



MEMORANDUM

To: Zoning and Platting Commission Members
Planning Commission

From: Gregory I. Guernsey, AICP, Director
Planning and Zoning Department *GG*

Date: May 30, 2018

Subject: Future of Small Area Planning and Strategic Housing Blueprint

Zoning and Platting Commissioner King has requested additional information related to the relationship between small area planning and the City of Austin Strategic Housing Blueprint. The Austin Strategic Housing Blueprint was adopted as an attachment to the Imagine Austin Plan in 2016, and provides policy guidance to city planning activities, including small area planning.

The Austin Strategic Housing Blueprint indicates that just over 135,000 new housing units at a range of price points will be needed by 2025 to keep pace with population growth, and calls for 75% of new housing units (101,000) to be located within 1/2 mile of Imagine Austin Centers and Corridors. (See Attachment A).

Analysis conducted as part of CodeNEXT indicates that there is *capacity* for approximately 67,000 new units within 1/2 mile of Imagine Austin corridors and within Imagine Austin centers under nearest equivalency base zoning, and capacity for approximately 158,000 units within these areas under CodeNEXT Draft 3.

1. How many small area plans would be needed to achieve the housing unit goal in the Austin Housing Blueprint?

Small Area Plans do not create housing, but are implemented through zoning map changes that could create the capacity for additional future housing units. As described above, CodeNEXT draft 3.0 provides capacity along Imagine Austin Centers and Corridors which exceeds the overall housing production goals of the Housing Blueprint. However, if current zoning patterns are left in place, 50-100 Imagine Austin Centers and Corridors plans would be needed to ensure adequate capacity in the vicinity of all Imagine Austin Centers and Corridors. It is worth noting that capacity will not equal production in every case, and that

small area planning will also be used to fine tune zoning maps and to coordinate additional complementary actions including capital investments.

2. What is the housing unit goal for the City of Austin in the Austin Housing Blueprint?

The Housing Blueprint calls for 135,000 new units to be constructed within the *City of Austin* by 2025.

3. What is the housing unit goal for the Austin Metro in the Austin Housing Blueprint?

The Housing Blueprint uses the MSA growth rate in its assumptions, but does not set a goal for units within the MSA as a whole.

4. Do you have a breakdown of the number of housing units at different price points?

The Housing Blueprint sets targets by median family income (MFI) range. Price points will change as median family income levels change over time.

Median Family Income	Affordable Home Price (10% Down) ¹	Affordable Monthly Rent and Utilities ²	# of new units (Citywide ASHBP Goal)
0-30% MFI (<\$22,600):	\$0-\$77,463	\$0-\$500	22,417
31-60% MFI (\$22,601-\$45,240):	\$96,367-\$171,660	\$625-\$1,125	24,963
61-80% MFI (\$45,241-\$60,300):	\$189,934-\$227,737	\$1,250-\$1,500	15,822
81-120% MFI (\$63,301-\$90,480):	\$284,449-\$378,329	\$1,875-\$2,500	25,959
121% MFI (\$90,481+):	\$378,329+	\$2500+	46,037

cc: Stevie Greathouse, Matt Dugan

¹ Based on Comprehensive Market Analysis, page 24:
https://austintexas.gov/sites/default/files/files/NHCD/2014_Comprehensive_Housing_Market_Analysis_-_Document_reduced_for_web.pdf

² Based on Comprehensive Market Analysis, page 24:
https://austintexas.gov/sites/default/files/files/NHCD/2014_Comprehensive_Housing_Market_Analysis_-_Document_reduced_for_web.pdf

Attachment A: Excerpts from Austin Strategic Housing Blueprint

FIGURE 6:

METHODOLOGY

STEP 1: Multiply the 2015 City of Austin Total Housing stock by the 2025 MSA Population Percent Change. This shows the number of new housing units that need to be added to keep pace with population growth.

