



Walk the Talk

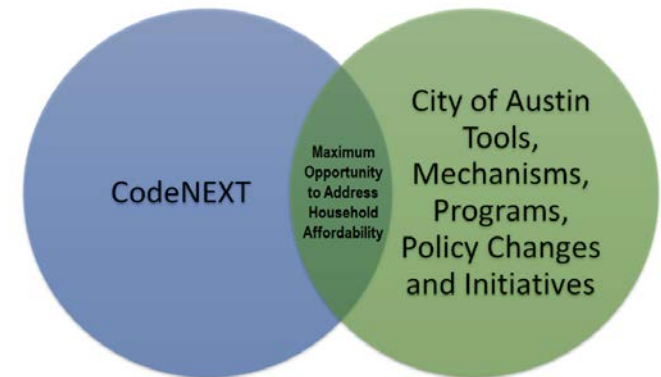
Missing Middle Housing and Affordable Housing Tools

May 7, 2016

Presentation Goals

City of Austin affordable housing tools that work with the Land Development Code

- S.M.A.R.T. Housing
- Density Bonus Programs
- Homestead Preservation Districts
- Community Land Trust program



What is Affordable Housing?

affordable = household spends no more than 30% of income on rent/mortgage and utilities

Affordable Housing = income restricted units set at an affordable price point for households at specific income levels (i.e. 80% or below MFI)

Affordability Housing Goals & Gaps

Imagine Austin: Household Affordability

Vision:

Economically mixed and diverse neighborhoods across all parts of the city have a range of affordable housing options, where all residents have a variety of urban, suburban, and semi-rural lifestyle choices.

Policy HN P1:

Distribute a variety of housing types throughout the City to expand the choices available to meet the financial and lifestyle needs of Austin's diverse population.

Affordability Housing Goals & Gaps

2014 Comprehensive Housing Market Analysis

Affordable Housing Unit Deficit:

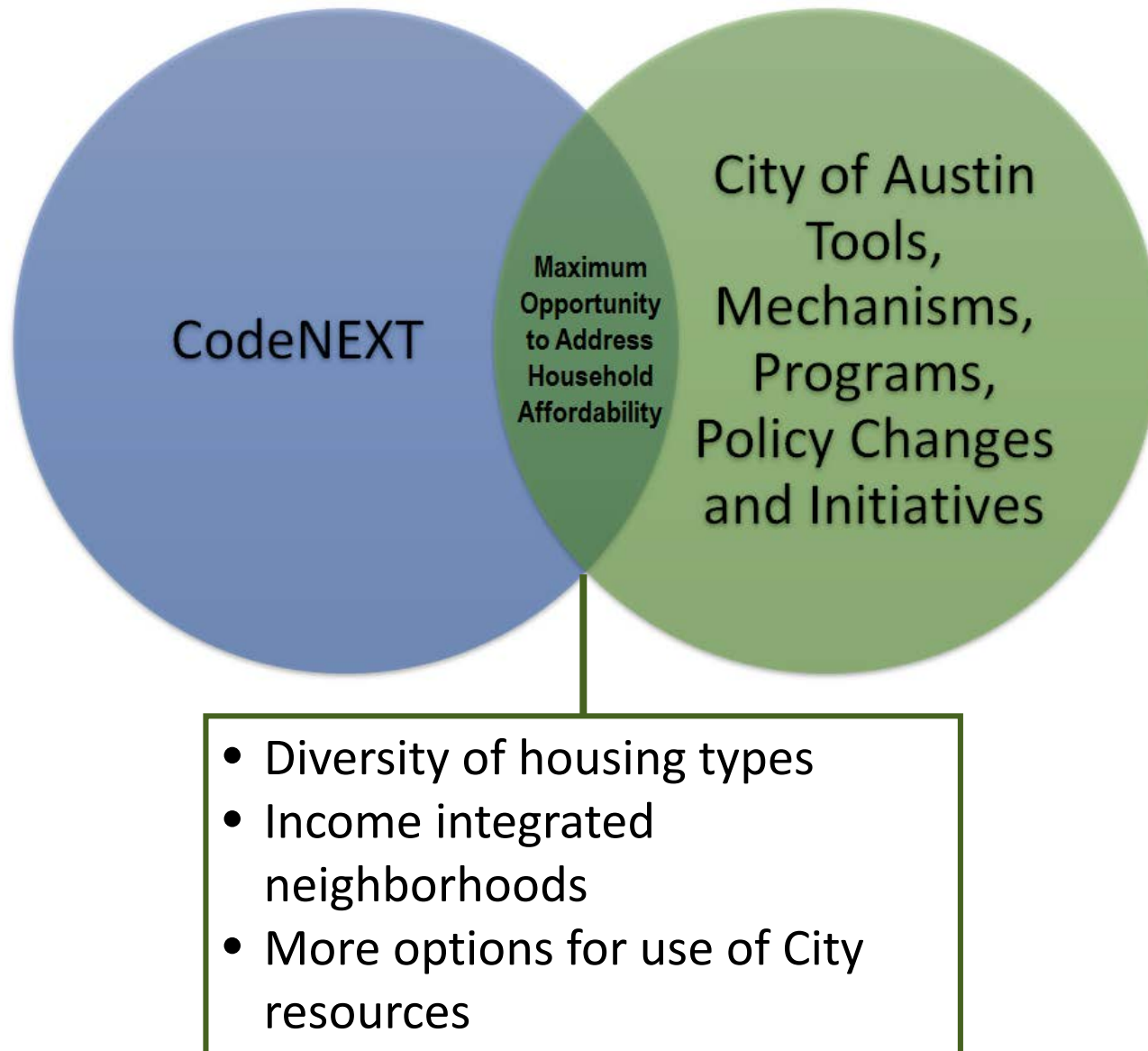
For renters earning \$0-\$25,000/year:

2014 Gap
47,698 units



2012 Gap
40,924 units

Affordability Housing + Missing Middle Housing



City of Austin S.M.A.R.T. Housing Program



Safe
Mixed Income
Accessible
Reasonably Priced
Transit Oriented



**Housing
Developers**

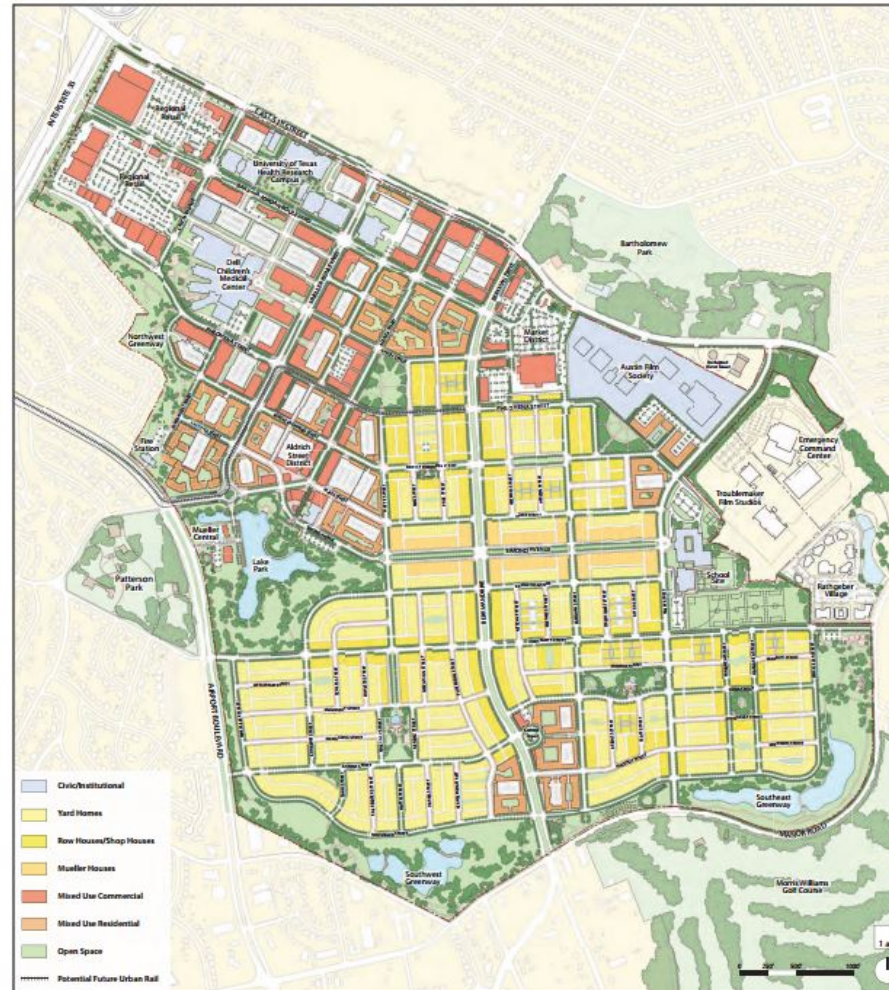
Expedited development review
+
Fee waivers

