



## A Growing City With Diverse Housing Needs

Austin is a fast-growing city, having expanded to nearly a million residents in just a few years. Some predict the region's population could be 4 million people by 2050.



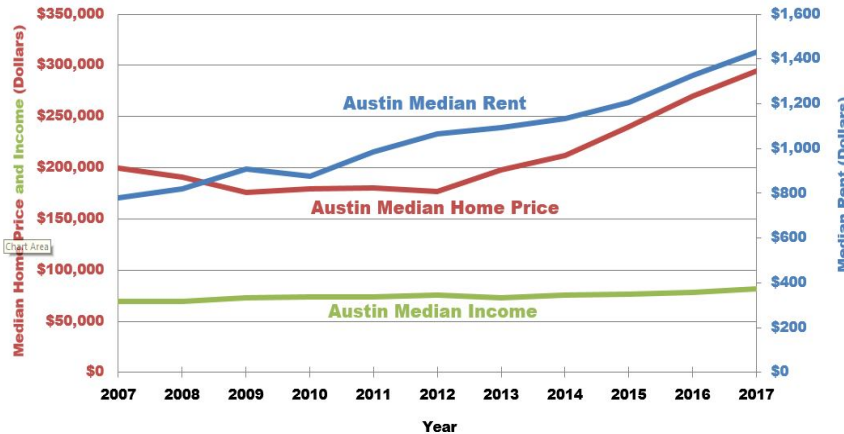
Such rapid growth impacts accessible housing, gentrification, transportation, and affordable homes in healthy neighborhoods.

Austin is committed to ensuring equitable access to affordable housing and the opportunities that safe, stable home provides.

## What Affordable Housing Means in Austin

Affordable housing means someone pays no more than 30 percent of monthly income for rent/mortgage and utilities, and no more than 45 percent of monthly income on housing and transportation costs combined.

**Austin Median Home Prices and Rents Versus Median Income**



Source: National Association of Homebuilders (NAHB), Austin Opportunity Index, and Austin Investor Interests Data (2006-2016)

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## Affordable Housing Gaps in Austin



### For Renters

- 55 percent of Austin Households (183,000) are renters
- 33 percent (60,000) earn less than \$25,000 annually
- 10 percent of rental units in City are affordable (19,000)
- A gap of 48,000 of affordable units

### For Homeowners

- 45 percent of Austin Households (148,000) are homeowners\*
- Housing demand in region could rise by 37,000 homes by 2019
- Only 3,700 newly built homes and 24,000 resale units are projected to be available to meet 75 percent of that regional demand



### Closing the Gap



- Current construction won't create even 10,000 affordable units over the next 10 years, further straining housing market.
- In 2017, City Council approved the *Austin Strategic Housing Blueprint* to create 60,000 units over next decade for households earning approx. \$55,050\*\* or less a year through policy initiatives and community partnerships.

\* 2014 Comprehensive Housing Market Study; BBC Research and Consulting

\*\*80% MFI for a 2-person household.

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## A Blueprint for Affordable Housing in Austin

Austin needs more affordable housing. The City's adopted *Strategic Housing Blueprint* establishes policy to align resources, ensure a unified strategic direction, and facilitate community partnerships to achieve a shared vision.

When gathering community input to develop the *Blueprint*, NHCD heard five clear priorities for affordable housing in Austin from residents and community leaders.

### Adopted Community Values

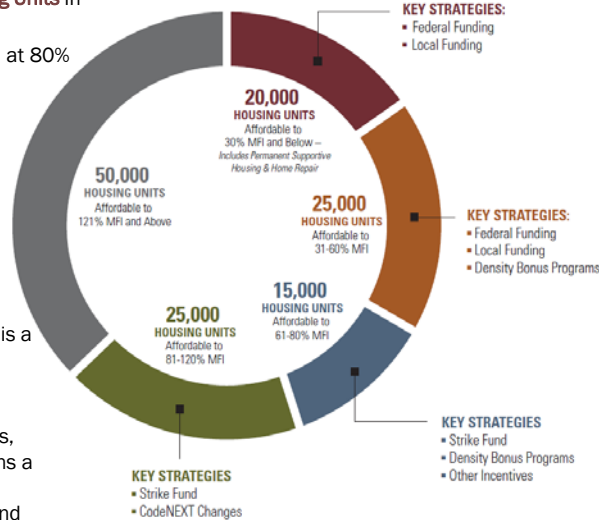
- Preventing households from being priced out of Austin.
- Fostering equitable, integrated, and diverse communities.
- Investing in housing for those most in need.
- Creating new and affordable housing choices for Austinites in all parts of town.
- Helping Austinites reduce their household costs.



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## Blueprint's Ten-Year Community Housing Goals

- Achieve **135,000 Housing Units** in 10 Years.
- **60,000 of units** available at 80% MFI and below.
- **75,000 of units** available at 80% MFI and above.
- **Achieve housing targets** by integrating policy initiatives and leveraging community partnerships.
- Ultimately, the *Blueprint* is a **roadmap of specific strategies and actions** to maximize opportunities, achieve affordability goals, and ensure Austin remains a great city for people with different needs, values and incomes.



