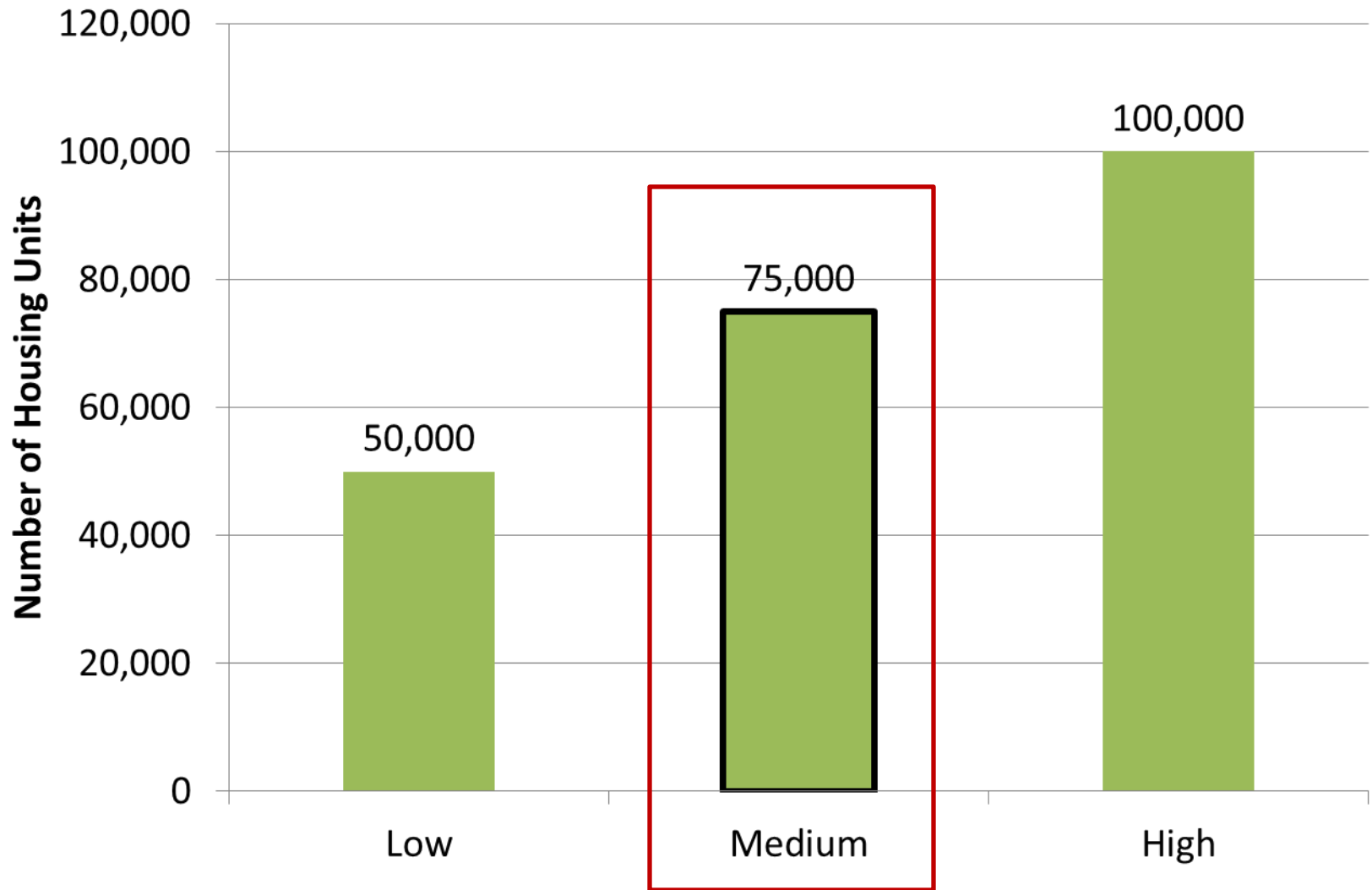
- Specific call to action for participants, sectors, groups and organizations
- How will you help Austin address its affordability challenge?