Mueller + Missing Middle + S.M.A.R.T.

- S.M.A.R.T. Housing certified development

- Diversity of housing types

- Connects income restricted affordable housing to transit, parks, fresh food, and many other amenities

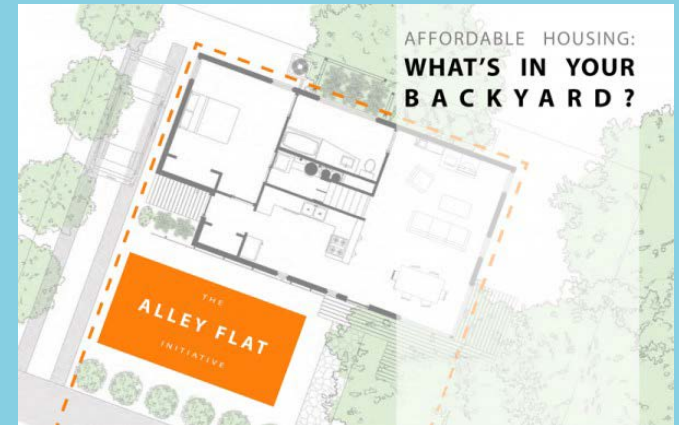


- Homes sold at an affordable price points to households at 80% of the median family income

- Income integrated neighborhood

ADU's + Alley Flat Initiative + S.M.A.R.T.

- Small infill development
- S.M.A.R.T. Housing certified
- Affordable to households at 80% MFI and below



S.M.A.R.T. Housing + Clarkesville



Three S.M.A.R.T. Housing developments in your neighborhood!!!

ACCESSORY DWELLING UNITS & SMALL APTS.

1. 1404 WOODLAWN BLVD. (SMALL APARTMENTS)
2. 1712 PALMA PLAZA (DUPLEX WITH ADU)
7. 1625 WATERSTON (ACCESSORY DWELLING UNIT)
9. 1710 WEST 10TH STREET (ADU IN FRONT)

DUPLEXES

3. 1703 PALMA PLAZA
4. 1815 WATERSTON AVE.
5. 1709 WATERSTON AVE.
8. 1729 WEST 11TH STREET
10. 1708 WEST 10TH STREET
6. 1629 WATERSTON AVE.