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## Preventing Households from Being Priced Out of Austin

**A Holistic Approach to Affordable Housing** requires integrated programs and services that preserve communities and combat gentrification through legislative changes, local policies, programs and targeted investments.

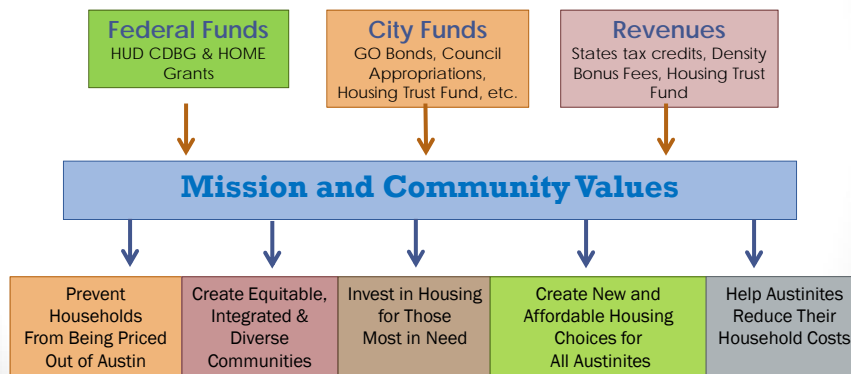
Most importantly, expanding affordable housing must maintain livability standards and benefits that make Austin a vibrant, culturally diverse, and livable city.



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## Fulfilling the NHCD Mission

Our mission is to provide *affordable housing* and *community development services* to benefit eligible residents so they can have access to livable neighborhoods and increase their opportunities for self-sufficiency.



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## Who Does NHCD Serve?

NHCD uses both federal and local resources to guide citywide housing policies, increase affordable housing supply, promote stable homeownership, and foster equitable, integrated, and diverse communities.

Eligibility for assistance is largely determined by Median Family Income (MFI), which is the exact annual income in which half the population makes more, and half the population makes less.

Austin's MFI is **\$81,400 a year for a 4-person household**. Percentages of the MFI are set by the federal government and are used to determine eligibility for government and charitable assistance.



### Austin Area Median Family Income (MFI)

30% MFI:	\$18,100 for 1-person household;	\$25,800 for a 4-person household
50% MFI:	\$30,100 for 1-person household;	\$43,000 for a 4-person household
80% MFI:	\$48,200 for 1-person household;	\$68,800 for a 4-person household

Per HUD effective June 2018 for the Austin-Round Rock-San Marcos Metropolitan Statistical Area (MSA)

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## Resources for Renters

NHCD's **Resources for Renters** website offers everything from housing searches to advice for dealing with landlords

**Tenant-Based Rental Assistance** supports low-income families move from homelessness to self-sufficiency by providing rental subsidies and case management support services.

**Tenants' Rights Assistance Program** provides counseling and technical assistance to low-income renters on tenant-landlord issues, dispute mediation, and fair housing issues to resolve or minimize discriminatory housing practices.

**Local Rental Assistance** provides rent, mortgage and utility assistance to meet urgent needs of eligible persons to prevent homelessness and to support independent living.

**Architectural Barrier Removal Program (Renters)** repairs units that pose health and safety risks or are necessary to increase self-sufficiency and mobility of low- to moderate-income residents.



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## City of Austin Affordable Housing Listing

Listing of Income-Restricted Affordable Housing funded or incentivized by City of Austin.

List is divided into regions and provides each complex's website, address, and phone number—as well as identifies the kinds of properties and housing types.

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

### INCOME-RESTRICTED AFFORDABLE HOUSING LIST

**WEST AUSTIN** (West of MOPAC/ South of SH 290)

**SOUTH/SOUTHEAST** (East of MOPAC/South of Colorado River)

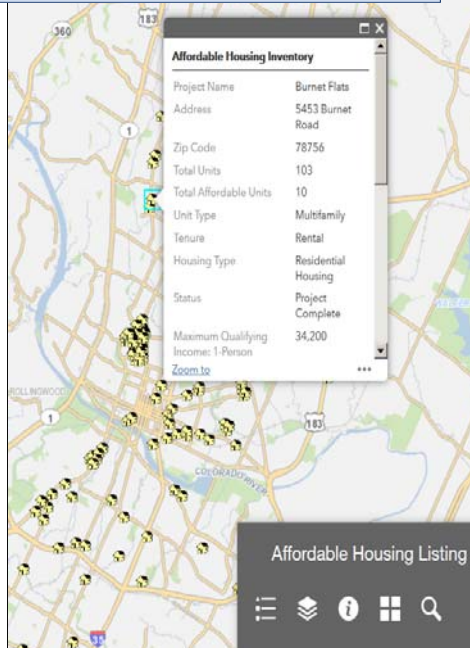
**CENTRAL AUSTIN** (East of MOPAC/ West of I-35/North of Colorado River/South of SH

**NORTHWEST AUSTIN** (North of Colorado River/ West of MOPAC/South of SH 183)

**NORTH AUSTIN** (West of I-35/North of SH 183)

**NORTHEAST AUSTIN** (East of I-35/North of SH 290 East)

**EAST AUSTIN** (East of I-35/South of SH 290 East/North of SH 71 East)



## Resources for Homebuyers

**Down Payment Assistance Program** assists first-time homebuyers with a 0% interest loan up to \$40,000 for necessary down payment, eligible closing costs, and pre-paid expenses. The loan amount is dependent on financial need.

