



Housing + Transit + Jobs Action Team

**Comprehensive Planning and
Transportation Committee**

September 4, 2014



Agenda

- **Housing + Transit + Jobs (H+T+J) Action Team**
- **New Starts Overview**
- **Top Recommendations for Program and Policy Actions**
- **Next Steps**



H+T+J Action Team Mission

- **Align City programs and policies with Federal Transit Administration (FTA) New Starts program guidelines in support of a Central Corridor high-capacity transit project, urban rail**
- **Provide recommendations to other City initiatives, programs, policies including CodeNEXT**
- **Response to Resolution 20140327-037**



H+T+J Action Team Members

- Neighborhood Housing and Community Development (NHCD)
- Planning and Development Review (PDR)
- Austin Transportation (ATD)
- Economic Development (EDD)
- Capital Planning (CPO)
- Sustainability (SO)
- Austin Resource Recovery (ARR)
- Capital Metro



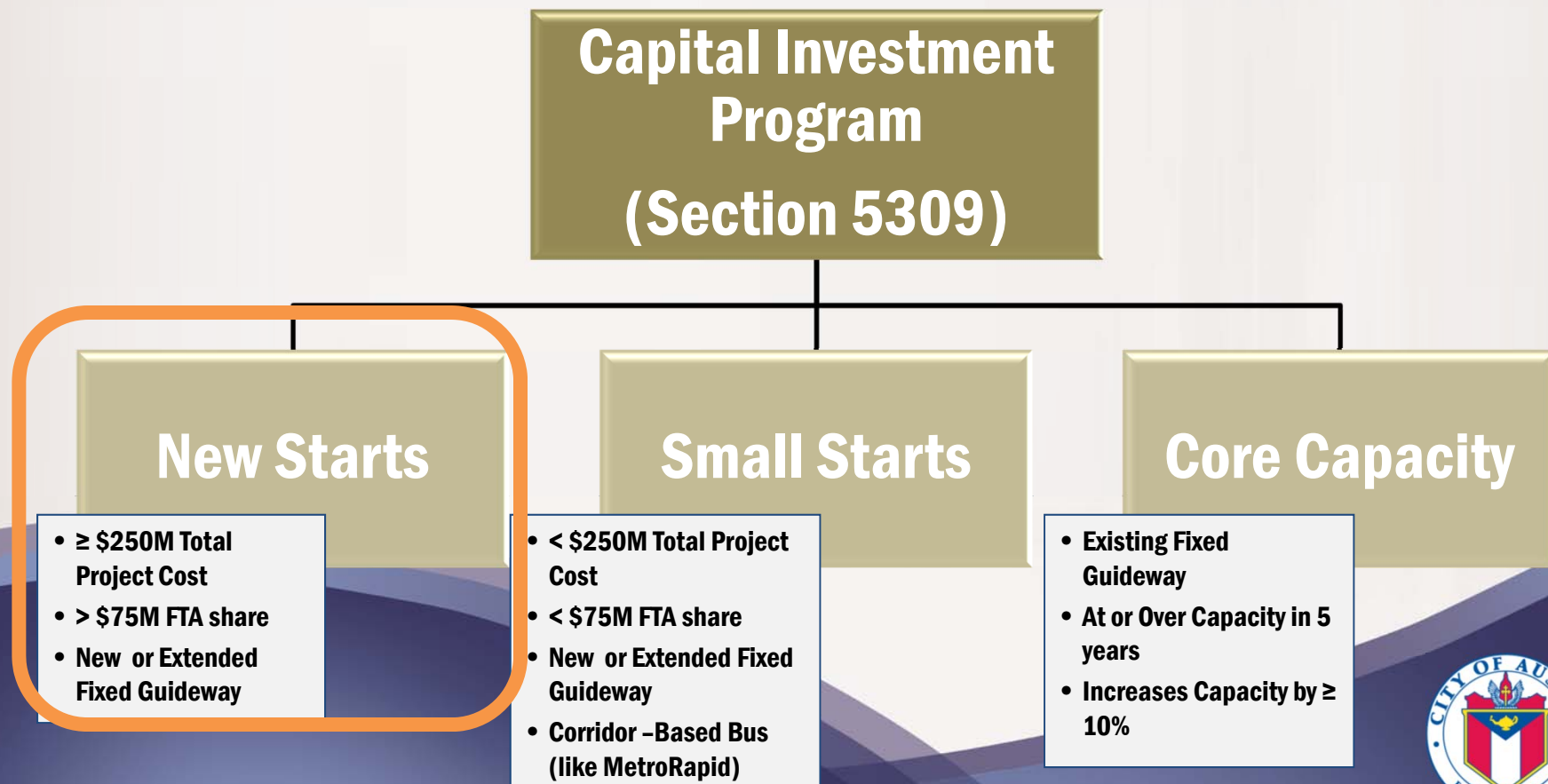
Imagine Austin Context

- “FTA New Starts goals align with Imagine Austin and City Council goals” Resolution 20140327-037



