

**Planning Commission Recommendations and Related
April 10, 2017 Staff Recommended Changes to the Austin Strategic Housing Plan**

Late Backup

Item #10
Response to late Q&A
Have staff revised the plan to incorporate recommendations from the Planning Commission?

Planning Commission Recommendation	Staff Recommended Change
Add a section with specific strategies to address gentrification.	<ul style="list-style-type: none"> • P. 20 - Revise text under “Prevent Households from Being Priced Out of Austin” as shown: Preserve communities <u>and combat gentrification</u> through legislative changes, local policies, programs and targeted investments. • Pg. 20-21 - In section: “Prevent Households from Being Priced Out of Austin,” add a new subsection “Develop Programs and Policies that can help Mitigate Gentrification Pressures in Historically Low-Income Neighborhoods” <u>The Imagine Austin Comprehensive Plan defines gentrification as the process of neighborhood change that results in the replacement of lower income residents with higher income ones. The City of Austin should continue to focus resources on programs and policies that can help mitigate gentrification pressures in historically low-income neighborhoods. This includes undertaking equitable development strategies to create healthy, vibrant communities of opportunity. Equitable outcomes result when intentional strategies are put in place to ensure that everyone can participate in and benefit from decisions that shape their neighborhoods and city. This could also include the creation of a low interest loan fund or grant for preservation in historically low-income gentrifying areas. Such a fund could provide a further incentive to preserve affordable housing stock in targeted areas with the greatest redevelopment and displacement pressures.</u> • Pg. 20-21 - In section: “Prevent Households from Being Priced Out of Austin,” add a new subsection “Consider the development of a District Plan for Central East Austin” <u>The city should explore creating a District Plan for Central East Austin focused on preservation to acknowledge the public role in making the area vulnerable to gentrification, and which allows long-time residents to shape goals and strategies for preservation.</u>
Add a section regarding family-friendly housing with specific strategies to	<ul style="list-style-type: none"> • Pg. 20-21 - In section: “Prevent Households from Being Priced Out of Austin,” add a new subsection: “Increase the Supply of Multi-Bedroom Housing for Families with Children” <u>Imagine Austin calls for a city that works for people of all ages, including families with children. The number of housing units available with multiple bedrooms can constrain the choices for</u>

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<p>create multi-bedroom units for families.</p>	<p><u>families; however, families also consider a number of other factors such as schools, and the availability of family oriented services and amenities. The city should evaluate CodeNEXT to ensure it is providing an adequate supply of multi-bedroom housing types throughout the community, creating diverse housing types and unit mix. This could provide additional housing stock for families and help Austin retain families and support underenrolled schools.</u></p> <ul style="list-style-type: none"> • Pg. 32 - Revise the text in the “Implement Density Bonus Program for Missing Middle Housing” section as shown: A second type of density bonus program might be more appropriate at the edges of centers and corridors or on collector streets where residents are more sensitive to building height and building size. In this type of bonus program, the “density” could take the form of units (rather than height or bulk), allowing more units within the same size building. This program could effectively provide missing middle affordable units. Relaxation of parking requirements could promote affordability and potentially maintain neighborhood character. Economic modeling has confirmed that such programs would be financially feasible while also producing affordable housing benefits. Any increase in development capacity will be tied to an affordability requirement. Incentivize and provide additional opportunities for housing units with two <u>or more</u> bedrooms or more, particularly in high opportunity areas, <u>potentially including incentives for the provision of affordable units with two or more bedrooms.</u>
<p>Set a goal for affordable housing in high opportunity areas.</p>	<ul style="list-style-type: none"> • P. 16 - Add a new community goal: <u>At least 25% of new income-restricted affordable housing should be in high opportunity areas.</u> • Pg. 22-24 - In section: “Foster Equitable, Integrated and Diverse Communities,” add a new subsection: “Support the community goal for at least 25% of new income-restricted affordable housing to be in moderate to high opportunity areas.” Add text: <u>The City of Austin’s Analysis of Impediments to Fair Housing Choice states that “lack of affordable housing citywide exacerbates segregation created through historical policies and practices.” Successfully reaching the goal to have 25 percent of new income-restricted affordable housing in moderate to high opportunity areas will help create more equitable, integrated and diverse communities throughout Austin.</u>

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<p>The City should utilize inclusionary zoning in Homestead Preservation Districts.</p>	<ul style="list-style-type: none"> • Pg. 24 - Revise as shown in “Pursue Legislation to Allow Inclusionary Zoning” subsection: Inclusionary zoning allows local governments to require developers to dedicate a certain portion of new housing units as affordable to low income residents. Texas state law limits municipalities’ abilities to implement mandatory inclusionary zoning policies. However, the law does make exceptions for sales that are part of homestead preservation districts and for <u>allowing a requirement in as part of an optional density bonus program. In addition, there is varying opinion in the community as to whether there is an exception that allows for inclusionary zoning for home sales in Homestead Preservation Districts.</u> The City of Austin should implement inclusionary zoning as allowed and seek to expand inclusionary zoning powers as a means to increase the affordable housing supply in Austin.
<p>Set goals for unit mix by type in accordance with the projected need for future units, per Fregonese and Associates, on page 10 of the Strategic Housing Plan and include strategies that encourage families.</p>	<ul style="list-style-type: none"> • No changes recommended.