**Homebuyer Training** puts first-time homebuyers on track for homeownership and financial empowerment.

**Affordable Home Sales** are possible through Austin Housing Finance Corporation by incentivizing both private and nonprofit developers through loans, fee waivers, density bonuses, and state low-income housing tax credits.

**Community Land Trusts** keep homes affordable for low- to moderate-income households and keep the property in the hands of the community.



The idea is simple. Low- and middle-income households purchase the house (the actual building), but pay a modest monthly fee to lease the underlying land. By taking the cost of the land out of the transaction (often the most expensive part of home ownership), homes are more affordable than those on the open real estate market.

## Resources for Homeowners

**Architectural Barrier Removal Program (Owners)** repairs units that pose health and safety risks or are necessary to increase self-sufficiency and mobility of low- to moderate-income residents. Eligible homeowners and renters can receive grants of up to \$15,000 in home accessibility improvements.

**Minor Home Repair Program** provides eligible homeowners with assistance up to \$5,000 a year for minor repairs for a life-threatening condition or a health and safety hazard.

**Home Rehabilitation Loan Program** assists low-to-moderate income homeowners with loans for needed repairs to comply with city code and make the home safe, livable, and healthy. The program offers 0% interest loans ranging from \$15,000 to \$75,000 that are forgiven after a 20-year affordability period.

**GO Repair Program** provides provide up to \$15,000 per year to eligible homeowners to improve accessibility and make repairs to address substandard housing conditions that pose health and safety risks.

Before



After



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## Homelessness and Special Needs

**Homelessness** is a key priority for the City of Austin, with an estimate of approximately 2,000\* people experiencing homelessness on the street or in shelters. NHCD partners with Austin Public Health and several community organizations to fund and administer programs for Homeless & Special Needs populations.

**Permanent Supportive Housing (PSH)** is the city's investment to address chronic homelessness by creating affordable housing units linked to support services that enable chronically homeless to live independently and participate in community life to reduce costly uses of public medical and social services.

**Tenant Relocation Assistance Program** supports vulnerable low-income households, the elderly, and persons with disabilities facing displacement.

- Requires landlords to early notice to tenants
- Refers clients to community services/legal assistance



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\*Ending Community Homelessness Coalition 2018 point in time count

## Developer Assistance

**Developer Incentive Programs** encourage both non-profit and for-profit developers to create and preserve affordable rental and ownership housing for low- and moderate-income households and Austinites with disabilities.



Affordability is also promoted through Development Agreements which may produce affordable units and/or fees-in-lieu.

**Rental Housing Development Assistance Program** expands the supply of affordable rental housing for low-income households and increases the availability of permanent supportive housing for persons experiencing homelessness or with special needs.



**Affordable Housing Bonus Programs** allow developers to build more units than are allowed by a location's base zoning if the developer agrees to set aside a portion of units for income-restricted affordable housing. Bonuses offset developers' costs to build affordable housing without requiring city current or future expenditures. Examples include the Downtown Density Bonus Program, University Neighborhood Overlay (UNO), and proposed CodeNEXT Affordable Housing Bonus Program.



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## Developer Assistance

**Bond Financing** through the Austin Housing Finance Corporation (AHFC) Private Activity Bonds to finance the development of affordable rental or ownership housing.



- **Multi-Family Mortgage Revenue Bonds** finance rental developments, repaid through rents collected once the property is operational.
- **Single-Family Mortgage Revenue Bonds** make low-interest mortgages and down payment assistance, or offering mortgage tax credits for qualified buyers of as much as \$2,000 per year.

**Low-Income Housing Tax Credit Program** is managed with the Texas Department of Housing and Community Affairs to incentivize investment in low-income housing by selling tax credits to banks and other investors, who in turn use those credits to lower their own tax bills.



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## Stay Informed



### NHCD News & Notes

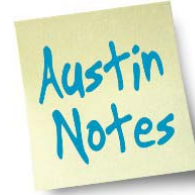
Keep up on issues of affordable housing and community development at [www.austintexas.gov/housing](http://www.austintexas.gov/housing)

- Click on "Subscribe to our Mailing List"
- Add your name and email address

### Austin Notes

Keep up on issues facing City of Austin and its communities through [www.austintexas.gov](http://www.austintexas.gov)

- Click on "I Need To"
- Click on "E-mail Newsletters"
- Choose Housing



### Imagine Austin Newsletter

Imagine Austin is a 30-year plan that lays out a community vision for how the city can grow in a compact and connected way. Keep up on happening by signing up at [www.austintexas.gov/imagine-austin](http://www.austintexas.gov/imagine-austin)