



**HOUSING &
PLANNING**

A Look at the Year Ahead - Department Overview & Briefing

Housing and Planning Committee

February 28, 2023

Content

- Overview – Mission, Structure, Budget
- Strategic Housing Blueprint
- Current Work and Priorities
- Discussion and Q&A



Housing and Planning Department

Mission: The Housing & Planning Department partners with the community to shape a more equitable Austin and to prevent the displacement of people and services, using planning disciplines and affordable housing resources.

Goals

- Create people centered plans and policies to support pedestrian oriented places that promote transit, jobs, and affordable housing opportunities
- Facilitate long-range planning opportunities to promote the creation of walkable, mixed-use, and mixed-income communities
- Collaborate with community members to honor and learn from Austin's distinctive physical and cultural qualities to help sustain a multi-ethnic city
- Prevent displacement of renters by providing tenant stabilization resources
- Address housing challenges in Austin by creating and preserving affordable housing units especially in high opportunity and gentrifying areas
- Transform community engagement processes to yield more inclusive, equitable, and effective outcomes for people of color, low-income persons, and renters
- Identify and address systemic municipal racial bias and discrimination in housing and planning by focusing programs, plans, and projects to benefit historically excluded communities

Housing and Planning Department

January 1, 2023

Office of the
Director

- Human Resources
- Communications
- RCAs / RBAs / CAFs / CIURs / PIRs
- Boards / Commissions / Council Committee Support
- Business Process / IT Support & Data Consultation / Demography
- Records Management
- Facilities Management

Zoning & Urban
Design

Zoning Case
Management
Historic Preservation
Urban Design
Great Streets
Annexations

Inclusive
Planning

Inclusive Planning
Imagine Austin
Policy, Planning &
Research
Small Area Plans
Land Development
Code

Displacement
Prevention

Strategic Interventions
Crisis Response
Stabilization
Economic Mobility
Community
Development
Partnership
Coordination
Capacity Building
Planning, Policy &
Research

Finance &
Administration

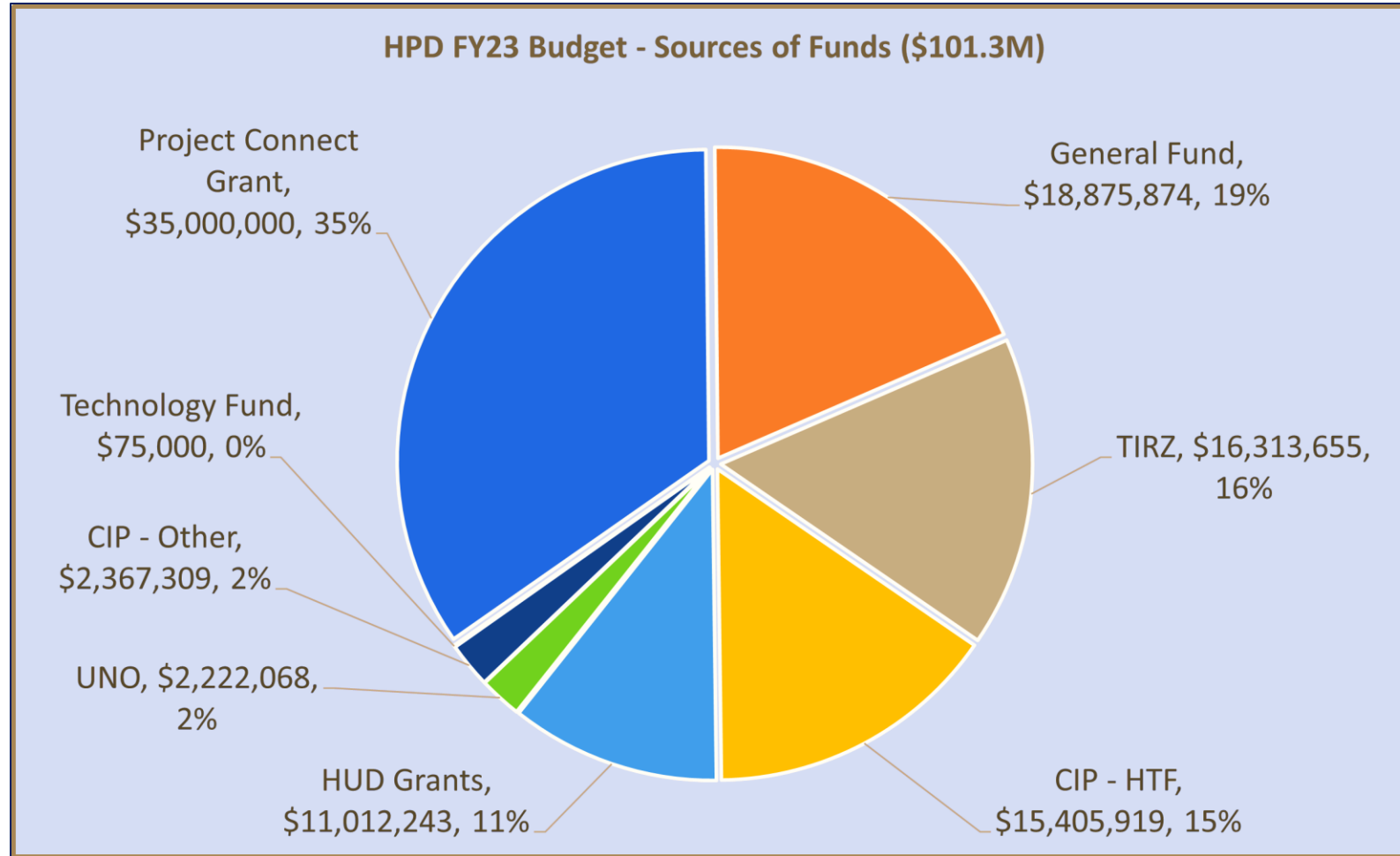
Grant Administration
Auditing
Monitoring
Accounting
Budget
Procurement &
Contracting Services
Federal Regulatory
Administration

Program Delivery
& Real Estate
Services

Program Design &
Implementation
Client Services &
Construction
Homelessness Services
AHFC Partnership
Management
Real Estate Services
AHFC Asset
Management
Housing Development
Assistance



FY 2023 Funding Sources





Austin Strategic Housing Blueprint



Austin Strategic Housing Blueprint (2017)

Goals:

- **Disperse** Affordable Housing to all 10 Districts
- **Create** 60K Units of Affordable Housing across 0% - 80% Median Family Income
- **Count & track** all new and existing housing
- **Develop** along Imagine Austin Centers/Corridors & near High Opportunity Areas
- **Preserve** 10K Affordable Housing Units
- **Create** Permanent Supportive Housing and Continuum of Care Units for people experiencing homelessness





HousingWorks
AUSTIN

AUSTIN STRATEGIC HOUSING BLUEPRINT SCORECARD

PROGRESS
TO DATE
2018-2021

Checking in on the Strategic Housing Blueprint after Four Years


In 2017, Austin City Council adopted the Austin Strategic Housing Blueprint detailing goals to reach 135,000 housing units over the next ten years (2018-2028). The Blueprint includes District-specific goals to ensure that there is affordable housing throughout the city, as well as overall goals for the construction of housing units affordable to households at all income levels. This Progress to Date scorecard provides a snapshot of Austin's overall progress during the past 4 years toward achieving its 10-year affordability goals outlined in the Blueprint.

