

AUSTIN STRATEGIC HOUSING BLUEPRINT UPDATE BRIEFING



Community Development Commission

May 14, 2019

www.austintexas.gov/housingblueprint

OVERVIEW PRESENTATION AGENDA

- Background
- Blueprint Implementation Work Plan (1-2 years)
- Draft Council District & Corridor Affordable Housing Goals
- Next Steps / Proposed Adoption Timeline

BACKGROUND

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WHY ARE WE HERE?

- Intersection of:
 - Adoption of Housing Blueprint
 - Passage of 2018 Affordable Housing Bonds
 - Fiscal Year 2019-2023 Consolidated Plan for HUD Funding
 - Hundreds of Displacement Mitigation Recommendations
 - Dozens of Council Resolutions
- Overview of NHCD's short term work plan

WHY ARE WE HERE?



COUNCIL RESOLUTION NO. 20170413-024

The City Council directs the City Manager to develop a **detailed, multi-year action plan** to implement the Austin Strategic Housing Blueprint...a detailed plan for the initial two years with a higher level plan for the remaining eight years.

COUNCIL RESOLUTION NO. 20170413-025

...**set corridor-specific numeric goals for the creation and preservation of affordable housing for corridors** throughout Austin, beginning with those corridors that will receive funding through the 2016 Mobility Bond.

BLUEPRINT COMMUNITY VALUES



Prevent Households from Being Priced Out of Austin



Foster Equitable, Integrated and Diverse Communities



Invest in Housing for Those Most in Need

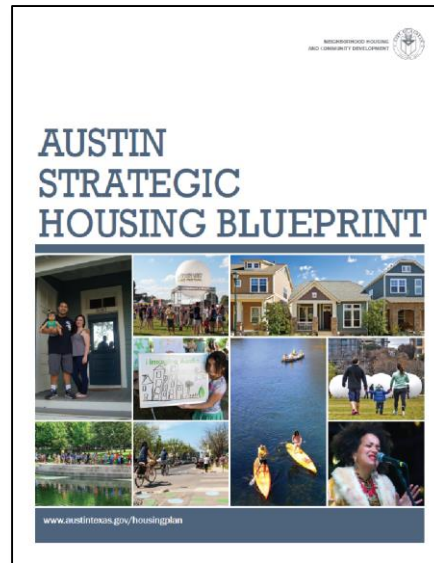


Create New and Affordable Housing Choices for All Austinites in All Parts of Austin



Help Austinites Reduce their Household Costs

600+ DISPLACEMENT MITIGATION STRATEGIES REVIEWED



The cover features a large, stylized tree root system graphic in shades of blue. The title 'Uprooted: Residential Displacement in Austin's Gentrifying Neighborhoods and What Can Be Done About It' is written in white. Below the title, it lists the year '2018' and the authors: Heather Way, Clinical Professor, The University of Texas School of Law; Elizabeth Wheeler, Associate Professor of Community and Regional Planning, The University of Texas at Austin; and Jake Whigman, Assistant Professor of Community and Regional Planning, The University of Texas at Austin. It also includes a note about the research and writing assistance from Arrika Adams, Nicholas Aronowicz, Ben Martin, Alex Radtka, and Alice Woods, graduate students in the Community and Regional Planning Program at the University of Texas at Austin. Logos for the University of Texas and the Center for Sustainable Development are at the bottom.