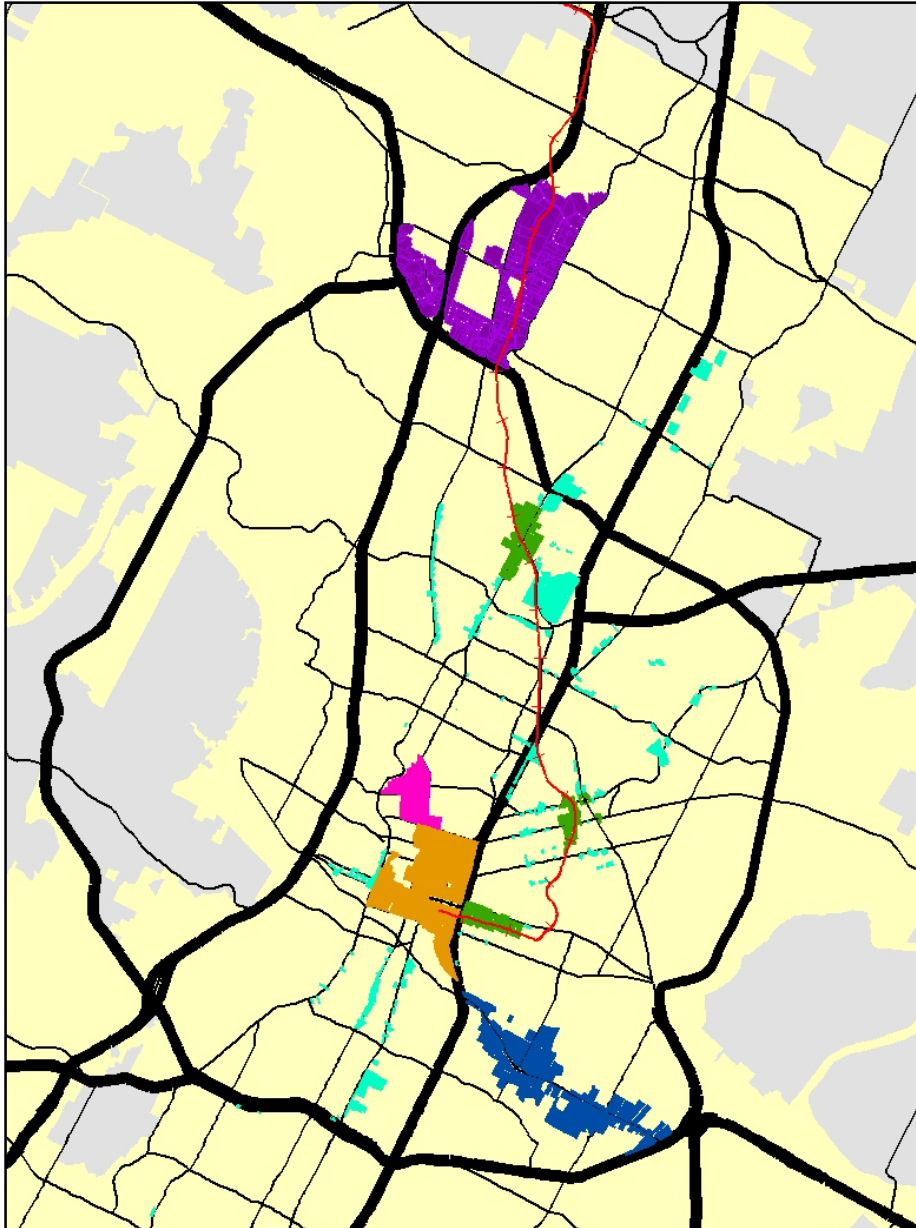
TRIPLEXES

⦿ = bonus site!



TOUR AND PANEL DISCUSSION OF
"MISSING MIDDLE" HOUSING IN AUSTIN
@ImagineAustin @design_voice
#WalktheTalk

COA Density Bonus Program



- Produced hundreds of long-term income restricted affordable housing units
- Geographic dispersion
- Public-Private collaboration

Legend

- Capital Metro Red Line
- Downtown Density Bonus
- University Neighborhood Overlay
- East Riverside Corridor
- Transit Oriented Development
- North Burnet Gateway
- Vertical Mixed Use
- S.M.A.R.T. Housing & Planned Unit Development