10-YEAR GOALS - *PROGRESS TO DATE*

KEY: ▲ **ON TRACK:** Meeting or exceeding 10-Year Goal current at rate ▶ **PROGRESS UNDERWAY:** Only meeting 60-99% of the 10-Year Goal at current rate ▼ **OFF TRACK:** Meeting less than 60% of the 10-Year Goal at current rate

GOAL 1: DISTRIBUTION - NEW AFFORDABLE HOUSING UNITS 10-YR GOAL

DISTRICT 1	DISTRICT 2	DISTRICT 3	DISTRICT 4	DISTRICT 5	DISTRICT 6	DISTRICT 7	DISTRICT 8	DISTRICT 9	DISTRICT 10
▼	▼	▼	▶	▼	▼	▼	▼	▶	▼
22%	24%	16%	31%	13%	2%	18%	2%	25%	<1%
1,569 out of 7,086 units built	1,063 out of 4,492 units built	976 out of 6,295 units built	956 out of 3,105 units built	588 out of 4,473 units built	130 out of 8,590 units built	1,202 out of 6,651 units built	173 out of 7,217 units built	913 out of 3,635 units built	31 out of 8,456 units built
1,158 income-restricted units under construction	1,832 income-restricted units under construction	1,237 income-restricted units under construction	1,081 income-restricted units under construction	461 income-restricted units under construction	248 income-restricted units under construction	427 income-restricted units under construction	168 income-restricted units under construction	303 income-restricted units under construction	46 income-restricted units under construction



Zoning, Historic Preservation, and Urban Design



Zoning and Annexations

- Zoning staffing
 - 7 positions: Zoning Officer, Division Manager (zoning & annexation), 5 zoning case managers; 5 vacancies
 - Temporary staffing strategies
 - Rebuilding team
- Case load
 - ~200 cases filed per year
- Goals
 - Analyze and improve processes
 - Ensure consistency and increase transparency



Zoning and Annexations

■ Upcoming PUDs

- Brodie Oaks – returns to Council on 3/23/23
- Firestone (311–315 S. Congress Ave.) - Project Assessment presented on 11/15/22
- 200 E. Riverside – Project Assessment presented on 2/21/23
- Multiple PUD amendments

■ Annexations

- 10 annexation cases approved in 2022
- Other jurisdictional matters, like ETJ releases and MUDs
- Legislative analysis



Historic Preservation Office

- Encourages preservation of Austin's historic buildings, structures, sites, and districts; promotes awareness of cultural and architectural heritage
- 600+ historic landmarks, 8 locally designated historic districts, 18 National Register historic districts
- Historic Review Process
 - Review proposed demolition/relocation of all buildings over 45 years old
 - Review proposed modifications to Historic Landmarks and Historic Districts
- Historic Landmark and Historic District zoning applications
 - 10 cases in FY22
 - 1 case in FY23 to date: Broken Spoke



Equity-Based Historic Preservation Plan

- Replace Austin's 1981 historic preservation plan with inclusive, community-oriented process and outcome
- Draft plan created by community working group; propose improved and new policies, programs, and tools
- Draft plan to be released in spring 2023 for public review and feedback



Photo credits (left to right): Campfire Float at Fiesta del Barrio, ed_PICA-29995, SCongress11006Rk_January 14, 1948, Cisco's, Rosewood Park Baseball Field, 1959-1969, Victory Grill.



Urban Design

- Shaping a city's physical form to create people-centered places that are functional, attractive, comfortable, and safe
 - Open space, streets, sidewalks, walkways, historical features, trees, landscaping, lighting, and signage
- Urban Design services
 - Design-based recommendations for plans, regulations, and guidelines
 - Great Streets Program
 - Downtown Density Bonus Program
 - TODs
 - Code amendments

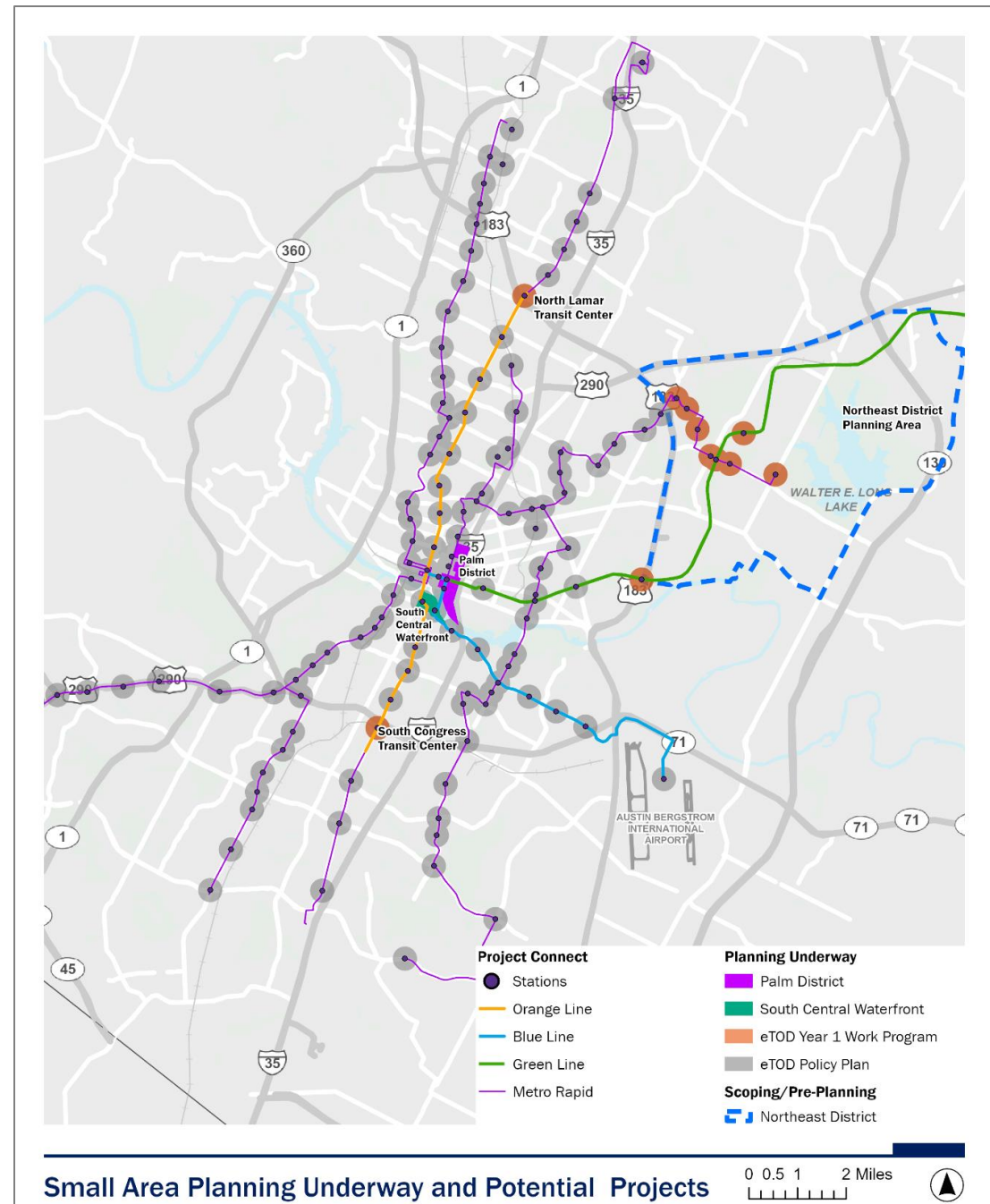


Inclusive Planning



Planning Projects

- Project Connect Equitable Transit Oriented Development (ETOD) Planning
- Palm District Planning
- South Central Waterfront Planning
- Northeast Austin District Planning
- District Level Planning

