

# AUSTIN STRATEGIC HOUSING BLUEPRINT UPDATE BRIEFING



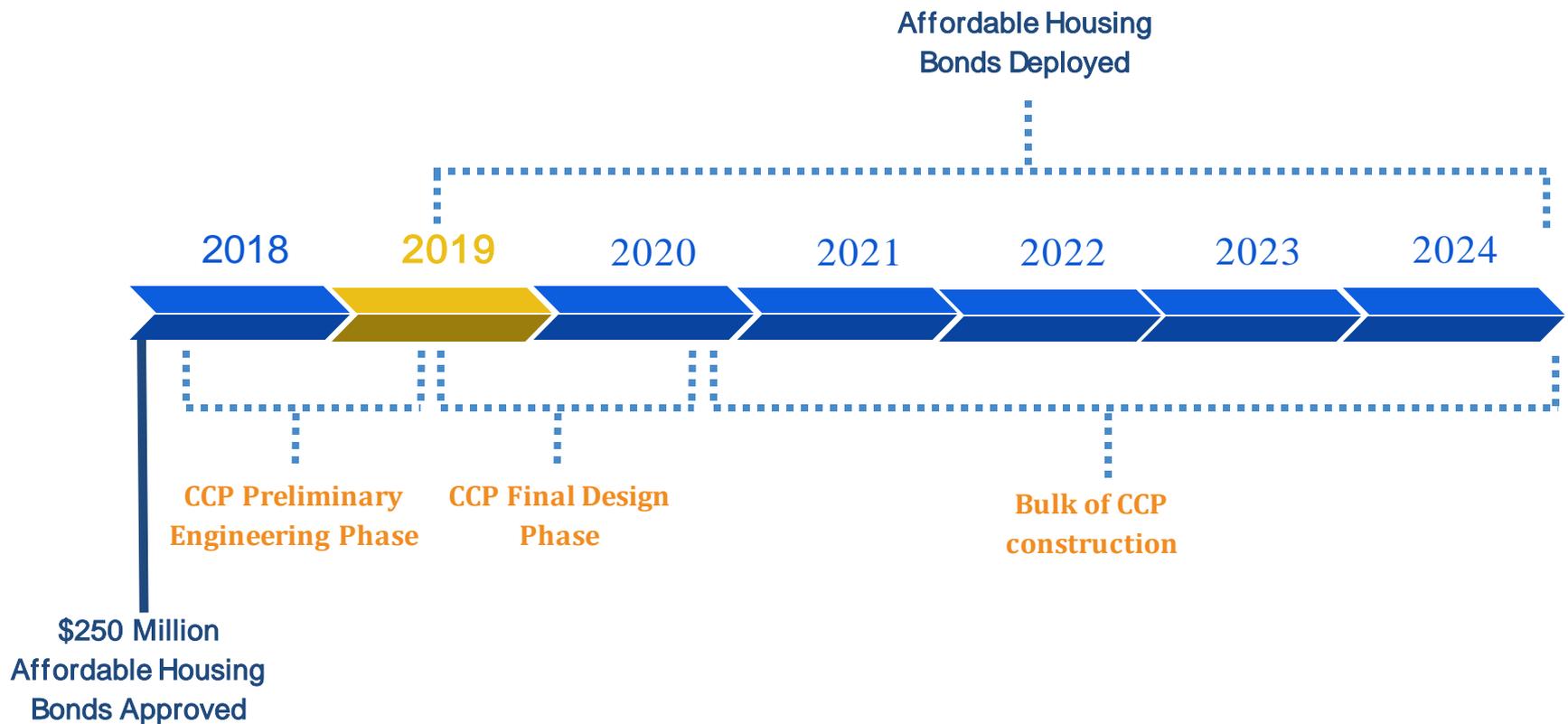
City Council Mobility Committee

April 4, 2019

[www.austintexas.gov/housingblueprint](http://www.austintexas.gov/housingblueprint)

# Corridor Construction Program & 2018 Affordable Housing Bond Timeline

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# Draft Corridor Affordable Housing Goals



Corridor-Level Goals for Production and Preservation		
Corridor	District(s)	Goal for Producing and/or Preserving Units at 80% MFI and Below
<sup>1</sup> N. Lamar Blvd.	4, 7	1,326
<sup>2</sup> Burnet Rd.	7, 4	1,098
<sup>3</sup> Airport Blvd.	1, 3, 4, 7, 9	1,102
<sup>4</sup> East MLK/FM 969	1	849
<sup>5</sup> S. Lamar Blvd.	5, 9	424
<sup>6</sup> E. Riverside Dr.	3, 9	1,144
<sup>7</sup> Guadalupe St.	1, 9	484
<sup>8</sup> William Cannon Dr.	2, 5, 8	1,884
<sup>9</sup> Slaughter Ln.	2, 5, 8	1,706
<sup>10</sup> N. Lamar & Guadalupe St.	4, 5, 7, 9, 10	1,012
<sup>11</sup> <sup>12</sup> W. & E. Rundberg Ln.	4	1,001
<sup>13</sup> Colony Loop	1	940
<sup>14</sup> MLK Blvd.	1, 9	766
<sup>15</sup> S. Congress Ave.	2, 3, 9	1,147
<sup>16</sup> Manchaca Rd.	2, 3, 5	1,411
<sup>17</sup> S. Pleasant Valley Rd.	2, 3	1,360

