

# Affordability Working Group

Anderson, Azhar, Howard, and Llanes Pulido

| <b>Metrics from Council Direction</b>                           | <b>Goal</b>       | <b>LDC</b> |
|---|-------------------|------------|
| Housing units   | 405,000           | 397,000    |
| Affordable housing units  | 60,000            | 8,841      |
| Preservation of affordable housing units over 10 years          | 10,000            | Unknown    |
| Permanent Supportive Housing (PSH) units                        | Sufficient number | Unknown    |
| Missing Middle Housing.   | 30%               | 18%        |
| New housing units within ½ mile of centers and corridors        | 75%               | 80%        |
| Income-restricted affordable housing in high opportunity areas. | 25%               | 41%        |

| Title   | Intent   | Justification   | WG Vote |
|---|--|---|---------|
| Increasing income restricted housing in transition zones    | Ensure the creation of an on-site income-restricted unit in transition areas where feasible. | Council Direction: In general, within activity centers, along activity corridors, along the transit priority network, and in transition areas, additional entitlements beyond current zoning should only be provided: to increase the supply of missing middle housing, which shall include an affordable housing bonus program where economically viable or, through a density bonus that requires some measure of affordable housing. | 4-0-0   |
| Naturally occurring affordable housing in gentrifying areas | Increase protections for naturally occurring affordable housing in gentrifying areas         | Council Direction: The granting of new entitlements in areas currently or susceptible to gentrification should be limited so as to reduce displacement and dis-incentivize the redevelopment of multi-family residential development, unless substantial increases in long-term affordable housing will be otherwise achieved. Existing market rate affordable multifamily shall not be mapped to be upzoned.                           | 4-0-0   |

| Title  | Intent  | Justification   | WG Vote |
|--|---|---|---------|
| Naturally occurring affordable housing in high opportunity areas | Increase protections for naturally occurring affordable housing in high opportunity areas   | Council Direction: In general, housing affordability should be the primary policy driver of code and mapping revisions and the Manager should explore: Identifying and implementing opportunities throughout the code to encourage preservation of existing housing, especially market affordable housing.  | 4-0-0   |
| Income averaging in income restricted units                      | Consider income averaging within income restricted units.   | Affordability Unlocked AND alignment with other housing programs.   | 4-0-0   |
| Increasing income restricted housing on TPN                      | The opportunities for income restricted housing in zones on the TPN within non-gentrifying areas need to be maximized. Increased entitlements should be employed to achieve increased number of income-restricted units. This does not apply to naturally occurring affordable housing. | Council Direction: In general, within activity centers, along activity corridors, along the transit priority network, and in transition areas, additional entitlements beyond current zoning should only be provided: to increase the supply of missing middle housing, which shall include an affordable housing bonus program where economically viable or, through a density bonus that requires some measure of affordable housing. | 4-0-0   |

| Title  | Intent   | Justification   | WG Vote |
|--|--|---|---------|
| Increase income restricted housing in high opportunity areas | The opportunities for income restricted housing high opportunity areas need to be maximized.   | Council Direction: Map revisions to provide additional housing capacity should include broader use of zones that allow for affordable housing density bonuses than in Draft 3. All parts of town should be expected to contribute to reaching our ASHB and Austin Strategic Mobility Plan (ASMP) housing and mode shift goals as well.            | 4-0-0   |
| Administrative variances under Affordability Unlocked        | To enhance Affordability Unlocked, in the case of units built under the program, explore options to allow some level of administrative variances for some building form regulations (setbacks, height, building cover, etc.) | Council direction: In general, housing affordability should be the primary policy driver of code and mapping revisions and the Manager should explore options to allow some level of administrative variances for some building form regulations (setbacks, height, building cover, etc.) to help maximize the shared community values of housing | 4-0-0   |

