

# AUSTIN STRATEGIC HOUSING BLUEPRINT IMPLEMENTATION BRIEFING



Waller Creek Local Government Corporation  
April 10, 2019

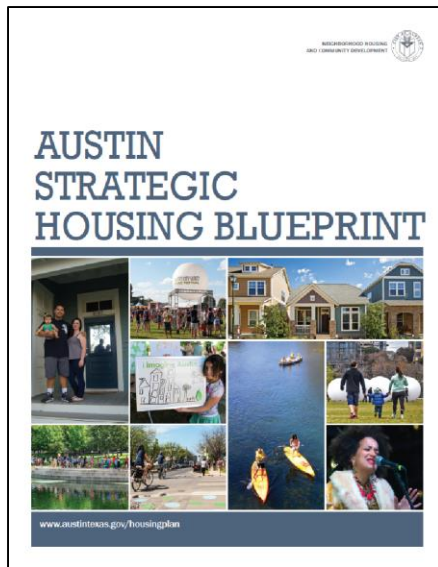
[www.austintexas.gov/housingblueprint](http://www.austintexas.gov/housingblueprint)

# IMPLEMENTATION BRIEFING TOPICS

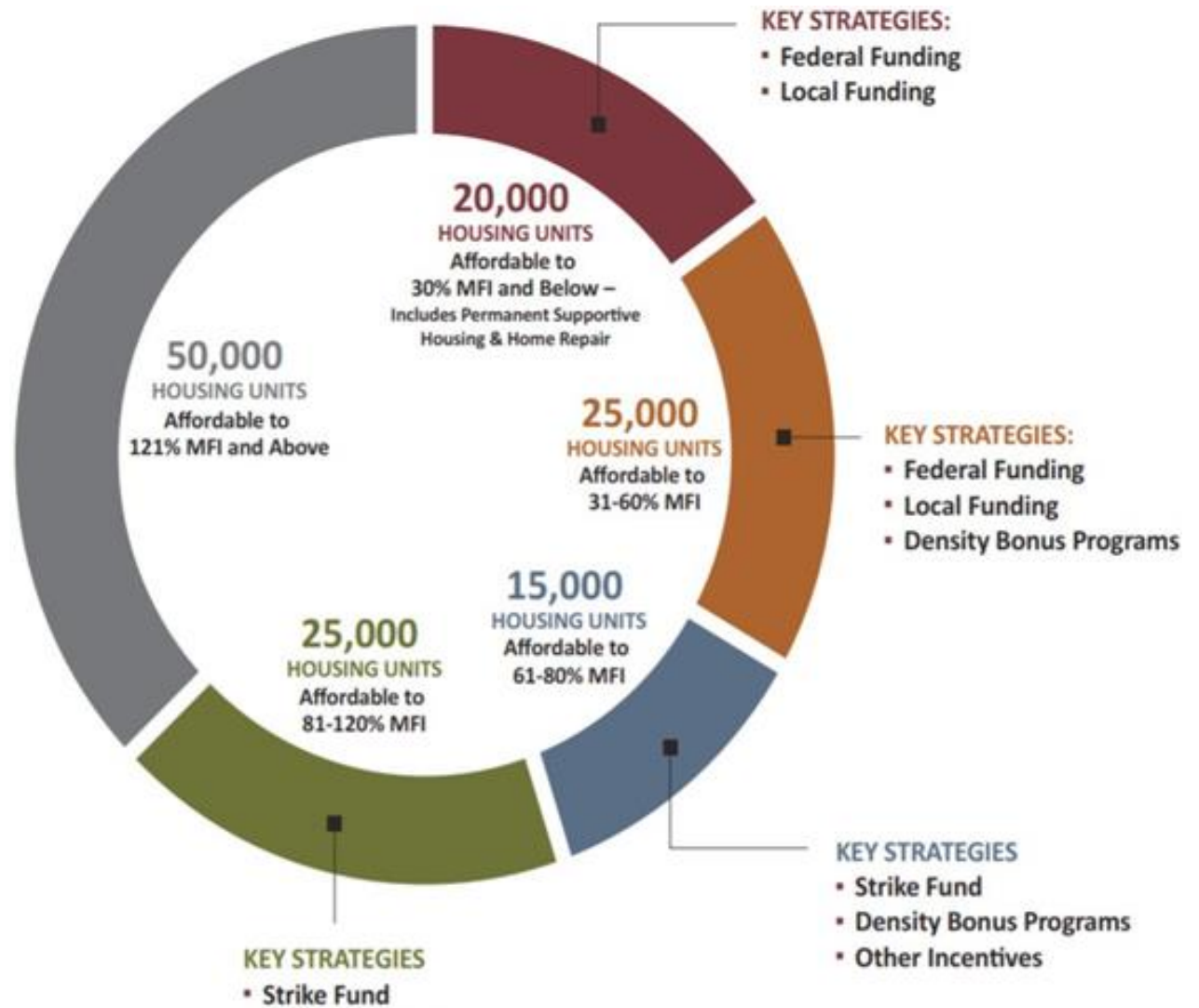
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- Housing Blueprint Implementation Work Plan (1-2 years)
- Affordable Housing Bond Implementation Strategy
- Draft Council District Affordable Housing Goals
- Timeline