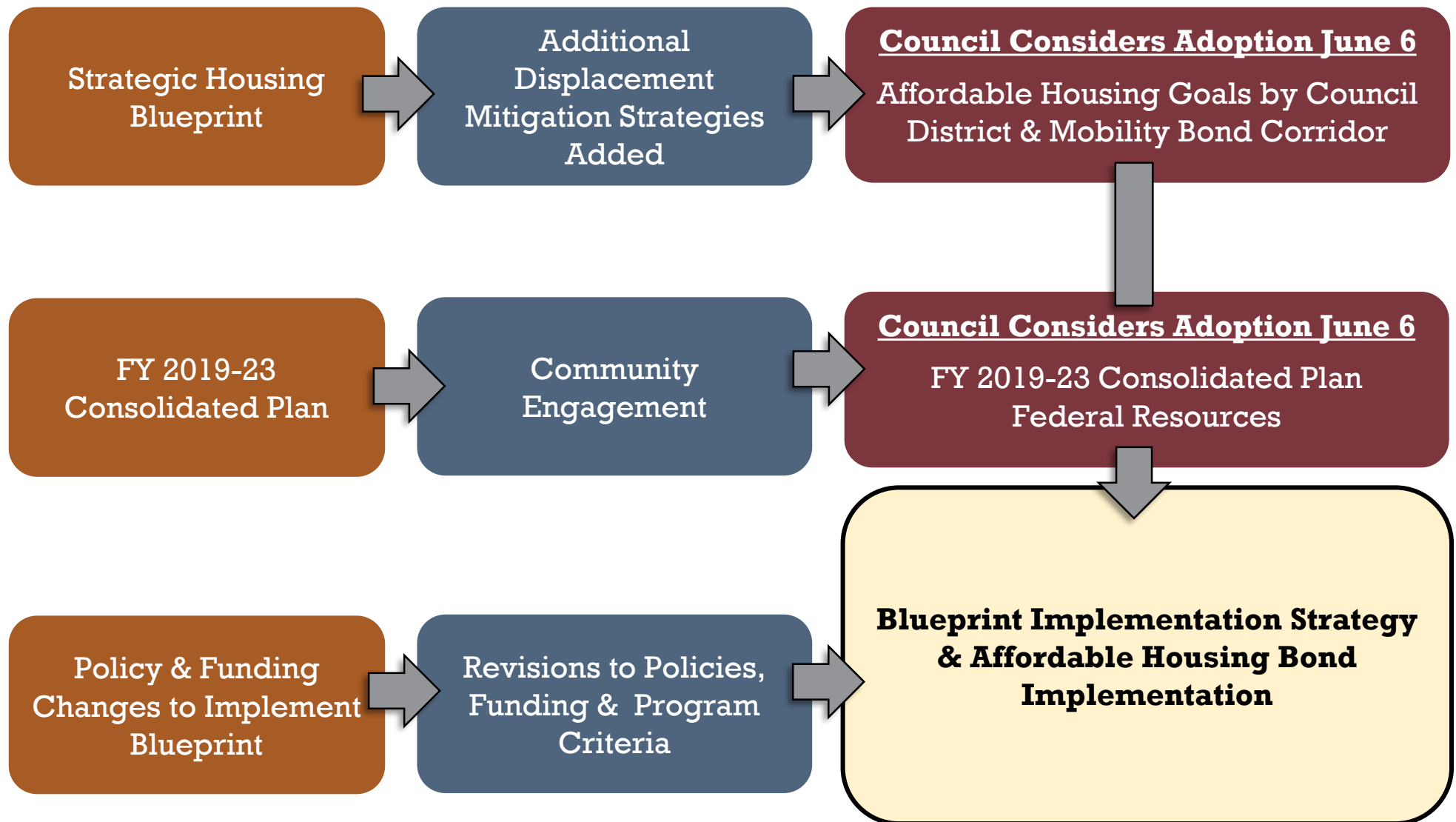
The cover features the BBC Research & Consulting logo at the top. The title 'Analysis of Impediments to Fair Housing Choice' is centered in a bold, black font. Below the title, it says 'City of Austin'.

The cover features a photograph of a city skyline at dusk reflected in water. The title 'MAYOR'S TASK FORCE ON INSTITUTIONAL RACISM AND SYSTEMIC INEQUITIES' is written in white, bold, capital letters. Below the title, it says 'FINAL REPORT AUSTIN, TX | APRIL 6, 2017'.

A solid orange rectangular box containing the text 'People's Plan' in white, centered.

A solid dark red rectangular box containing the text 'Anti-Displacement Task Force' in white, centered. A small white number '7' is located in the bottom right corner.

CONCURRENT COLLABORATIVE PROCESSES TO IMPLEMENT BLUEPRINT



BLUEPRINT IMPLEMENTATION WORK PLAN (1-2 YEARS)

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ACTIONS COMPLETE OR UNDERWAY

- ✓ 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

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

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
- Additional staff to be requested as part of FY 2019/20 budget process

PROPOSED DISPLACEMENT MITIGATION STRATEGIES

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

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
- Additional staff to be requested as part of FY2019/20 budget process

PROPOSED DISPLACEMENT MITIGATION STRATEGIES

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
- Additional staff to be requested as part of FY2019/20 budget process

DRAFT GEOGRAPHIC 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

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
¹ N. Lamar Blvd.	4, 7	1,326
² Burnet Rd.	7, 4	1,098
³ Airport Blvd.	1, 3, 4, 7, 9	1,102
⁴ East MLK/FM 969	1	849
⁵ S. Lamar Blvd.	5, 9	424
⁶ E. Riverside Dr.	3, 9	1,144
⁷ Guadalupe St.	1, 9	484
⁸ Slaughter Ln.	2, 5, 8	1,706
⁹ William Cannon Dr.	2, 5, 8	1,884
¹⁰ N. Lamar & Guadalupe St.	4, 5, 7, 9, 10	1,012
¹¹ ¹² W. & E. Rundberg Ln.	4	1,001
¹³ Colony Loop	1	940
¹⁴ MLK Blvd.	1, 9	766
¹⁵ S. Congress Ave.	2, 3, 9	1,147
¹⁶ Manchaca Rd.	2, 3, 5	1,411
¹⁷ S. Pleasant Valley Rd.	2, 3	1,360

Construction Eligible Corridors
Preliminary Engineering & Design Corridors/Critical Arterials

NEXT STEPS

NEXT STEPS

Feb/March	Continuing Public Engagement regarding Consolidated Plan for HUD Funding
April 2	Zoning & Platting Commission Update Presentation
April 4	Joint Committee of City Council Mobility and Housing & Planning Committees
April 16	City Council Housing & Planning Committee: Briefing and Discussion about Draft Consolidated Plan
April 23	Planning Commission Update Presentation
May 9	City Council: <i>Public Hearing</i> on Draft Consolidated Plan
May 14	Community Development Commission Update Presentation
June 6	City Council: Consideration of Final Consolidated Plan and Geographically Specific Affordable Housing Goals
August 15	Consolidated Plan due to HUD

QUESTIONS AND COMMENTS