| Title  | Intent  | Justification   | WG Vote |
|--|---|---|---------|
| Transitional and supportive housing CUP          | Ensure that the CUP requirement for transitional and supportive housing is economically feasible in all zones                                     | Council Direction: Produce Permanent Supportive Housing (PSH) in sufficient numbers to meet the need.   | 4-0-0   |
| Tenant protections for income-restricted housing | For all AHBP units, require tenant protections similar to what is currently required in the Rental Housing Development Assistance lease addendum. | Council Direction: Action Plan and Bolster Enforcement of Existing Fair Housing Requirements AND ASHB: Austin City Council approved an ordinance establishing requirements for property owners or developers to provide advance notice to tenants when the apartment buildings or mobile home parks they live in will be demolished or closed. The ordinance also created a relocation assistance program for low-income renters and mobile home park tenants who are displaced by new development. | 4-0-0   |

| Title                                     | Intent  | Justification   | WG Vote |
|---|---|---|---------|
| Tenant protections for redevelopment      | Review tenant protections and notification requirements for multifamily and mobile home redevelopment | Council Direction: Action Plan and Bolster Enforcement of Existing Fair Housing Requirements AND ASHB: Austin City Council approved an ordinance establishing requirements for property owners or developers to provide advance notice to tenants when the apartment buildings or mobile home parks they live in will be demolished or closed. The ordinance also created a relocation assistance program for low-income renters and mobile home park tenants who are displaced by new development. | 4-0-0   |
| Review effectiveness of S.M.A.R.T housing | Ensure that the S.M.A.R.T housing section is aligned with previous Planning Commission work           | Council Direction: Revise S.M.A.R.T. Housing Program  | 4-0-0   |

| Title   | Intent   | Justification   | WG Vote |
|---|--|---|---------|
| Unlimited CC bonus to increase community benefits | Offer an unlimited bonus in the CC zone to increase community benefits, including affordable housing | Council Direction: In general, within activity centers, along activity corridors, along the transit priority network, and in transition areas, additional entitlements beyond current zoning should only be provided: to increase the supply of missing middle housing, which shall include an affordable housing bonus program where economically viable or, through a density bonus that requires some measure of affordable housing. | 4-0-0   |
| Internal ADU permitting                           | Relax permitting requirements for internal ADUs  | Council Direction: Code revisions to increase the supply of missing middle housing should include: Allowing accessory dwelling units (ADUs), both external and internal/attached, to be permitted and more easily developed in all residential zones.   | 4-0-0   |



| Title                         | Intent   | Justification  | WG Vote |
|-------------------------------|--|--|---------|
| FAR and multi-bedroom housing | Review FAR requirements to support lower-cost multi-bedroom housing  | Council Direction: Increase the Supply of Multi-Bedroom Housing for Families with Children   | 4-0-0   |
| Child care accessibility      | Encourage accessible child care by reducing restrictions on child care facilities for 25 children or fewer, including montessori schools in all zoning categories, except industrial and airport zones | ASHB: NHCD Department goals of providing child care services   | 4-0-0   |
| Elder care accessibility      | Encourage accessible elder care by reducing restrictions on elder care facilities, including occupancy limits, in all zoning categories, except industrial and airport zones                           | ASHB: Adopt a balanced approach to provide affordable housing resources for low-income workers, seniors, people with disabilities and the thousands of people experiencing homelessness. | 4-0-0   |

| Title                                 | Intent   | Justification  | WG Vote |
|---------------------------------------|--|--|---------|
| Include regulating plans in mapping   | Include regulating plans, particularly TODs in the mapping to increase income-restricted units.  | Council Direction: Map revisions to provide additional housing capacity should include broader use of zones that allow for affordable housing density bonuses than in Draft 3. All parts of town should be expected to contribute to reaching our ASHB and Austin Strategic Mobility Plan (ASMP) housing and mode shift goals as well. | 3-0-1   |
| Transition zones in gentrifying areas | Transition zones in the "late" and "Continued loss" gentrifying areas should be mapped as 5 lot deep in order to increase housing capacity, including income-restricted units. | Council Direction: Map revisions to provide additional housing capacity should include broader use of zones that allow for affordable housing density bonuses than in Draft 3. AND Conversation with Authors of Uprooted study   | 3-1-0   |