# I. Goal Setting

# Potential 10 Year Scenarios for Austin Housing Development – Affordable *and* Market Rate

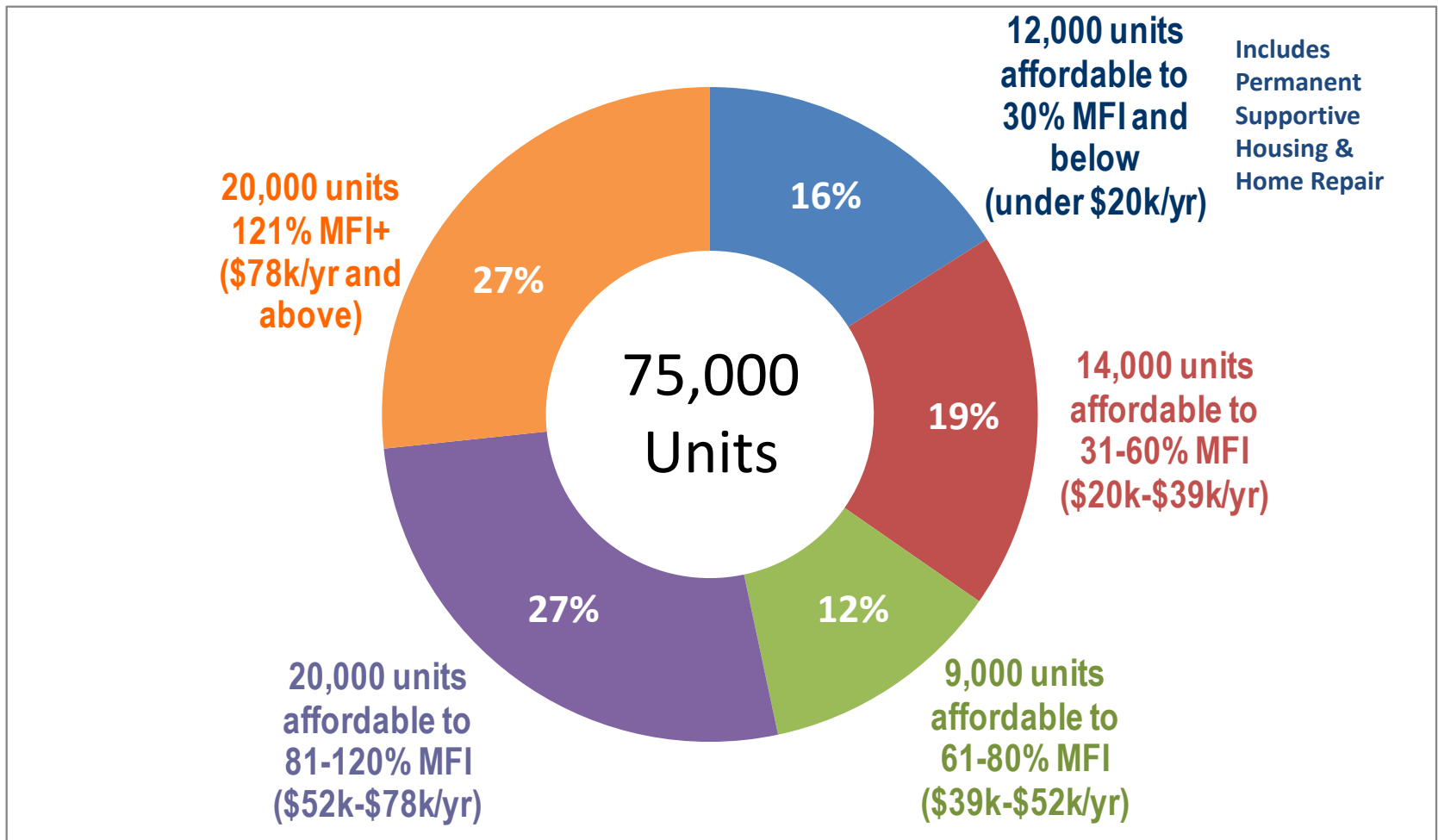
---





# Proposed 10 Year Housing Goals by Affordability Level

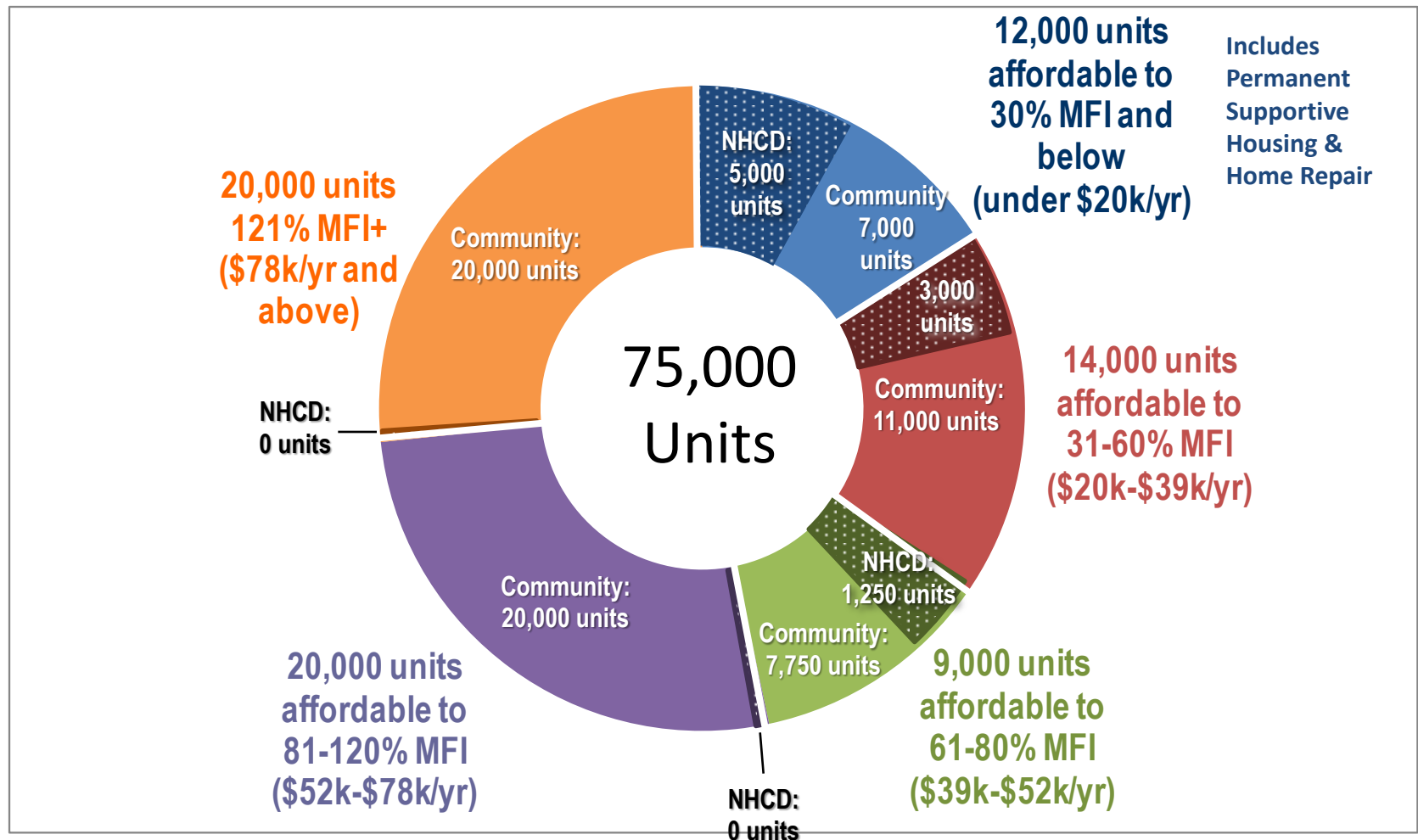
Based on the percentage of households\* in each MFI range  
assuming production of 75,000 housing units over 10 years



\* Assumes 2.5 persons/household

# NHCD 10 Year Housing Production Estimates by Affordability Level

Based on historical NHCD housing production at current funding levels, does not take into account increase in costs and inflation.



# Objectives for Affordable Housing Produced by the City of Austin

---



Measures to address the needs of persons with disabilities (Note: in process of being defined with stakeholders)



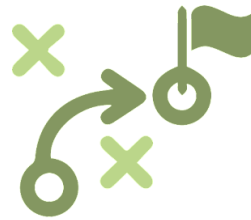
Family Friendly: 25% of affordable housing units created or preserved with two or more bedrooms



Transportation Choices: 25% of affordable housing units created or preserved are within  $\frac{1}{4}$  mile of high frequency transit



Geographic Distribution: In each zip code, 10% of rental housing units and 24% of ownership housing units to be affordable