Construction Eligible Corridors

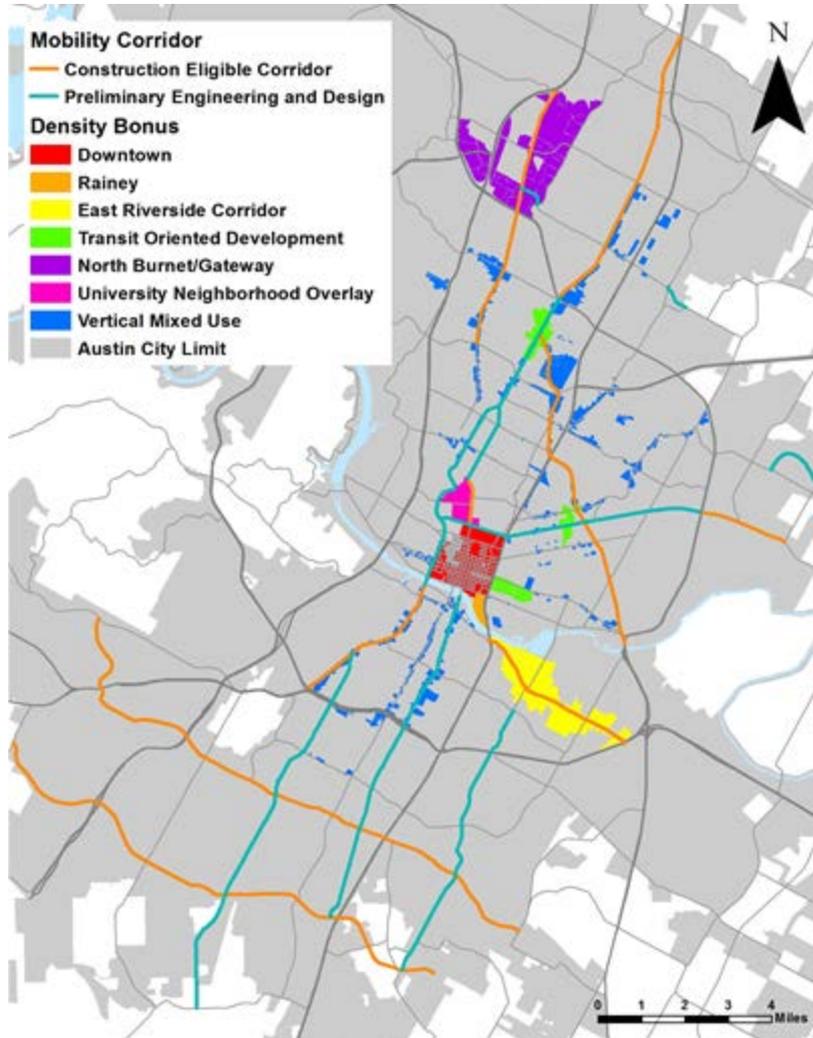
Preliminary Engineering & Design Corridors/Critical Arterials

# How Affordable Housing is Produced - Subsidized Affordable Housing

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- **Local Subsidy** (bonds or other funding sources)
  - Awarded based on **locally determined** criteria, including:
    - **Proximity to Transit**
    - **Imagine Austin Centers and Corridors**
    - **Mobility Bond Corridors**
- **State Subsidy** (Low Income Housing Tax Credits governed by the Texas Department of Housing and Community Affairs)
  - **Leverages local funds approximately 6 to 1**
  - Awarded based on **state** criteria (which changes every year and over which city has little influence), including:
    - **State's definition of high opportunity areas, which sometimes skews suburban**
    - **May or may not include points for proximity to transit**

# How Affordable Housing is Produced - Regulatory Incentives / Density Bonuses



- Density bonuses incentivize private developers to include income restricted affordable housing units within their development
- Potential to expand density bonuses to new areas, as well as re-calibrate existing programs to align with the Mobility Corridors, Housing Blueprint and Imagine Austin

# How Affordable Housing is Produced - Naturally Occurring

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- Housing built by private developers that is affordable without a subsidy due to location, age, quality, maintenance, etc.
- Can be preserved (with subsidy) through application for local funds, state funds, or by an entity such as Affordable Central Texas

