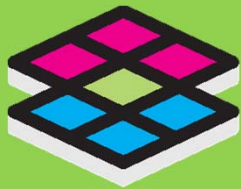


# Affordability, Displacement, and Segregation

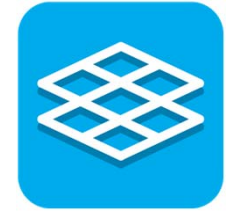
---

CodeNEXT and Housing



**AURA**™  
an Austin for Everyone

# Housing 101



|                 | Market Rate (90-93%)  | Subsidized (7-10%)   |
|-----------------|---|--|
| Rental (55%)    | <ul style="list-style-type: none"><li>• Single Family</li><li>• Missing Middle</li><li>• 50+ Apartments</li></ul> | <p>Federal , State, and Local<br/>Funded Programs</p> <p>Local Land Use Programs</p> <ul style="list-style-type: none"><li>• Density Bonus</li><li>• S.M.A.R.T. Housing</li></ul>  |
| Homeowner (45%) | <ul style="list-style-type: none"><li>• Single Family</li><li>• Missing Middle</li><li>• Condos</li></ul>         | <ul style="list-style-type: none"><li>• CLTs</li></ul> <p>Local Land Use Programs</p> <ul style="list-style-type: none"><li>• Density Bonus</li><li>• S.M.A.R.T. Housing</li></ul> |

# Define Displacement

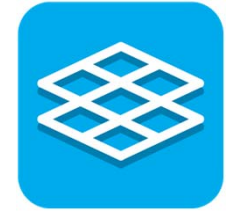


Displacement from...

- current unit
- neighborhood
- urban core
- Austin

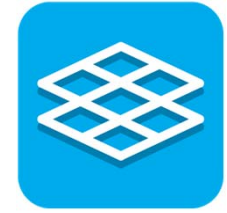


# Renter Displacement



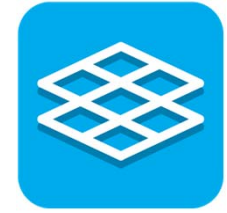
|  | Causes                      | Potential Solutions   |
|--|-----------------------------|---|
| <u><b>Renters</b></u><br>– Lack of enough affordable market rate rent<br>– Segregated city | • Increase in Rent          | • Increase market-rate supply<br>• Increase rent-restricted supply<br>• Allow different housing types<br>• Allow more housing throughout Austin |
|  | • Renovation / Up-filtering |   |
|  | • Demolition                |   |

# Homeowner Displacement



|  | Causes                                       | Potential Solutions   |
|--|--|---|
| <b><u>Homeowners</u></b><br>– Increase in property values<br>– Segregated city | • Forced to leave due to high property taxes | • Create “Stay-In-Place” program<br>• Allow different housing types<br>• Allow more housing throughout Austin |
|  | • Choose to leave due to high sale value     |   |

# CodeNEXT should...



| CodeNEXT should...                     | But does it? |
|--|--------------|
| • Increase market-rate supply          | ✗            |
| • Increase subsidized supply           | ?            |
| • Allow different housing types        | ✗            |
| • Allow more housing throughout Austin | ✗            |
| • Create “Stay-In-Place” Program       | ?            |

# Problems with Draft 1.0

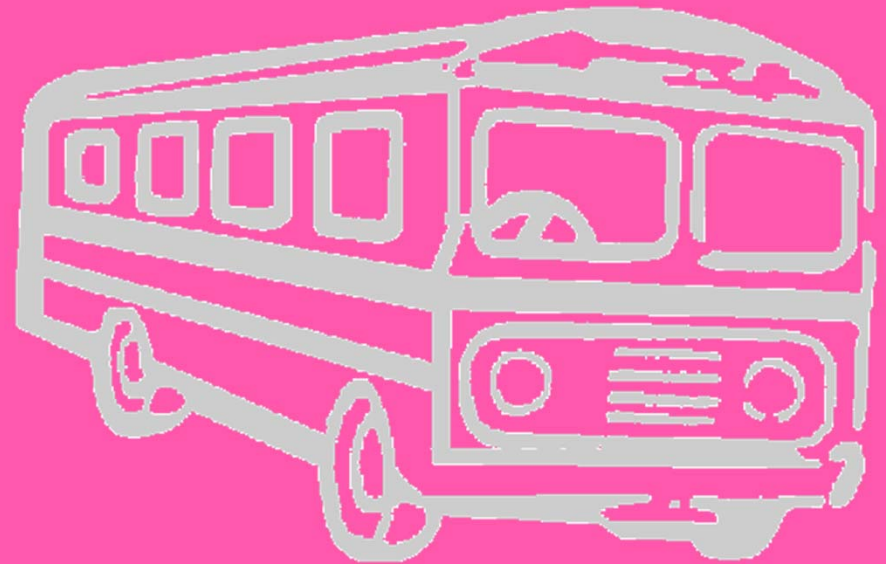


- CodeNEXT text
  - does not *actually* allow for new building types
  - very complicated (three zoning paradigms); 73 zoning categories
  - difficult for people to engage
- CodeNEXT map
  - does not allow diverse housing throughout Austin
  - does not create enough housing
  - does not address segregation and fair housing
  - does not address displacement
  - difficult to understand without learning the text
- CodeNEXT
  - does not address inequitable planning process

# Other Issues

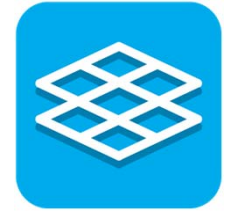


- Transportation Issues
  - Cost of transportation ( $H+T = 45\%$ )
  - Public transportation
  - Bikeability
  - Walkability
- Environmental Issues
  - Sprawl
  - Auto-emissions
  - Greenfields
- School and City Funding
  - Tax base





# Possible Asks



NOW, THEREFORE, BE IT RESOLVED THAT...

- Develop a code that meets Austin housing needs while minimizing renter displacement.
- Allow for enough new homes in the urban core so that market-rate housing will be affordable to those at 60% MFI, spending no more than 45% of their income on housing and transportation.
- Develop programs to assist low-income homeowners who want to “stay in place”.
- Ensure more diverse housing types throughout Austin.
- Conduct a Fair Housing analysis by neighborhood.
- Develop more educational materials for public engagement.
- Develop a more equitable neighborhood planning process.

# Questions?

---