# BLUEPRINT GOALS



**The Blueprint calls for 60,000 affordable units below 80% MFI over the next 10 years**



# BLUEPRINT COMMUNITY VALUES

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Prevent Households from Being Priced Out of Austin



Foster Equitable, Integrated and Diverse Communities



Invest in Housing for Those Most in Need

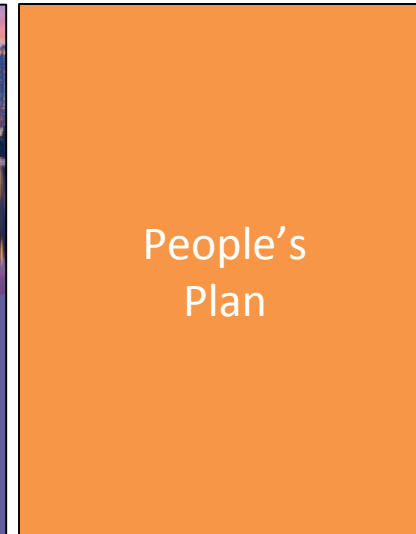
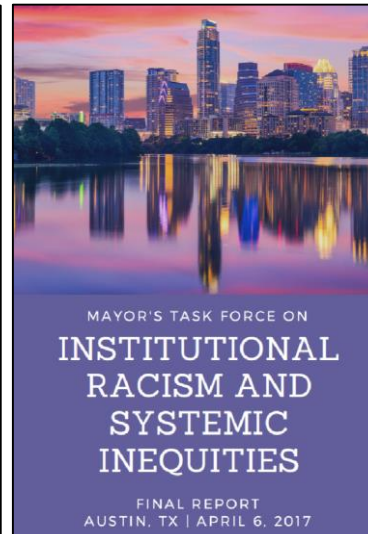
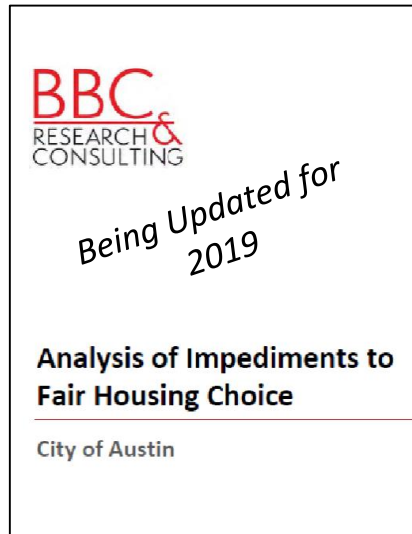
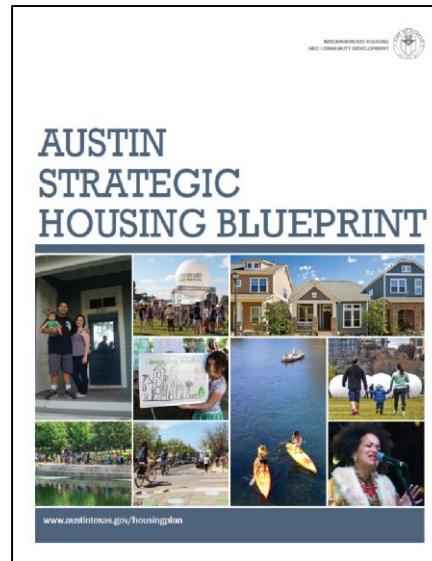