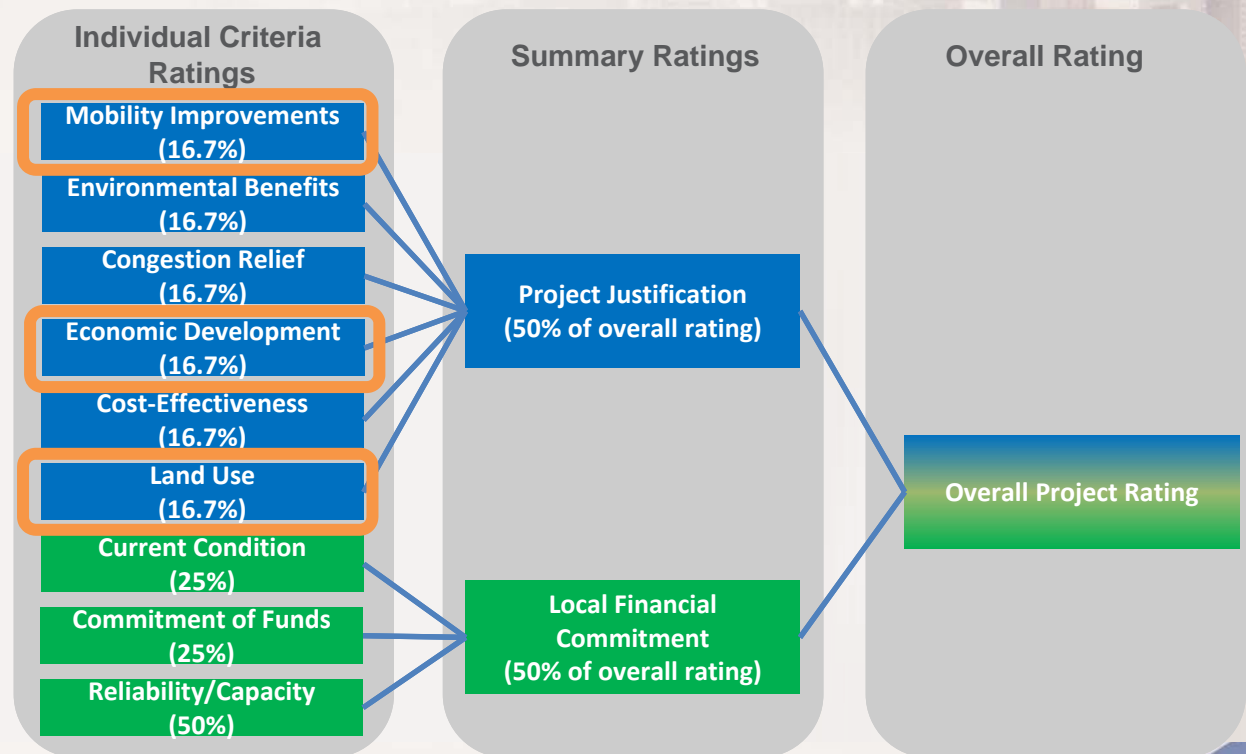
FTA Capital Investment Program

- The Federal Transit Administration's (FTA) primary grant program for funding major transit capital investments



New Starts Evaluation

- 3 Project Justification Criteria cover Affordability
 - Mobility
 - Economic Development
 - Land Use



New Starts - Mobility Improvements

- **Mobility Improvements (Ridership)**
 - Double ridership credit for transit dependent persons
- **Transit Dependent Persons**
 - Zero car households, or
 - From households in the lowest income bracket as defined locally

New Starts - Econ Dev & Land Use

- **Economic Development Factors**

- Transit-supportive plans and polices (33%)
- Performance and impacts of policies (33%)
- Tools to maintain or increase share of affordable housing (33%)