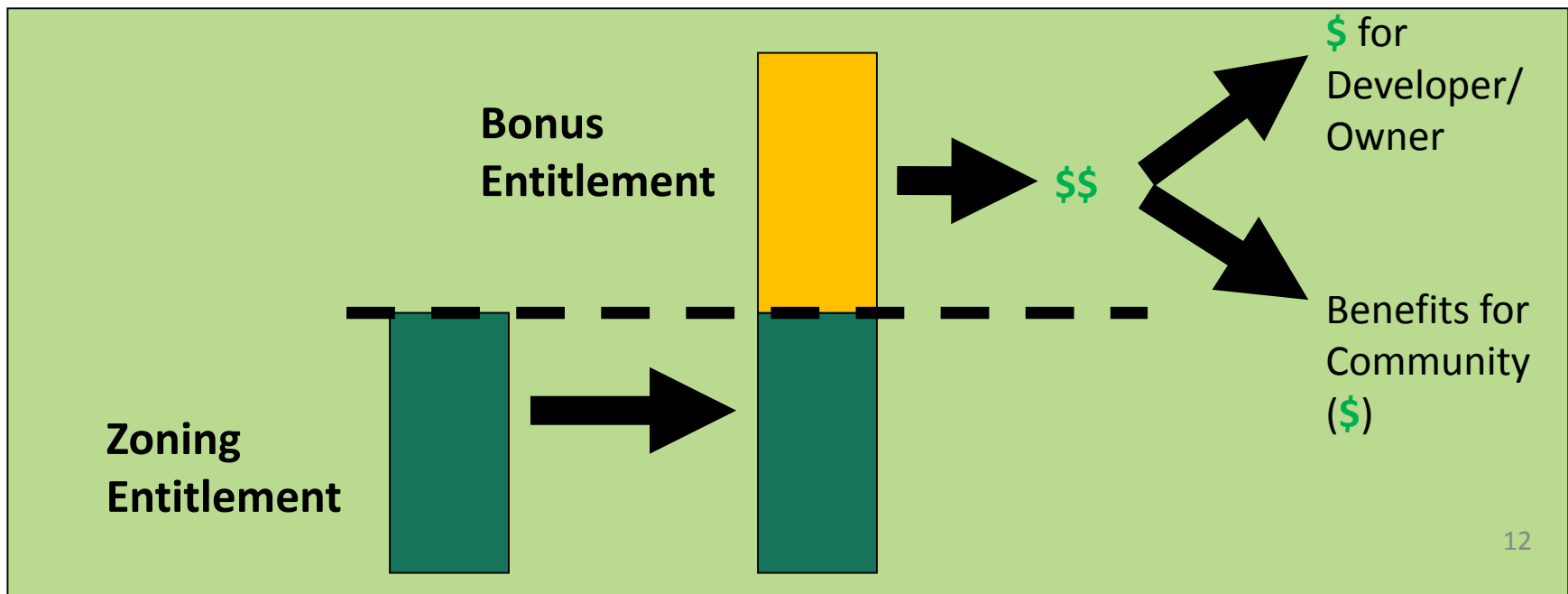
COA Density Bonus Program

Entitlements/Privileges can include:

- Additional density (FAR: Floor Area Ratio) or units per acre
- Additional height
- Parking reductions