## II. Strategies

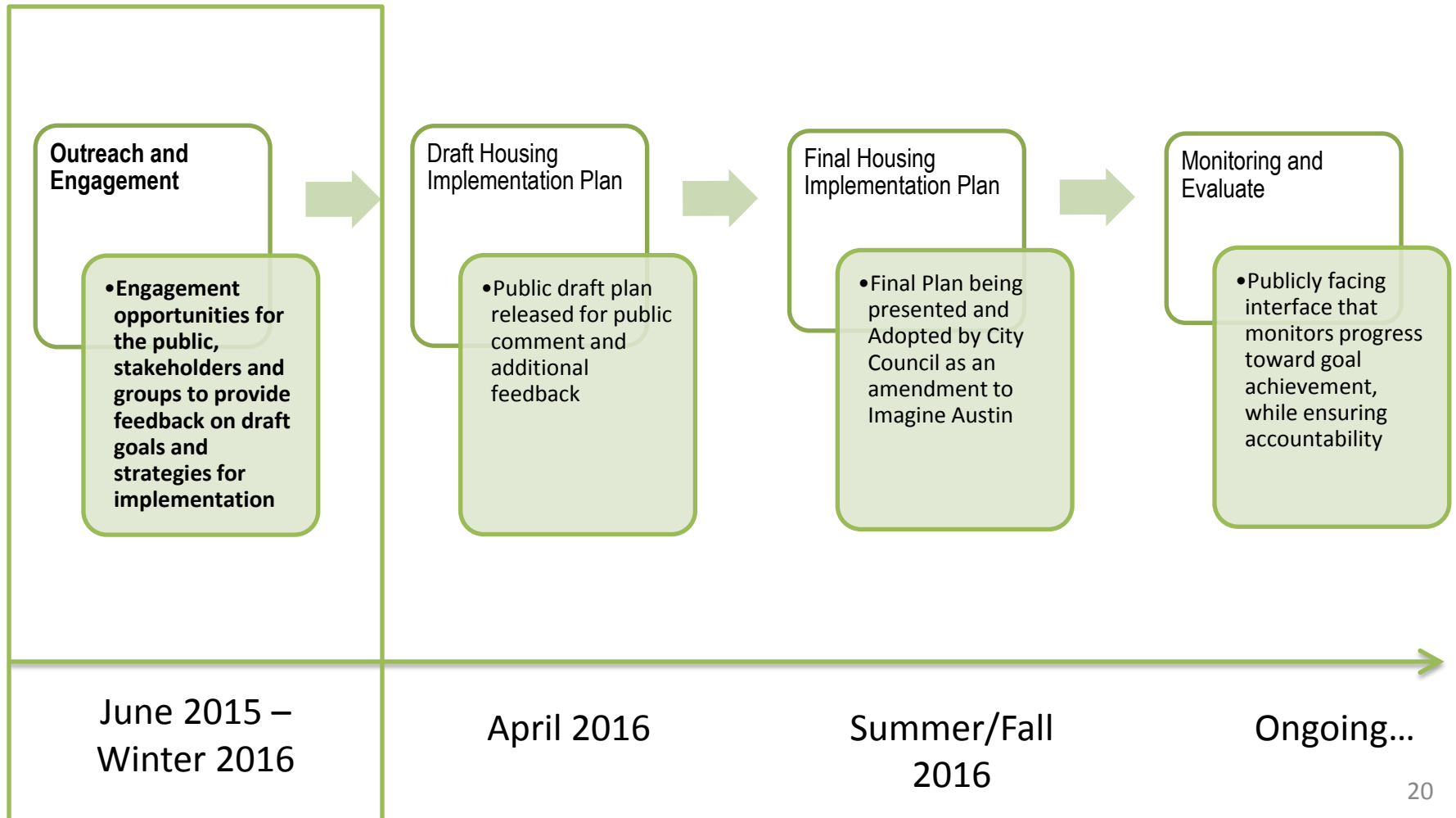
# Funding and Innovative Strategies to Achieve Affordability At All Income Levels

Create and Preserve Affordable Housing Opportunities	Funding/Strategy										
	Federal Funds	Local Funds	Public Land	Preservation Strike Fund	Community Land Trust (CLT)	Tax Increment Financing (TIF)	Homestead Preservation Districts (HPD)	Density Bonuses	Public Private Partnerships	CodeNEXT	Streamlined Development Process
At or Below 30% Median Family Income (MFI)											
31 to 60% Median Family Income (MFI)											
61 to 80% Median Family Income (MFI)											
81 to 120% Median Family Income (MFI)											
At or Above 121%+ Median Family Income (MFI)											



*Indicates may need to be used in conjunction with other strategies and funding*

# Next Steps...





# Feedback from Housing Committee

Desired Outcomes of public engagement for the Austin Strategic Housing Implementation Plan (ASHIP):

- **Ensure** the public has an understanding of Austin's affordability challenge
- **Set** numerical housing goals
- **Identify** implementation strategies to achieve the goals
- **Establish** a clear call to action for partners and stakeholders

**Is there anything else that should be added?**

**Suggestions for outreach strategies for those who are often underrepresented.**