Create New and Affordable Housing Choices for All Austinites in All Parts of Austin



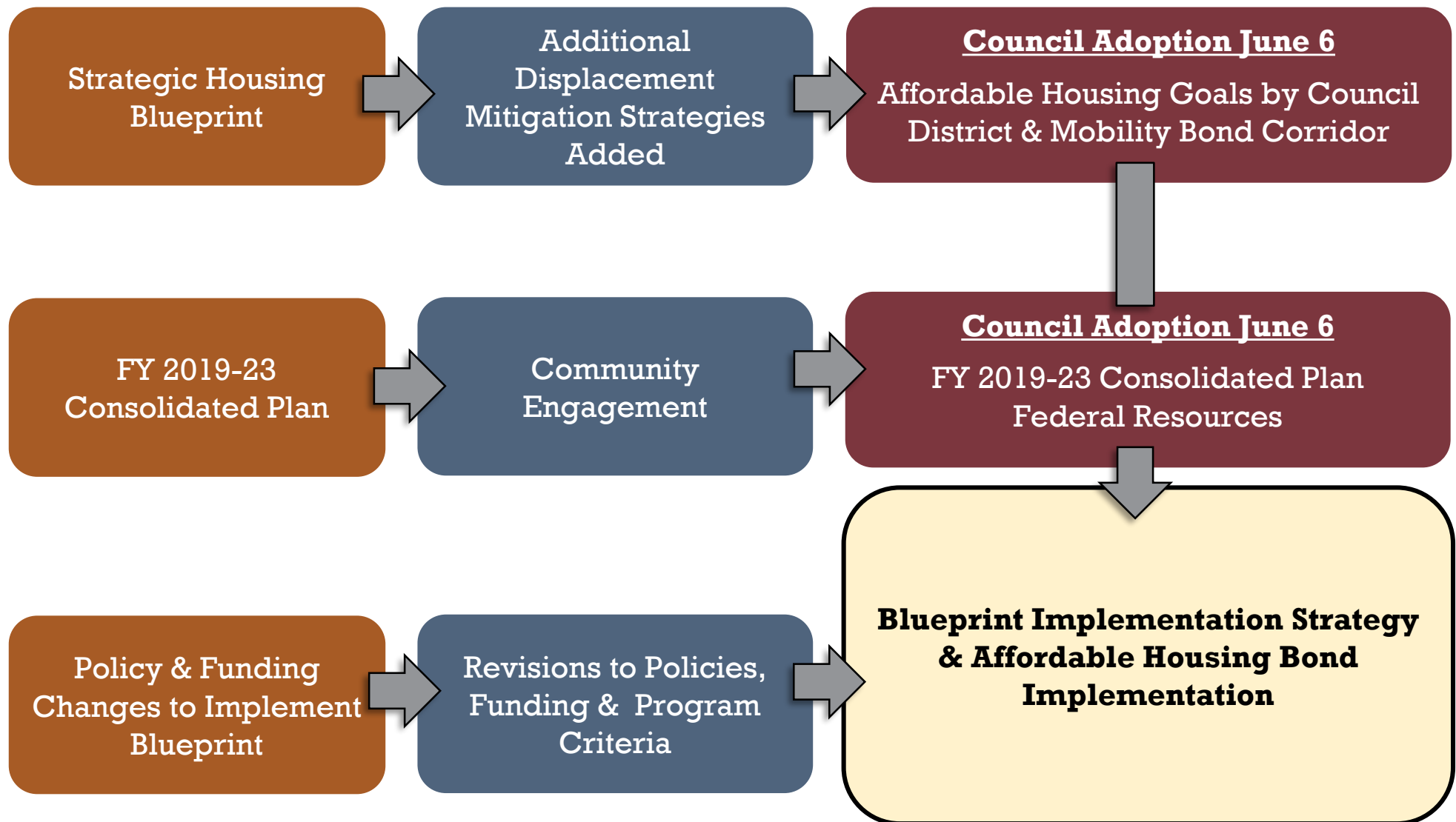
Help Austinites Reduce their Household Costs