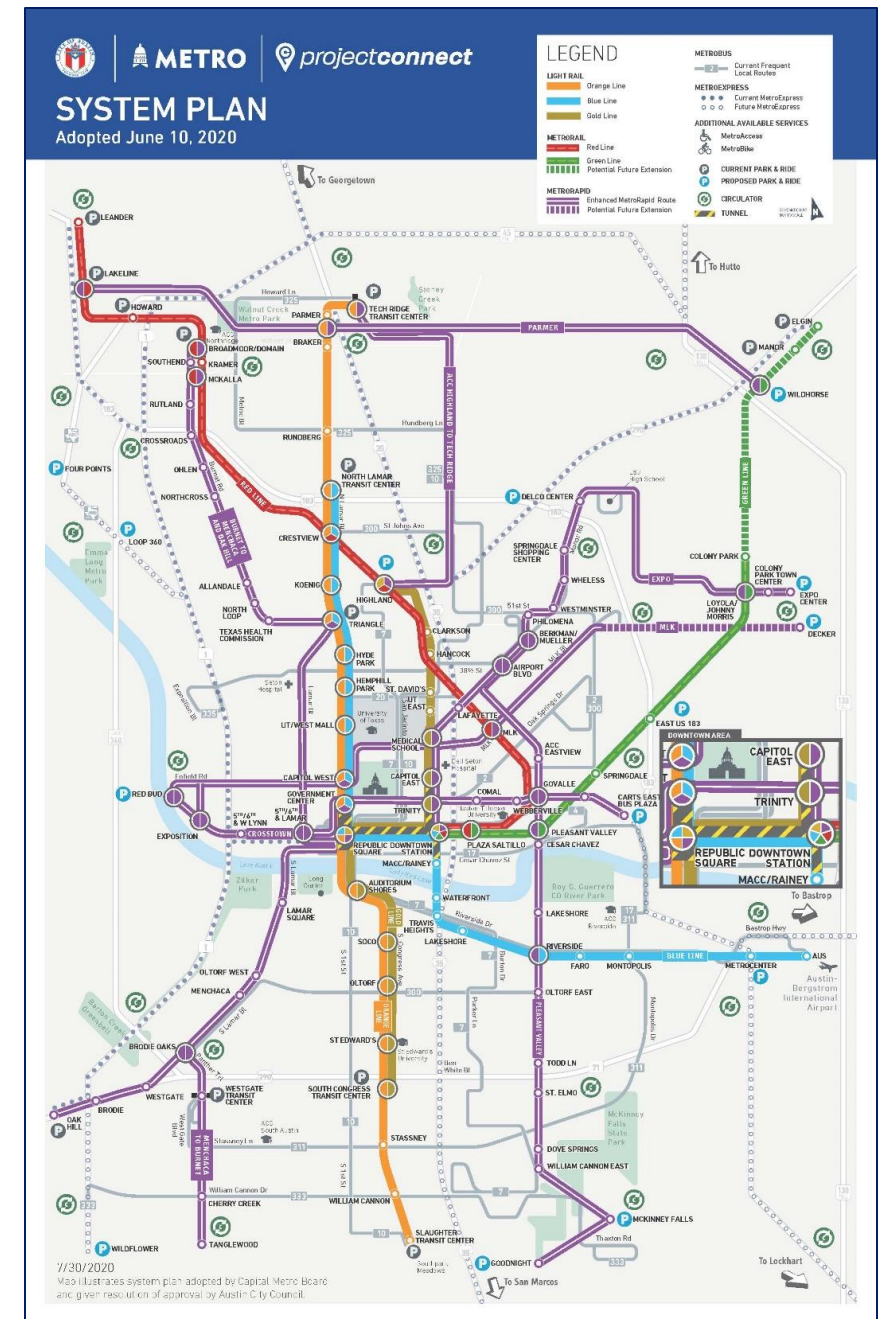


Small Area Planning Underway and Potential Projects



Project Connect ETOD Planning

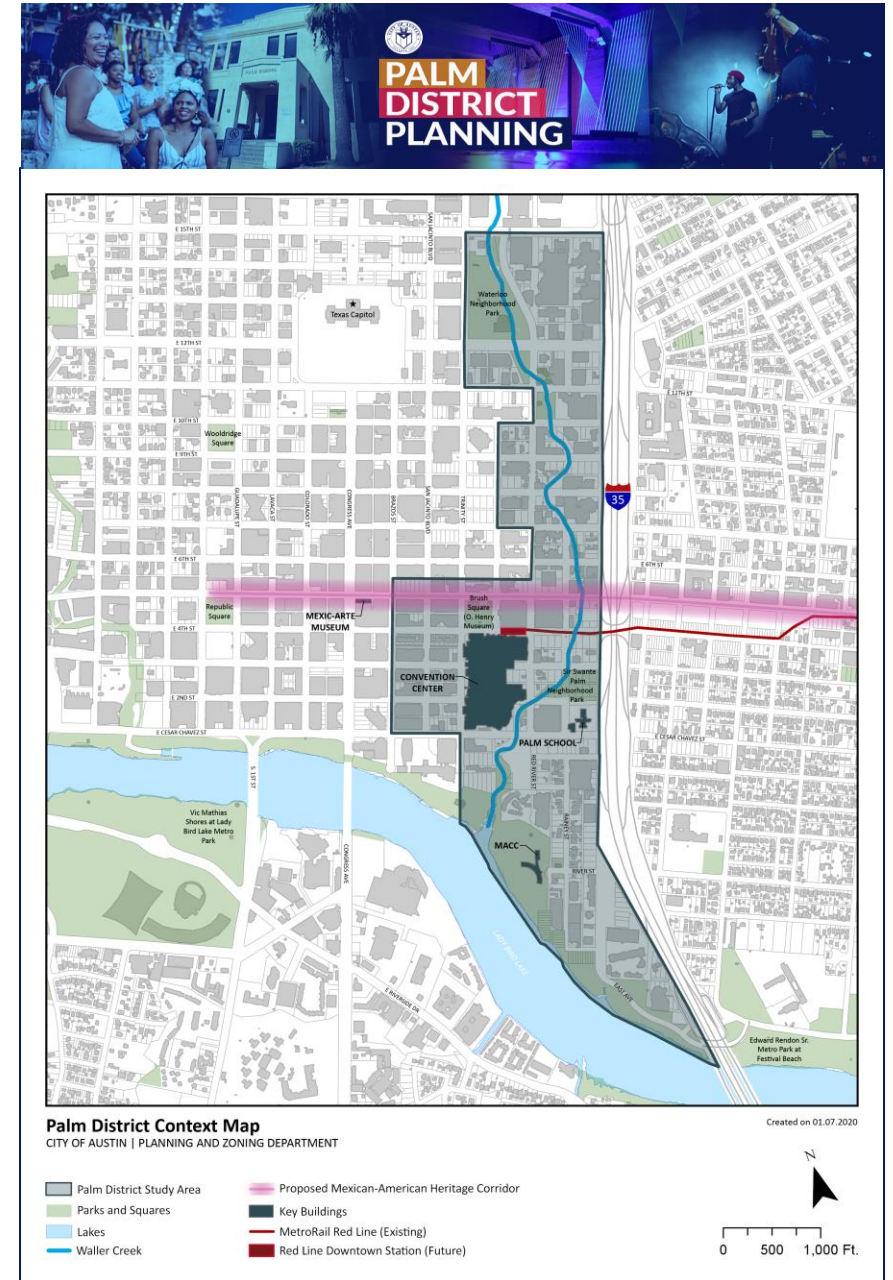
- Resolution 20210610-093
- Policy Plan includes Toolkit and Typology
- Coordinated with Project Connect, CapMetro ETOD Planning, and HPD Divisions
- Council consideration in March 2023
- <https://www.publicinput.com/ETOD>