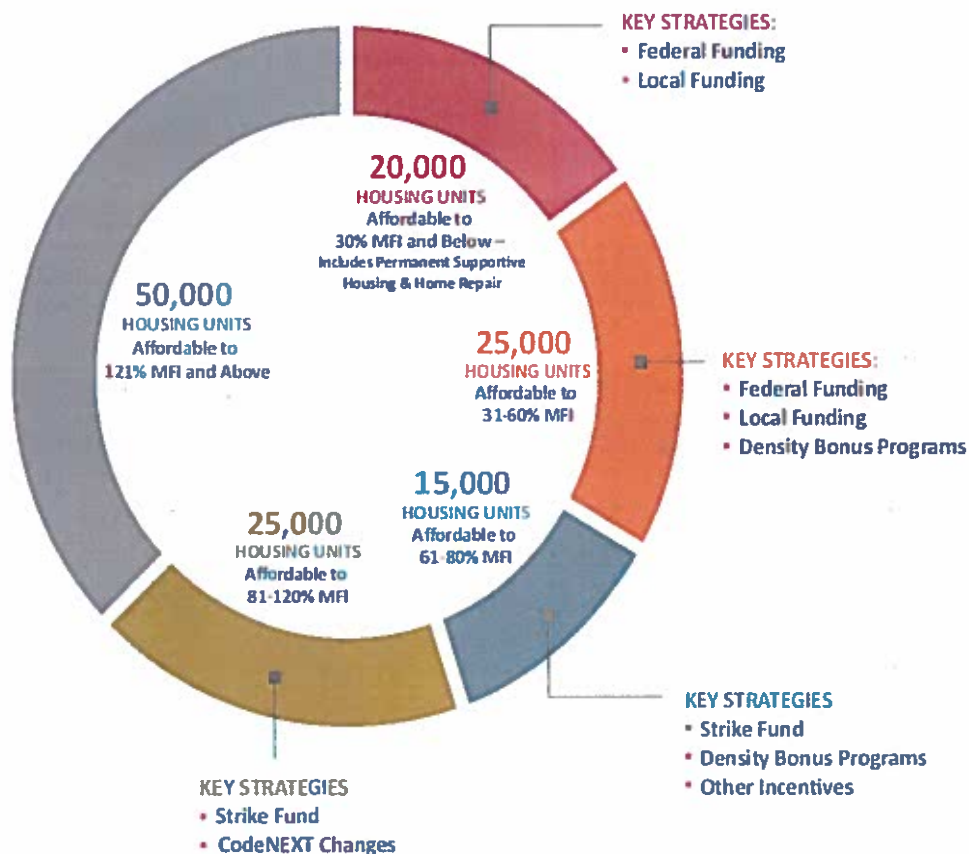
STEP 2: Proportionally distribute the number of new units needed to keep pace with population growth by the percent of Austin households at various income levels.

$$\begin{array}{rcl}
 \mathbf{397,637} & \times & \mathbf{34\%} = \mathbf{135,197} \\
 \text{2015 \# Housing Units} & & \text{2025 MSA Population \%} \\
 \text{(City of Austin)} & & \text{Change (est.)} \\
 & & \text{2025 \# New Housing Units Needed} \\
 & & \text{to Keep Pace with Population} \\
 & & \text{Growth}
 \end{array}$$

MFI Range	Income Ranges for a Four-Person Household	Percent of Households by MFI Range*	2025 # New Housing Units Needed by MFI Range
0-30% MFI	< \$22,600	16.6%	22,417
31-60% MFI	\$22,601-\$45,240	18.4%	24,963
61-80% MFI	\$45,241-\$60,300	11.7%	15,822
0-80% MFI Unit Goal			63,201
			ROUNDED 60,000
81-120% MFI	\$63,301-\$90,480	19%	25,959
121%+ MFI	\$90,481+	34%	46,037
81% + MFI Unit Goal			71,995
			ROUNDED 75,000

AUSTIN COMMUNITY 10-YEAR AFFORDABLE HOUSING GOALS

135,000 HOUSING UNITS IN 10 YEARS



- At least 75% of new housing units should be within 1/2 mile of Imagine Austin Centers and Corridors (see the Figure 10 map showing Imagine Austin Centers and Corridors)
- Preserve 10,000 affordable housing units over 10 years
- Produce 100 Permanent Supportive Housing (PSH) units each year, with half of those units (50) being Housing First
- At least 25% of new income-restricted affordable housing should be in high opportunity areas.
- At least 30% of new housing should be a range of housing types from small-lot single-family to eight-plexes to help address Austin's need for multi-generational housing.

WITHIN EACH CITY COUNCIL DISTRICT:

- At least 10% of rental housing units that are affordable to households earning at or below 30% MFI (\$24,300 or less for a 4-person household in 2016); and
- At least 25% of ownership housing units that are affordable to households earning at or below 120% MFI (\$93,360 or less for a 4-person household in 2016).

Attachment B: Excerpt from CodeNEXT Report Card