- **Land Use Factors**

- Station area population density (30%)
- Total employment served (with a one seat ride) (30%)
- Proportion of “legally binding affordable housing” (30%)
- Pedestrian accessibility, special trip generators, and availability of parking (10%)

H+T+J Recommendation Process

1. Catalog
2. Identify Gaps and Deficiencies
3. Prioritize
4. Recommend strategies to improve the effectiveness of, and/or fill gaps
5. Implementation strategies
6. **ACTION** by Council

June 17th HousingWorks ‘Virtual’ Workshop – Best Practices

- **Cities Participating**

- Arlington, VA (Tyson’s Corners)
- Charlotte, NC
- Denver, CO

- **Key Takeaways**

- Housing Trust Fund (Arlington)
- Community Investment Programs (Charlotte)
 - MF Rehab & Acquisition
 - Rental Subsidy Endowment
 - Land Acquisition
- ‘Strike’ Fund (Denver)

Summary Findings

- **Wide range of Programs & Policies**
- **Inconsistent Focus**
- **Transit-Adjacent, but not Transit-Oriented**
- **Insufficient Public Investment**
- **TOD Ordinance Inconsistent with current Best Practices**
- **Limited Housing Diversity**

H+T+J Top Recommendations

1. **Develop a Comprehensive TOD Strategy**
2. **Dedicate funding for Affordable Housing in the Urban Rail Project Corridor**
3. **Develop Dedicated Funding Mechanisms for Station Area improvements**
4. **TOD Catalyst Fund (i.e., Strike Fund)**
5. **Align Density Bonus Programs with FTA Guidelines**
6. **Zoning to Serve a Diversity of Households & Incomes**
7. **Designate High-Capacity Transit Routes as Core Transit Corridors (CTC)**
8. **Multi-Agency Collaboration to Support Transit**



Recommendations

1. Develop a Comprehensive TOD Strategy

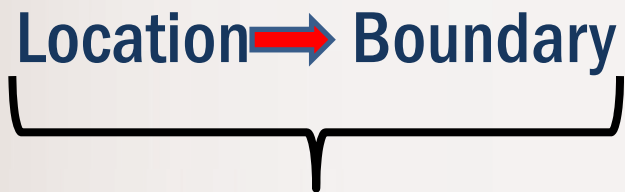


Recommendations

1. Develop a Comprehensive TOD Strategy

Background: Austin's TOD Process:

Location → Boundary

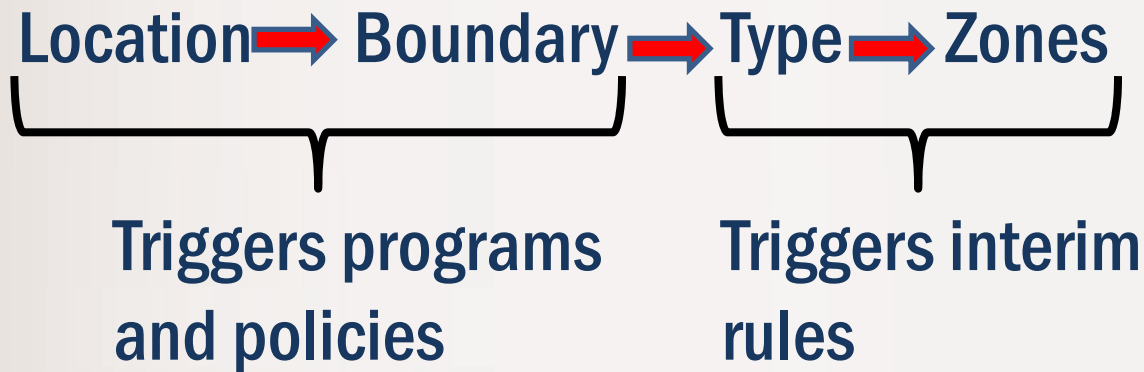


Triggers programs
and policies

Recommendations

1. Develop a Comprehensive TOD Strategy

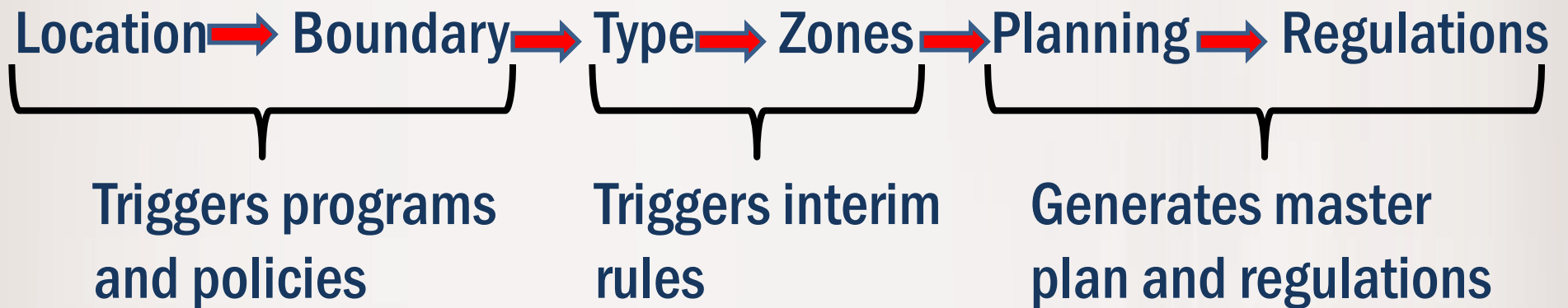
Background: Austin's TOD Process:



Recommendations

1. Develop a Comprehensive TOD Strategy

Background: Austin's TOD Process:



Recommendations

1. Develop a Comprehensive TOD Strategy

Background: Austin's TOD Process:

Location → Boundary → Type → Zones → Planning → Regulations

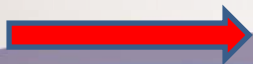
Plaza Saltillo, MLK, Crestview (Lamar-Justin)



N I-35 Park & Ride (Tech Ridge), Lakeline, Conv. Ctr.



Highland Mall



Recommendations

1. Develop a Comprehensive TOD Strategy

Background: Austin's TOD Process:

Existing MetroRail Stations: 8 (7 of which have TOD status)

MetroRapid Stations: 41

Urban Rail Stations: 16 (proposed)

Recommendations

1. Develop a Comprehensive TOD Strategy

- Identify new TOD locations
- Revise typologies
- Update existing TOD overlays
- Prioritize TOD locations for incentive programs and improvements
- Dedicate Resources For Implementation

Recommendations

2. Dedicate funding for Affordable Housing in the Urban Rail Project Corridor

- Funds for targeted acquisition, rehabilitation and development of affordable housing in the corridor
- Dedicate a portion of the 2013 Affordable Housing G.O. Bonds Funds
- Consider additional funding



Recommendations

3. Develop Dedicated Funding Mechanisms for Station Area improvements

- Provide policy directive to explore feasibility of TIF districts and other funding mechanisms around TOD districts
- Include affordability as a target for TIF funding

Recommendations

4. TOD Catalyst Fund (i.e., Strike Fund)

- Establish framework and fund management structure
- Create fund to sustain and increase affordable housing and small businesses;
 - Purchase property, land bank, etc.,
 - Convert to legally binding affordable housing
- City to provide seed funding coupled with public, private and non-profit sector investments

Recommendations

5. Align Density Bonus Programs with FTA Guidelines

- Change median family income (MFI) requirements for rental to no greater than 60% MFI (per FTA Guidelines)
- Remove fee-in-lieu option
- Connect additional entitlements to provision of affordable units.

Recommendations

6. Zoning to promote a Diversity of Households & Incomes

- Remove regulatory barriers to allow a greater variety of affordable housing types to support high capacity transit
- Support 10% affordability requirement in micro units
- Support accessory dwelling units (ADUs)
- H+T+J Team to engage with CodeNEXT to promote housing diversity and legally binding affordable housing

Recommendations

7. Designate High Capacity Transit Corridors as Core Transit Corridors (CTC)

- CTC Designation would enable consideration of properties for VMU zoning
- Provide opportunity for transit-supportive development and affordable units

Recommendations

8. Multi-Agency Collaboration to Support Transit

- City of Austin to coordinate with schools and higher ed, Travis County, State of Texas, and other agencies
- Explore opportunities for leveraged investments



H+T+J Next Steps

- Memo to Mayor and Council with H+T+J recommendations
- Move forward on recommendations
- Items for Council Action
 - 1 FTE for H+T+J implementation (FY15)
 - Seed funding for TOD Catalyst fund

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Questions/Discussion