Palm District Planning

- Resolution 20190523-029
- Kick Off May 2021 / Visioning Forums 2021-2022
- Leverages multiple major initiatives
- Supported by multiple city departments
- Plan to Council in spring 2023
- <https://www.speakupaustin.org/palmdistrict>





South Central Waterfront Planning

- Framework Plan Adopted 2016
- Resolution 20220915-090
direction about Regulating Plan
- Regulating Plan development
and calibration underway
- <https://www.austintexas.gov/page/south-central-waterfront>

Implementation shifted to EDD in FY 2022; HPD is responsible for regulating plan development.





District Level Planning

- [Resolution 20220609-069](#)
 - Establish a district level planning process as set forth by the Imagine Austin Plan to better define how Austin should accommodate new residents, jobs, mixed-use developments, open space, and transportation infrastructure.
 - Develop guidelines for prioritizing planning areas throughout the city
 - Identify any other aspects or best practices for district level planning
- Activities underway; staff will provide an update to Council this spring
- HPD received 5 new staff positions to implement district level planning (available mid FY23)
 - Division Manager position (existing vacancy) filled in January; in process to hire new team lead position (Planner Principal)
 - Additional positions to be posted/filled ASAP



Land Development Code Amendments

- The Land Development Code (LDC) determines how land can be used throughout the city
- It determines what can be built, where it can be built, and how much can (or cannot) be built
- LDC amendments are very time-intensive and can be resource-intensive with required mailed notices

Selected Active LDC Amendment Cases (18 total) & LDC-Related Council Direction

- Accessory Dwelling Unit Amendments
- Missing Middle Site Plan
- Additional Tenant Protections
- North Burnet Gateway Regulation Updates
- Creative Space & Live Music Venue Amendments
- Environmental and Water Quality Changes
- Compatibility Regulations Analysis
- Direction Regarding Offsetting Reductions to Development Capacity or Affordability



Displacement Prevention



Displacement Prevention – 2023 Key Investment Priorities

- **Displacement Prevention Navigators** – connecting vulnerable residents to services.
- **Tenant Relocation Services** - relocation assistance for eligible households facing development-induced displacement.
- **Community Initiated Solutions** - 14 different contracts to community partners to provide assistance to households at risk of displacement along Project Connect stations and lines. Services address a variety of needs for tenants, homeowners and other opportunities for economic mobility.
- **Representation Matters** – a program providing legal representation for households facing eviction.
- **I Belong In Austin** – a companion project to our Representation Matters program for households facing eviction to include negotiated settlements, emergency rent assistance, moving and/or storage.

For more information, please visit our [Resources for Renters](#) page



Displacement Prevention Navigators

- Program will:
 - Recruit and pay community members who want to take practical steps to prevent displacement.
 - Inform community residents about resources that can help them stay in their homes.
 - Serve as connectors, guides, and ambassadors for City and partner resources and programs that promote housing stability.
 - Serve selected neighborhoods in D1 & D2 during the pilot phase.
- Program Applications open March 2023





Tenant Relocation Services

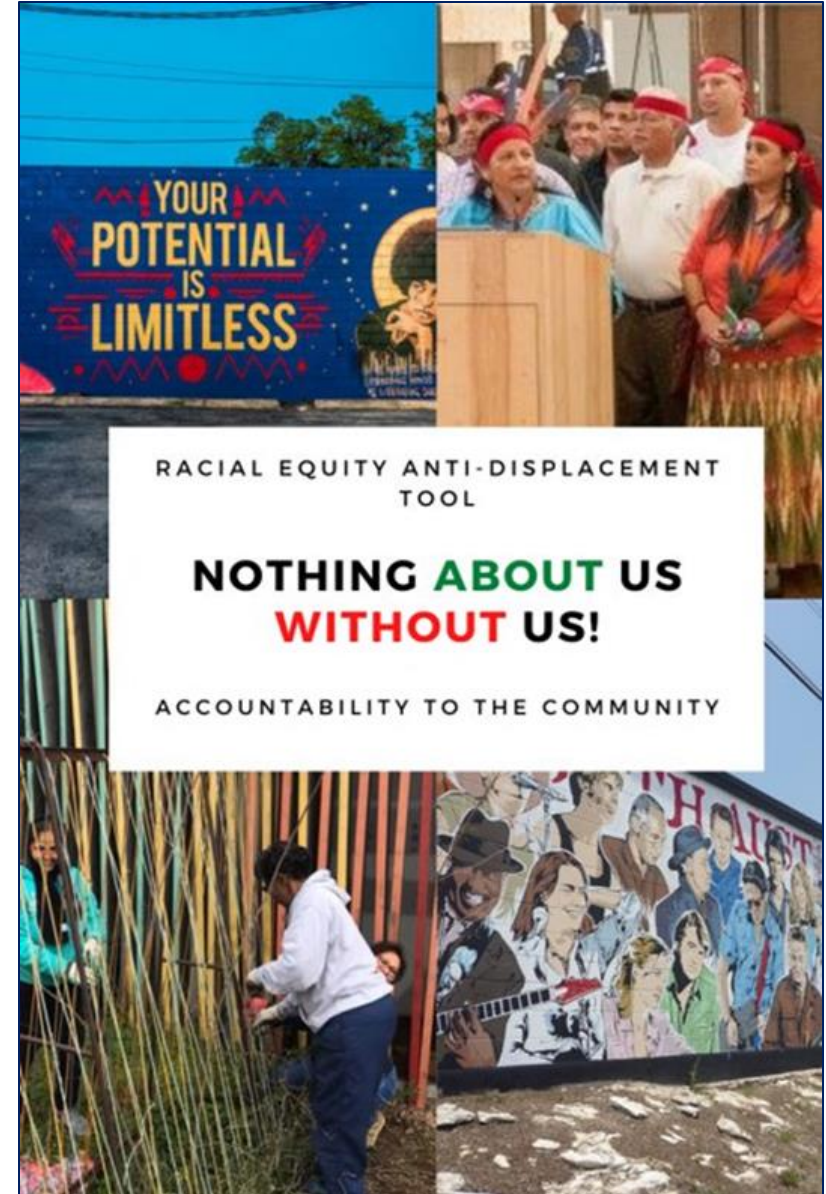
- Program will:
- Provide notification to residents of multifamily and mobile home park developments slated for closure due to redevelopment
 - 120 days for multifamily units
 - 270 days for mobile home residents
- Provide financial relocation assistance
- Benefits include:
 - Needs assessment
 - Housing locator assistance
 - Moving and storage assistance
 - Rent/Deposit payment assistance
 - Other services/needs