# Actions to Preserve Housing on Corridors

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- Undertake strategic land banking for affordable housing, including along corridors (planned)
- Strengthen scoring criteria and develop policies to prioritize affordable housing near current and future transit service (completed)
- Develop a private Strike Fund to acquire & preserve market-rate affordable developments (completed)
- Improve and implement density bonus programs for centers and corridors (planned)
- Track affordable properties at risk of losing affordability to try to extend affordability periods (underway)
- Leverage partnerships through shared SD23 Economic Opportunity and Affordability Strategic Outcome Group - Coordinate with other Departments on Timing of Mobility Corridor Investments (underway)
- Adopt mobility corridor affordable housing goals (underway)

# CORRIDOR PROGRAM OFFICE

# REACHING AFFORDABLE HOUSING GOALS



- Contract With Voters: Affordable Housing Outcomes
  - Preservation of Affordable Housing
  - Creation of new affordable housing units
- Affordable housing data used in Corridor Construction Program prioritization model
- Ongoing coordination to achieve affordable housing outcomes
  - NHCD is using 2016 Bond corridors in priority criteria
  - CPO/NHCD coordination on Strategic Housing Blueprint implementation
  - Development of Displacement Mitigation Strategy with NHCD to preserve housing, retain community members



# Austin Strategic Mobility Plan Update

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MOBILITY COMMITTEE

APRIL 4, 2019



# Austin Strategic Direction 2023

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CITY OF AUSTIN  
**STRATEGIC DIRECTION**

SD23 Mobility Outcome  
chapter adopted 3/28/19

## STRATEGIES:

#9: Align transportation investments with the City's established goals for all transportation modes and with community priorities expressed in the **Austin Strategic Mobility Plan** and **Austin Strategic Housing Blueprint**.

#10: Work early and collaboratively with our community to assess impacts, maximize opportunities, and address potential repercussions to housing and commercial affordability caused by transportation projects.

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## Relevant ASMP Policies, Indicators, and Actions

- 6 Policies
- 6 Indicators
- 11+ Actions

# Policies in the ASMP

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## **Equity:**

- Partner with the public and private sectors to expand and improve mobility solutions serving historically underserved communities
- Take steps to mitigate unintended consequences
- Prioritize serving the most vulnerable populations in Austin by supporting broader efforts to provide social services

## **Affordability:**

- Proactively assess displacement impacts of transportation projects
- Work with communities to mitigate displacement impacts of transportation projects
- Reduce transportation costs as a component of household affordability

# Indicators in the ASMP

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## Affordability:

- Increase the percentage of affordable housing available at 30% MFI within 1/2 mile of transit and bicycle priority networks (included in staff proposed amendment to ASMP)
- Increase the percentage of affordable housing available at 50% MFI within 1/2 mile of transit and bicycle priority networks (included in staff proposed amendment to ASMP)
- Increase the percentage of affordable housing available at 60% MFI within 1/2 mile of transit and bicycle priority networks
- Increase the percentage of affordable housing available at 80% MFI within 1/2 mile of transit and bicycle priority networks
- Increase the number of 2-car households transitioning to 1-car households
- Decrease the cost of transportation as a percentage of household budget

# Selected Actions in the ASMP

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- 196 Land Development Code affordability updates** Support Land Development Code changes that strengthen SMART or other affordable housing incentive programs, as well as parking reductions for income-restricted affordable housing near or along transit corridors and small-scale housing across Austin.
- 197 Affordability analysis tool** Develop an affordability analysis tool to conduct real estate analysis that projects how much rents or property values may go up due to major infrastructure investments.
- 198 Affordable housing near transportation infrastructure** Collaborate with partners to preserve and increase affordable housing near major transportation investments.
- 199 Market studies** Include market studies to analyze commercial affordability in the small area planning process.
- 200 Land trust** Support the development of a City land trust to develop or preserve affordable housing options, especially along the Transit Priority Network and with access to other multimodal systems.
- 201 Infrastructure scoring reassessment** Update infrastructure scoring matrices used for prioritization to include and reflect affordable housing.
- 202 Free and low-cost transportation tool** Create comprehensive, user-friendly resource connecting community members with free or low-cost transportation to services such as healthcare, workforce training, and education. Promote awareness of existing free or low-cost transportation resources such as Drive a Senior or bulk discounts for public transportation passes.
- 203 Bulk discount public transit passes for low-income residents** Advertise the bulk discount for public transit passes for low-income residents, including in multi-family residential developments, to employers with many low-income employees, and to service providers or organizations with low-income clients or members.
- 204 Affordable Parking Program** Continue the Affordable Parking program and increase outreach to potential participants to provide application assistance.
- 205 Austin Energy incentives** Develop tie-ins to Austin Energy electric transportation incentive programs to ensure access for lower-income community members and renters.
- 206 Creatively subsidize transportation options** Explore creative ways to subsidize multimodal transportation use, such as toll reductions for carpools within managed lanes or low-cost or free bicycle repairs and tools.