# 600+ DISPLACEMENT MITIGATION STRATEGIES REVIEWED



# CONCURRENT COLLABORATIVE PROCESSES TO IMPLEMENT BLUEPRINT

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# HOUSING BLUEPRINT ONE TO TWO YEAR IMPLEMENTATION PLAN

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# ACTIONS COMPLETE OR UNDERWAY

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- ✓ Affordable Housing Bonds approved & modifications made to scoring criteria for affordable housing development assistance and land acquisition programs
  - ✓ Undertake strategic land banking for affordable housing
  - ✓ Strengthen scoring criteria and develop policies to prioritize affordable housing near current and future transit service
  - ✓ Increase the supply of multi-bedroom housing for families with children
  - ✓ Implement recommendations in the Texas Criminal Background Screening Guide & Template for Rental Housing Providers
  - ✓ Support community goal for at least 25% of new income-restricted affordable housing to be in high opportunity areas
  - ✓ Support the creation of deeply affordable units
  - ✓ Expand the supply of housing for people with disabilities
  - ✓ Ensure access to affordable care and a healthful environment
- ✓ Leverage Low Income Housing Tax Credits (LIHTC) & seek legislative changes for the City of Austin
- ✓ Develop a private Strike Fund to acquire & preserve market-rate affordable developments



# 1-2 YEAR IMPLEMENTATION PLAN

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## **Policy / Procedure Changes**

- Ongoing improvements to internal controls for existing programs
- Adopt geographic specific and mobility corridor affordable housing goals to guide policy
- Improve incentive programs to produce affordable housing
  - Implement consistent density bonus programs for centers and corridors
  - Implement density bonus program for missing middle housing
  - Revise S.M.A.R.T. Housing Program
- Minimize the displacement of core transit riders
- Maximize public property to build or include affordable housing
- Implement Homestead Preservation District Tax Increment Reinvestment Zone Number One

# 1-2 YEAR IMPLEMENTATION PLAN

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## **New / Expanded Programs & Services:**

- Expand the use of Community Land Trusts and other forms of shared equity ownership
- Implement the City of Austin's Fair Housing Action Plan and bolster enforcement of existing Fair Housing requirements
- Create an educational campaign to empower vulnerable families when selling or buying a home
- Develop real-time database of affordable housing
- Increase opportunities for households to reduce utility costs
- Prevent displacement of low- and moderate-income homeowners and renters
- Develop programs and policies to help mitigate gentrification pressures in historically low-income neighborhoods
- Implement a tenant relocation assistance program

# PROPOSED DISPLACEMENT MITIGATION STRATEGIES

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## **Policy/Procedure Changes:**

- Preference policy to prioritize new City-subsidized affordable units for income-qualified households that are appropriately sized to the unit and/or have ties to the city
- Increase communities of color participation in NHCD's affordable housing investment recommendations and displacement mitigation activities
- Incorporate robust tenant protections for all rental properties receiving city financial support
- Recalibrate, streamline & expand density bonus programs to serve renters at or below 60% median family income (MFI)

# PROPOSED DISPLACEMENT MITIGATION STRATEGIES

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## **New Outreach to Connect Eligible Community Members with Services:**

- Market NHCD-subsidized affordable units to people of color in gentrifying areas
- Streamline the application process for affordable units
- Innovation Office's iTeam will prototype a neighborhood- based process to facilitate and connect:
  - People of color to easily- accessible database of affordable units
  - Households in need to opportunities to reduce utility costs
  - Seniors in need to service providers that address displacement
  - Eligible homeowners with property tax exemptions
  - Tenants facing displacement with assistance programs

# PROPOSED DISPLACEMENT MITIGATION STRATEGIES

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## **New / Expanded Programs & Services:**

- Modify and expand home repair programs in gentrifying areas
- Support tenant organizing and engagement and provide legal and other assistance to tenants facing eviction or displacement
- Provide tenant relocation assistance and emergency rental assistance
- Land bank in gentrifying areas to acquire and develop affordable housing
- Incentivize the creation of deeply affordable (30% and below MFI) units
- Track affordable properties at risk of losing affordability to try to extend affordability periods
- Support capacity building for Community Development Corporations
- Increase fair housing enforcement and education

# AFFORDABLE HOUSING BOND IMPLEMENTATION STRATEGY

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# 2013 AFFORDABLE HOUSING BOND HIGHLIGHTS