Community Initiated Solutions

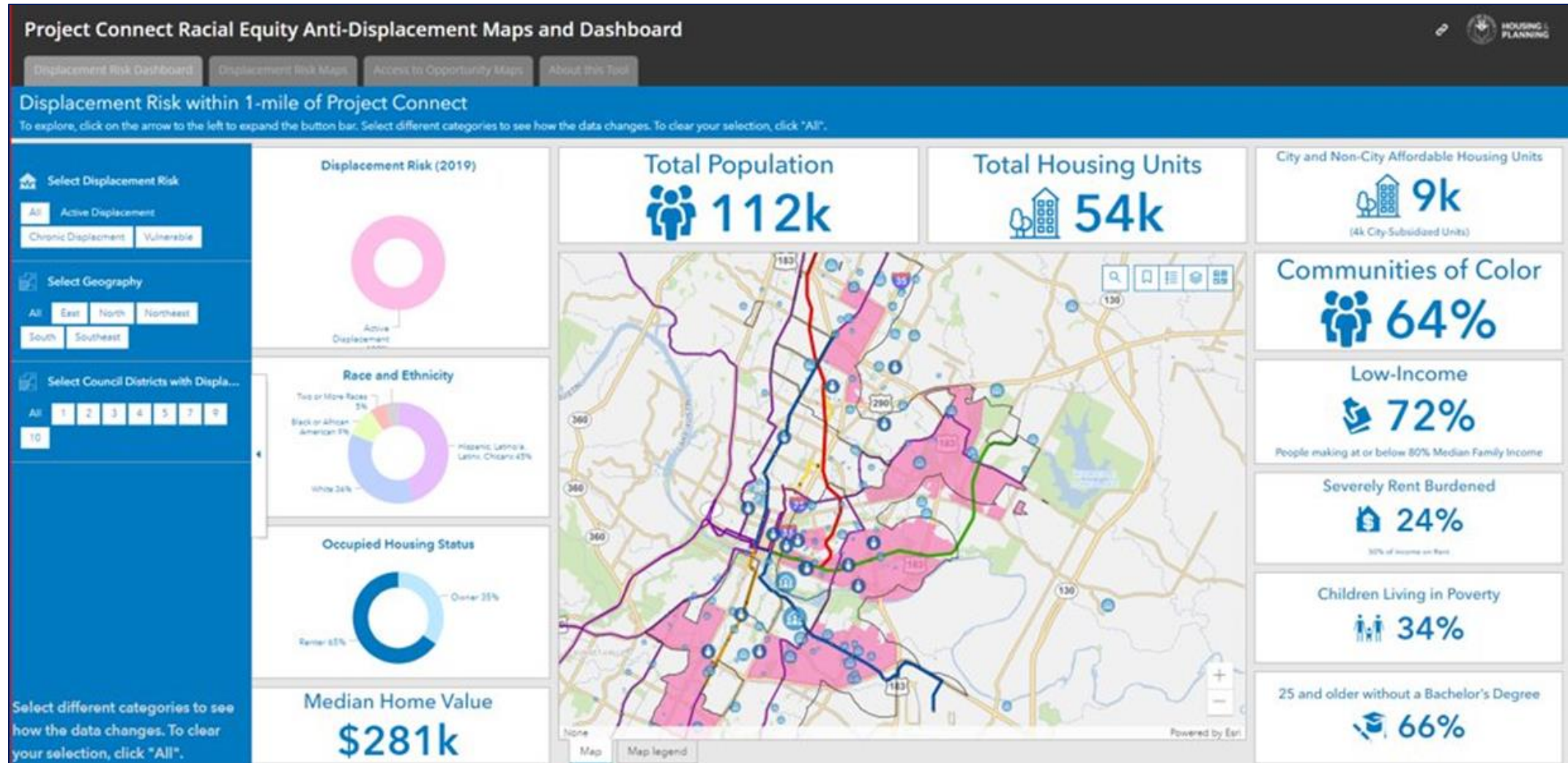
- Program will:
 - Provide financial resources to households facing current displacement pressures within a 1- mile radius of Project Connect lines or stations.
 - Provide renter/tenant stabilization services
 - Expand and preserve home ownership opportunities
 - Provide other services that build economic mobility opportunities for families.
- Services will be available Spring 2023





Mapping Displacement

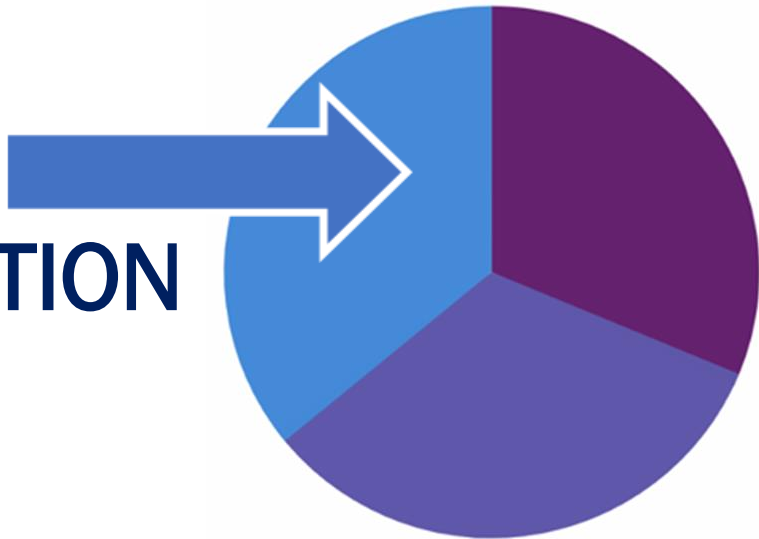
[Map Series Link](#)





Project Connect Anti-Displacement Initial Investments

LAND ACQUISITION



\$23 Million – LAND ACQUISITION

Preserve: Acquire multifamily properties to extend or preserve affordability

Produce: Purchase sites for future development of affordable housing within one mile of project connect station

The preservation and production of units includes expansion of land and properties within the city owned community land trust

This includes \$8 million to provide loans to eligible 501c3 nonprofit organization affordable housing developers.