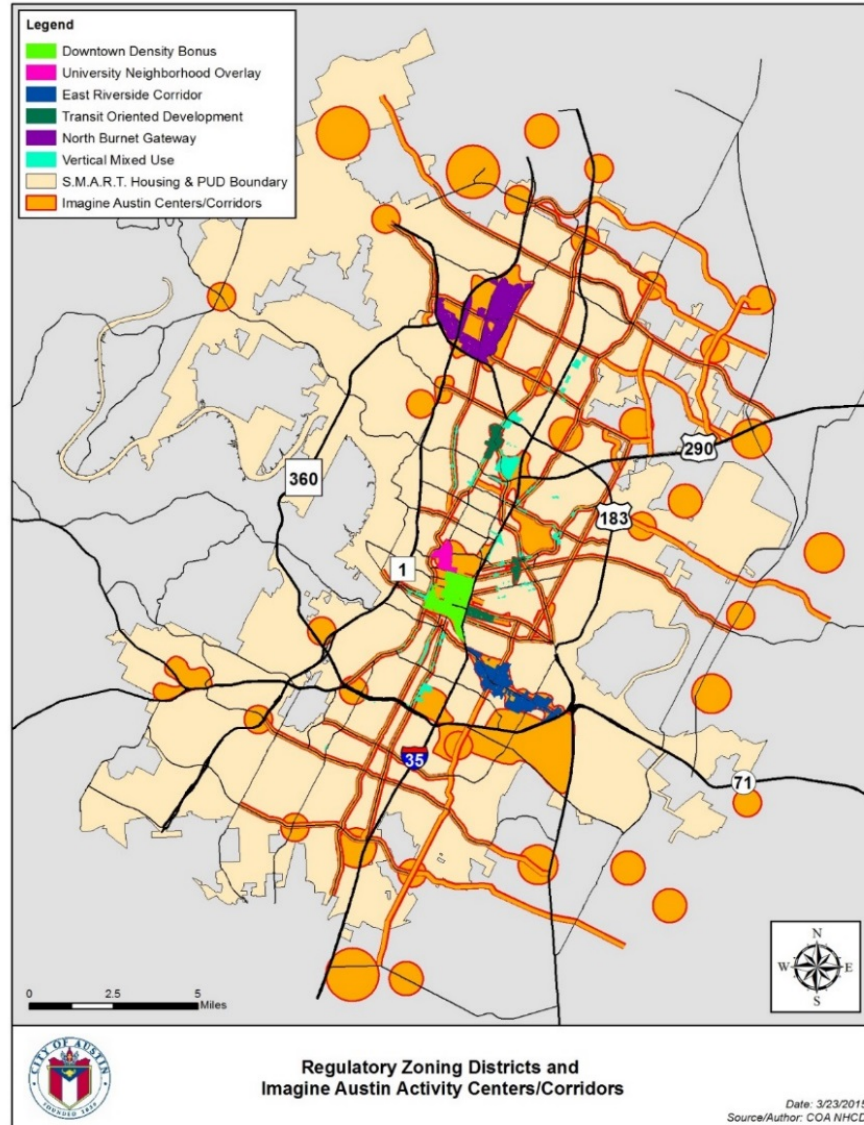
Community Benefits can include:

- Affordable housing (units or fee)
- Public open space
- Green building



CodeNEXT+ Density Bonus Programs

1. Expand density bonus programs to Imagine Austin Centers and Corridors



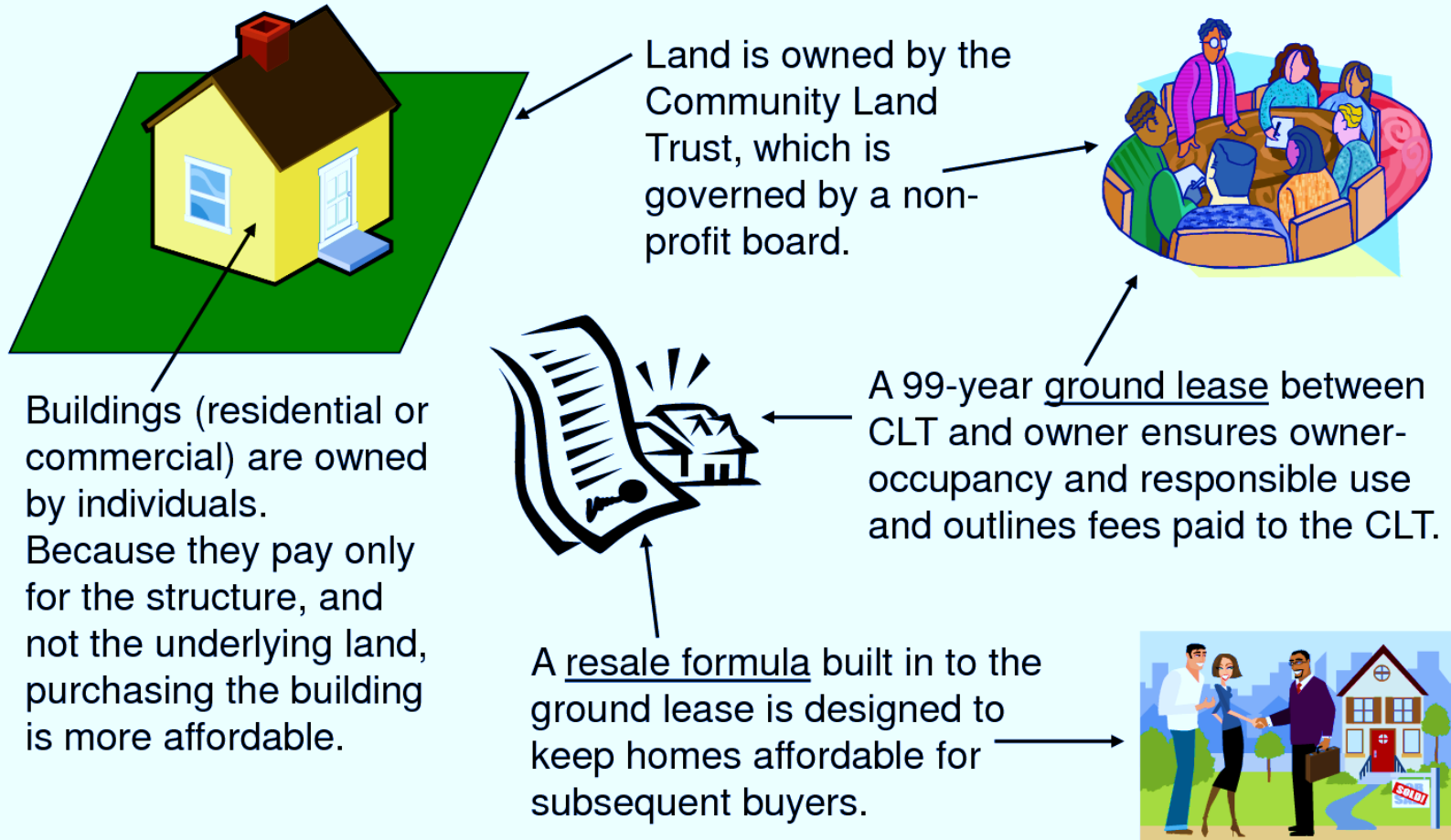
CodeNEXT+ Density Bonus Programs

2. Introduce a “missing middle density bonus”



COA Community Land Trust Program

Community Land Trusts: *How do they work?*



COA Community Land Trust Program

Missing middle housing would allow the city to:

- Diversify CLT portfolio beyond detached single family homes
- Provide more ownership opportunities for more people using less land
- Increase the City's buying power for property and land acquisition