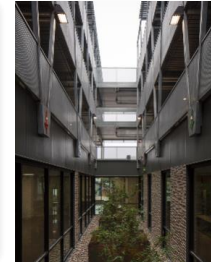
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- 19 Rental and Ownership Developments
- 2,253 affordable housing units with 1,419 of those are deeply affordable - average investment: \$24,687/unit
- More than 600 home repairs
- Leverage Ratio 7:1
- 100% of 2013 General Obligation Bonds Invested or Committed



# 2013 AFFORDABLE HOUSING BOND PROGRAM

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**Bluebonnet  
Studios  
South Lamar Blvd.**



**Jeremiah Housing  
Moody Campus**



**Lakeline Station  
Apartments  
Rutledge Spur**

# 2018 AFFORDABLE HOUSING BOND: \$250 MILLION

Program	Description	Amount
<b>Rental Housing Development Assistance (RHDA)</b>	Increases or maintains the supply of affordable rental housing by addressing the rental housing needs and priorities.	\$94,000,000
<b>Ownership Housing Development Assistance (OHDA)</b>	Addresses the need for affordably priced ownership housing within the city.	\$28,000,000
<b>Home Repair Program</b>	Minor home repairs and rehabilitation to income-qualified homeowners' homes throughout the community.	\$28,000,000
<b>Land Acquisition</b>	Acquire and hold land, including acquisition of publicly owned land, for future use, with the potential to achieve multiple community goals, including affordable housing development.	\$100,000,000
<b>Total</b>		\$250,000,000

# G.O. BONDS WILL ENHANCE EXISTING PROGRAMS

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**NHCD currently administers three of four programs :**

**RHDA (Rental Housing Development Assistance)** Both the program guidelines and the scoring criteria are in the process of being updated to align with the Strategic Housing Blueprint.

**OHDA (Ownership Housing Development Assistance)** Both the program guidelines and the scoring criteria are in the process of being updated to align with the Strategic Housing Blueprint.

**G.O. Repair!** City Council approved FY 2018-2019 contracts with seven nonprofit agencies that administer the G.O. Repair! Program. Future G.O. Bond funding will enhance the existing program.

# NEW PROGRAM: LAND ACQUISITION

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Land acquisition strategy aligns with the Strategic Housing Blueprint and various community recommendations – including:

- Process for purchase, development, and management of property
- Goals for the number of new affordable units, preserved affordable units, affordability levels, and length of affordability
- Strategy to maximize the effectiveness of the funds to meet the program goals
- Estimated staff and resource requirements for program development and implementation.
- Responsive to City Council [Resolution No. 20180809-061](#): Contract with the Voters
- Responsive to Community Plans (Anti-Displacement Task Force, Uprooted, People's Plan)

# DRAFT COUNCIL DISTRICT AFFORDABLE HOUSING GOALS

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# DRAFT COUNCIL DISTRICT AFFORDABLE HOUSING GOALS

Council District Housing Goals  
Developed Considering:

- 15,000 Affordable Housing Units in High Opportunity Areas
- 15,000 Affordable Housing Units in High-Frequency Transit & Imagine Austin Centers and Corridors
- 15,000 Affordable Housing Units in High Displacement Risk Areas
- 15,000 Affordable Housing Units taking into account the Geographic Dispersion of Existing Affordable Housing

District	Distribution of Affordable Units
1	7,086
2	4,492
3	6,295
4	3,105
5	4,473
6	8,590
7	6,651
8	7,217
9	3,635
10	8,456
	60,000

# NEXT STEPS / PROPOSED ADOPTION TIMELINE

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Feb/March	Continuing Public Engagement regarding Consolidated Plan for HUD Funding
April 4	Joint Committee of City Council Mobility and Housing & Planning Committees
April 16	City Council Housing & Planning Committee: Consideration of Geographically Specific Affordable Housing Goals and Briefing and Discussion about Draft Consolidated Plan
April/May	Community Development Commission, Planning Commission and Zoning & Platting Commission Consideration of Geographically Specific Affordable Housing Goals
June 6	City Council: Consideration of Final Consolidated Plan and Geographically Specific Affordable Housing Goals
August 15	Consolidated Plan due to HUD



# Discussion