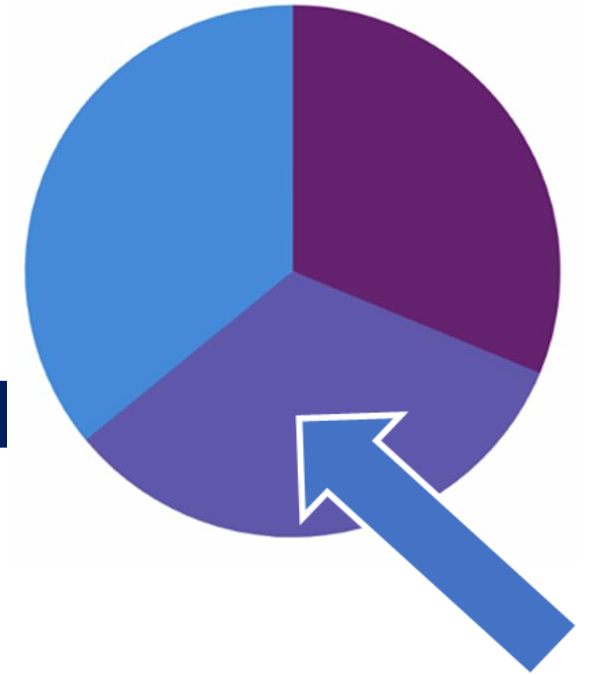
Achievements: 162 units of naturally occurring affordable housing



HOUSING &
PLANNING

Project Connect Anti-Displacement Initial Investments

REAL ESTATE DEVELOPMENT



\$21 Million – REAL ESTATE DEVELOPMENT

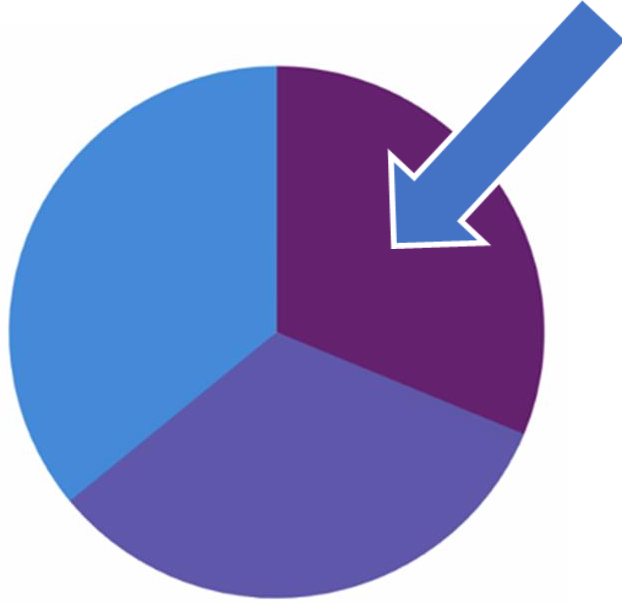
Produce & Preserve: Rental Housing Development and Ownership Housing Development

Funds will support the acquisition, rehabilitation, and construction of affordable housing. These funds will provide private for-profit and nonprofit developers resources to be administered through the City's Rental Housing Development Assistance (RHDA) and Ownership Housing Development Assistance (OHDA) programs.

Achievements: 5 developments resulting in 380 rental units (<50% MFI) and 23 ownership units (<80% MFI)



Project Connect Anti-Displacement Initial Investments



COMMUNITY INITIATED SOLUTIONS

\$20 Million – COMMUNITY INITIATED SOLUTIONS

Protect: This category of investments focuses on protecting people who are most vulnerable and living in the most vulnerable communities.

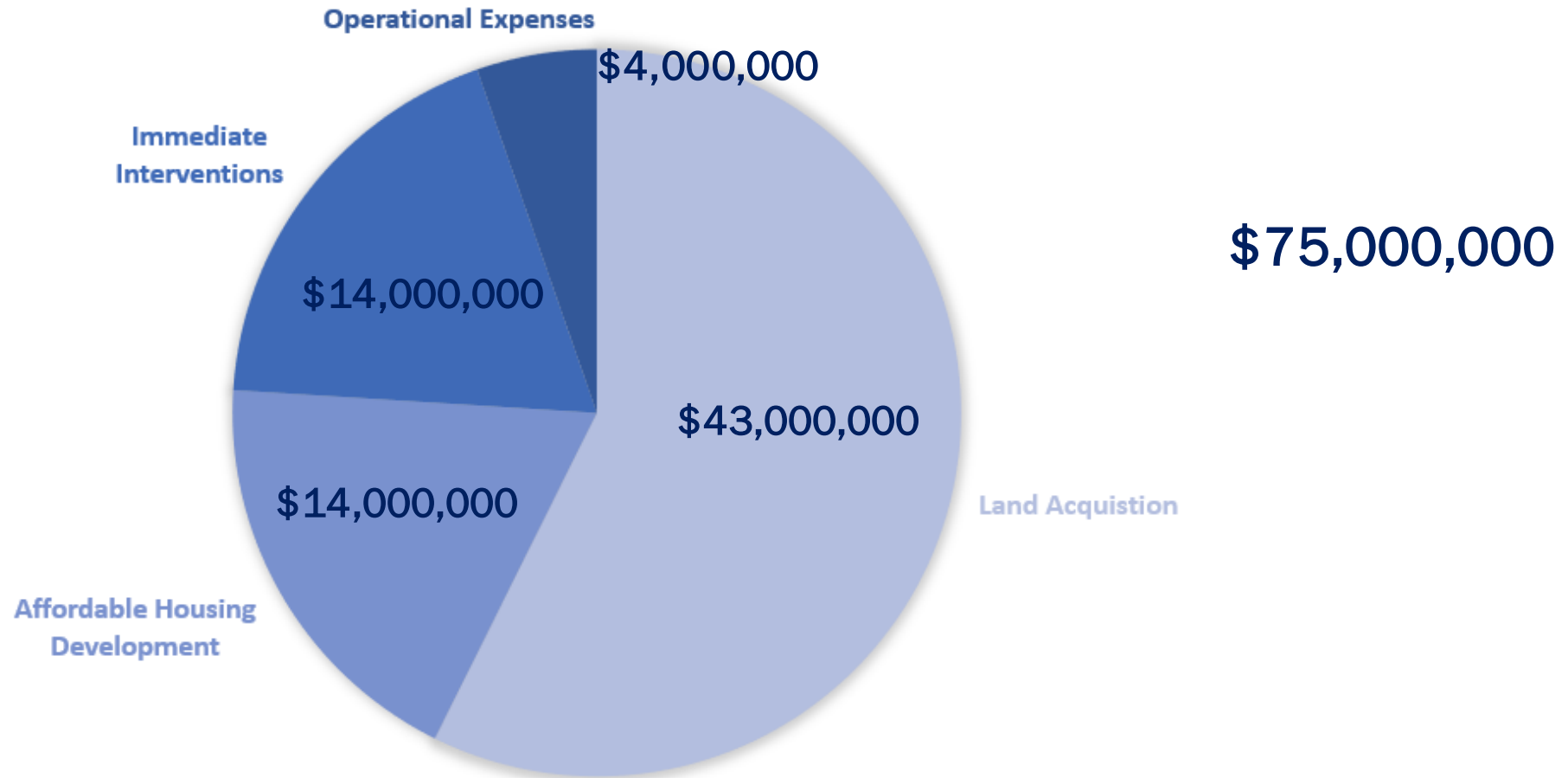
The investments focus include: renter/tenant stabilization; expanding and preserving home ownership opportunities; other anti-displacement strategies that build economic mobility opportunities.

Achievements: The allocation of \$20 million to 14 organizations to provide programs and resources to address displacement pressures.