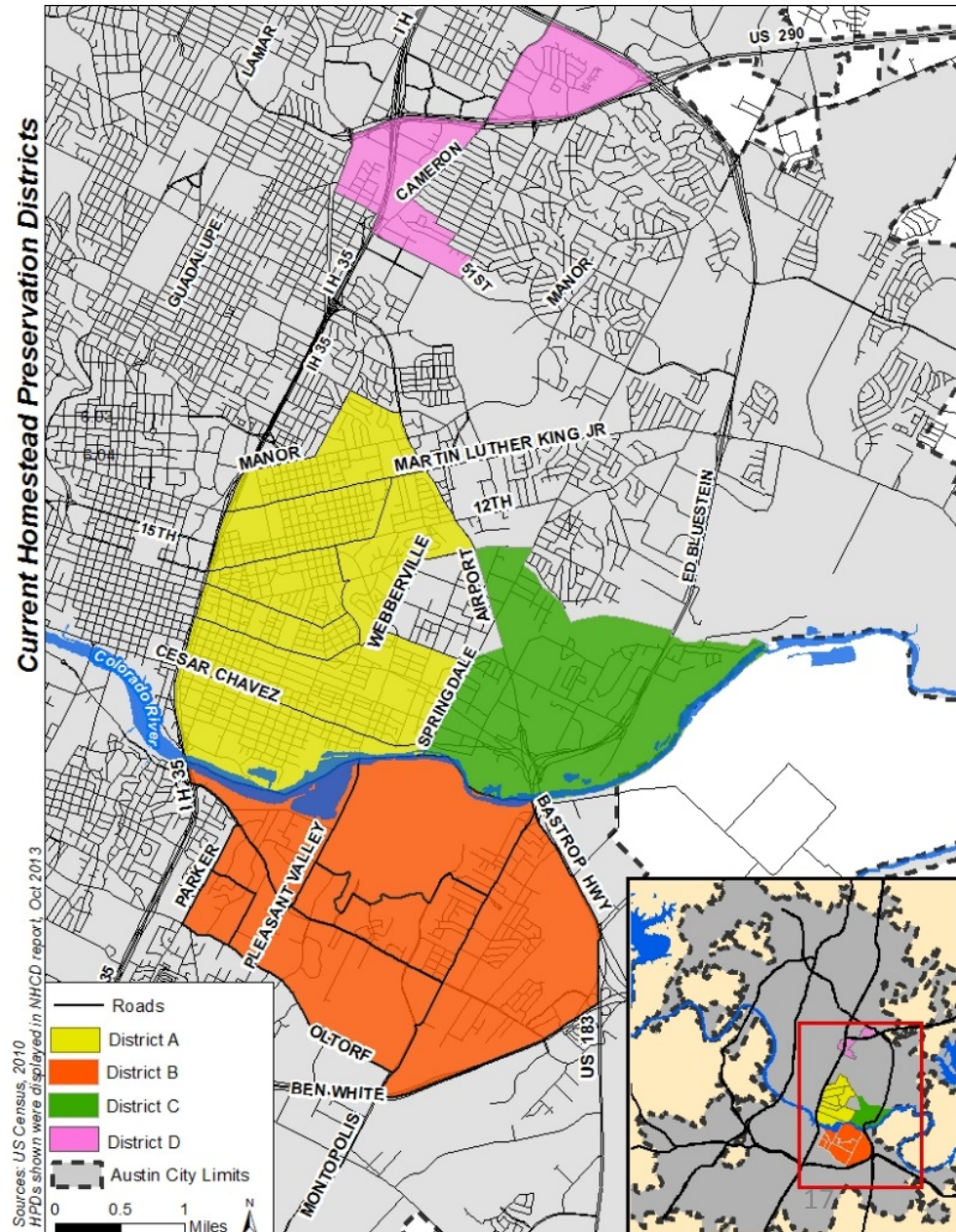
COA Homestead Preservation Districts

Legislation first passed in 2005 that intended to:

- Increase homeownership
- Provide affordable housing
- Prevent the involuntary loss of homesteads by existing low and moderate-income homeowners

Council Actions:

- Established four districts
- Secured dedication revenue stream
- Directed staff to identify additional eligible districts



Fair Housing + CodeNEXT

Fair Housing Action Plan Activities:

Work through the CodeNEXT process to modify land use and regulatory requirements to expand housing choice and reduce housing access barriers.

Strengthen and align density bonus programs in terms of formula for calculating the number of units, accessibility requirements, the affordability period, and on site requirements.

Maintain and strengthen policies through the CodeNEXT process that provide incentives for the development of affordable housing for households below 50%, 60% and 80% MFI

Support CodeNEXT!

To meet our city's goal to provide a spectrum of housing affordable to all income levels we must have a land development code that allows for a spectrum of housing types to be built.

