



**COMMUNITY DEVELOPMENT COMMISSION (CDC)
RECOMMENDATION 20160809-06b**

Date: August 12, 2016

Subject: June 6, 2016, Draft Austin Strategic Housing Plan

Motioned By: Commissioner Fred McGhee

Seconded By: Commissioner Karen Paup

Recommendation

The CDC recommends the following changes to the June 6, 2016, draft Austin Strategic Housing Plan.

Description of Recommendation to Council

The Community Development Commission makes the following comments and recommendations on the June 6, 2016, draft Austin Strategic Housing Plan.

1. Set more ambitious goals overall for affordable units and levels of affordability with goals broken out for each income level (0-30, 30-50, 50-80) below 80% MFI.
2. Add public housing goals and include a discussion of building Austin's public housing stock back up to the Faircloth limit of 1,931 units.
3. Elaborate on how the plan's initiatives address or do not address the duty to affirmatively further fair housing.
4. Add preservation goals to the plan to include strategies for preserving the ability of lower income people to continue living in gentrifying areas such as those in Council districts 1 and 3. Include these goals in the discussion of Equity and Inclusion.
5. Conduct initiatives and report on data through Council Districts rather than zip codes.
6. The Commission expressed concern over the possibility that showing higher income could lead to approving subsidies or incentives to support housing people at higher income levels than standard affordability levels. Revise wording and illustrations that appear to favor or recommend subsidizing new housing above 80%MFI. This is where the needs of low-income Austinites are the most critical and that this is where our focus should be. The Commission also believes a "trickle down" approach to housing supply is not an efficient or effective approach to meet critical housing needs as effectively as programs directly geared to low-income people. Revise the chart and text that indicate great need for market rate units at incomes over \$100K; clarify that there will not be subsidies or building incentives for housing at these higher levels.
7. Staff has suggested that the Commission look to Seattle's model for an example of how Austin might establish similar goals. The Commission will take this suggestion as a future agenda item. Until the Commission has had the opportunity to study Seattle's model and related information, we do not have a position on the statements in the draft plan regarding CodeNEXT.
8. Thoroughly address the monitoring process for this plan and for tracking compliance in the production and preservation programs. Better align with the federal and local budgeting and monitoring process/calendars. Study best practices in monitoring of other

- cities. State the benchmarks for accountability.
9. Reference the core values for affordable housing that Council adopted in 2007; as a City, we believe in deeper affordability, longer term affordability and geographic dispersion.
 10. The plan has a horizon of 10 years, while SMART Housing only ensures affordable levels for 1 - 5 years; make changes to SMART Housing program so that affordability is longer term, or clarify in the plan.
 11. In addition to the family-friendly goal to make 25% of homeownership units be two-bedroom units, set a preference for selling these units to families with children.
 12. Enhance the greenfield affordable housing density bonus program.

Rationale:

Vote: 9-0

For: Vice Chair Joe Deshotel and Commissioners Lottie Dailey, Fisayo Fadelu, Lisa Hinely, Fred McGhee, Karen Paup, Bettye Taylor, Rocio Villalobos and Freddy Zamora

Against: None

Abstain: None

Absent: Chair Gilbert Rivera, Commissioner Ed McHorse and Commissioner Rosanne Singer

Attest: Lisa G. Rodriguez, CDC Liaison