Project Connect Anti-Displacement Investments

BUDGET ALLOCATIONS FOR NEXT THREE YEARS





Programs and Real Estate



2022 General Obligation Bonds

- \$350 Million – 4 Investment Areas:
 - Rental Housing Development Assistance (RHDA)
 - Ownership Housing Development Assistance (OHDA)
 - GO Repair – Home Repair Program
 - Acquisition and Development – AHFC Acquisitions and Partnerships
- Funds to be Spent over 6 Years
- Spending Plan and Staffing Requests to Council – April 20th
- RHDA/OHDA Awards – May 4th



RENTAL HOUSING DEVELOPMENT ASSISTANCE

- Quarterly Review Cycle
- Multiple Funding Sources
- Consistent Annual Encumbrances over 2018 GO Bond Allocation
- Increased Development Costs
- Limited Increase in Complimentary Funding Sources
- Funds Spent within 3 Years of Encumbrance





OWNERSHIP HOUSING DEVELOPMENT ASSISTANCE

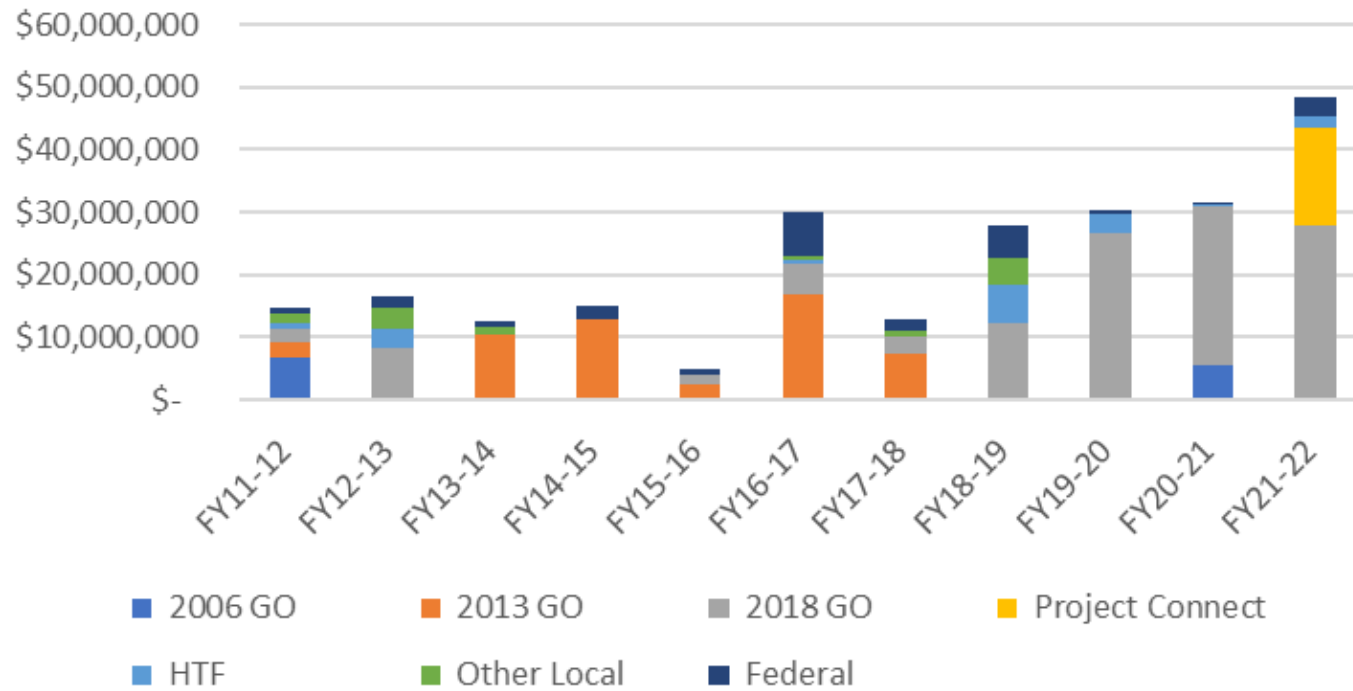
- Quarterly Review Cycle
- Multiple Funding Sources
- Habitat for Humanity and Smaller Developers – CDCs, CHDOs
- Longer Development Timeline for Single-Family Developments than for Multi-family Developments



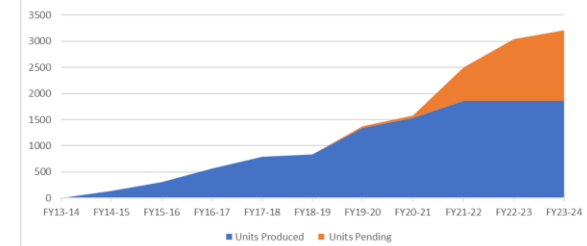


The Austin Housing Finance Corporation

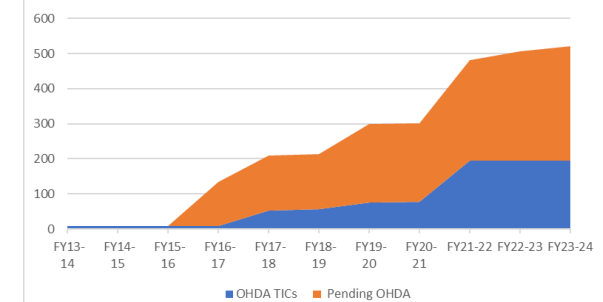
Housing Development Assistance Fund Source



RHDA Pipeline by Completion Year



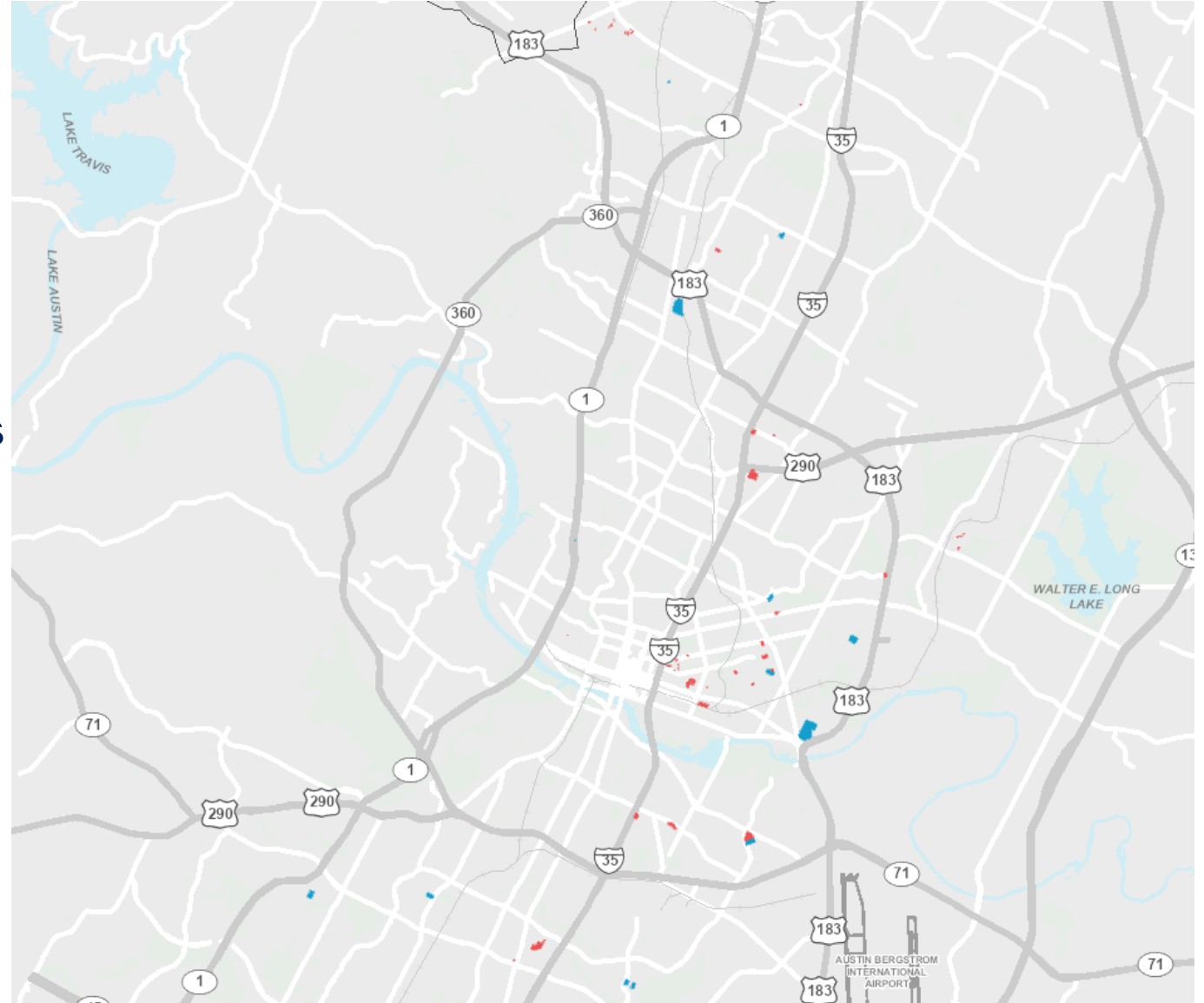
OHDA Pipeline by Completion Year





Land Acquisition

- Opportunity-based Decisions
- Land Developed through Solicitation Process
- Capacity to issue 3-4 Solicitations per year
- 2018 GO Bonds “Frontloaded” Allocation for Acquisition
- Approximately 60 acres vacant land purchased
- Funds (normally) expended within months of encumbrance
- Challenges with land prices and borrowing costs





AHFC Real Estate Transactions

- 11 Properties Fully Operational
 - Arbors at Creekside – refinanced with new partner
 - Retreat at North Bluff – refinanced with new partner
 - Vi Collina – Fully leased
 - 1 Partnership under Construction – Espero Austin at Rutland
- 2 Transactions Closing Spring 2023
 - Libertad Austin at Gardner
 - SOCO 121 – 100% owner
- 4 Properties Under Development (Pre-Construction)



The Austin Housing Finance Corporation

AHFC Partnerships

Espero at Rutland

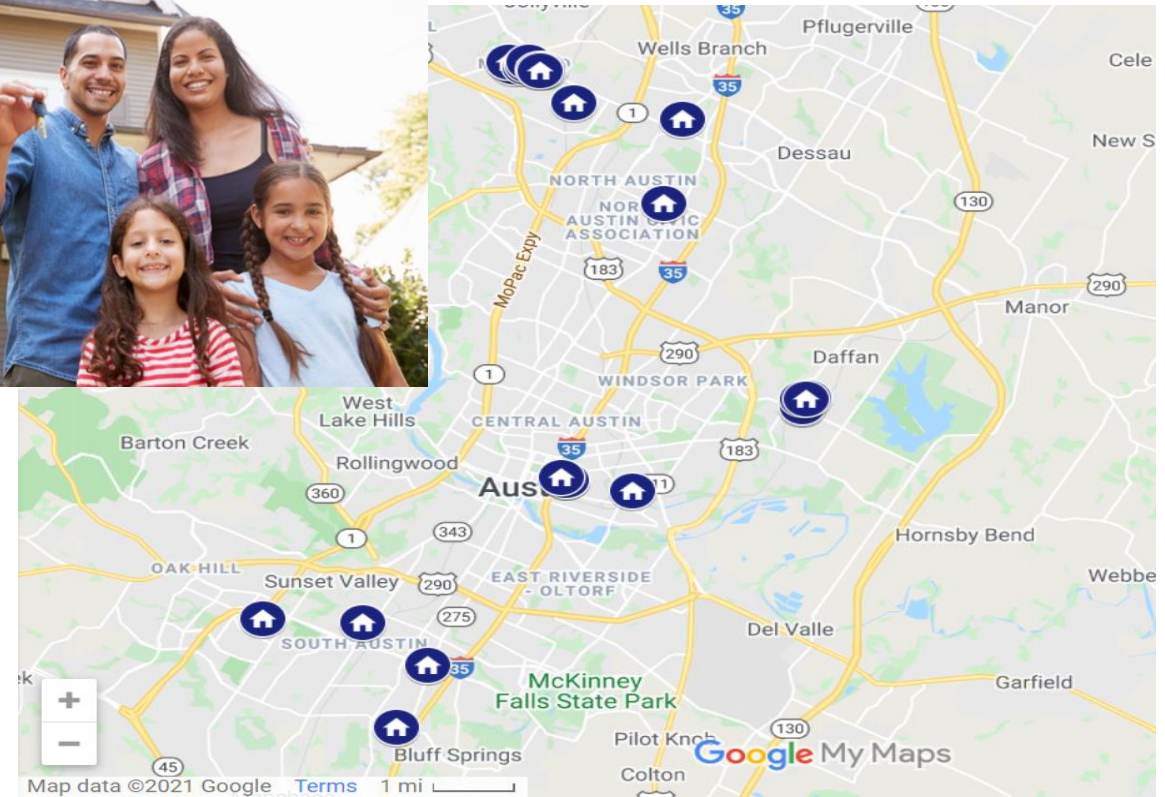
- Partnership with Caritas of Austin and Vecino Group
- 171 units
- 100% Affordable
- 101 Dedicated to the Continuum of Care
- April 2023





Community Land Trust

- AHFC CLT Portfolio
- 15 Occupied CLT Homes
- 29 Homes in Pipeline
- Preference Policy Launch
- First Home Closes Spring 2023
- ACLT Lottery Opens March 1st





HOME REPAIR PROGRAMS

- Contracts with Non-Profit Organizations
- Multiple Programs with Various Funding Sources
- Exploring recommendations to increase productivity
- Funds Should Be Spent Within the Fiscal Year of Encumbrance





Stakeholder Engagement

- Council Resolution 20220901-087: *Approve a resolution directing the City Manager to conduct a stakeholder process to explore potential enhancements to affordable housing programs and additional community benefits required of affordable housing projects funded by the City.*
- Review Multiple Programs Including Partnerships, Development Assistance, and Home Repair Programs
- Review Additional Priorities as Instructed by Council
 - Childcare Facilities
 - Underground Utilities
 - Prioritizing Continuum of Care units
 - Serving Manufactured Homes
- Solicitation for Consultant Summer 2023



Housing & Planning Department

Key Contacts

- Rosie Truelove, Department Director
 - Mandy DeMayo, Deputy Director
 - Andrea Bates, Interim Assistant Director
 - Joi Harden, Interim Zoning Officer
 - Nefertitti Jackmon, Community Displacement Prevention Officer
 - Erica Leak, Development Officer
 - James "Jamey" May, Housing & Community Development Officer
 - Lila Valencia, City Demographer
-



Discussion Q&A