

# Solutions

## Vision and Goals

“All types of Housing in all kinds of Places”

Austin Needs a Comprehensive Vision and Benchmarks for Affordable Housing

## Housing Market Study

- Gap Analysis and Needs Assessment
- Establish Annual Production Goals based on current and projected needs
- Establish Geographic Dispersion Goals
- Comp Plan

# Solutions

## Growing and Preserving Affordable Housing Stock

- Create Affordability periods for all projects that take advantage of Government Funding/ Incentives (30+ for Rental/ 99 year for Home Ownership)
- Shared Equity Model
  - CLT's
  - Shared Appreciation Loans
  - COOP's
- Publicly Owned Land
- Preservation for Existing Rental (acquisition and purchase funding mechanism)

# Solutions

Infrastructure- Removing Regulatory Barriers  
Policies- Ordinances and Zoning

- Form Based Codes
- Allowing Opportunities for Affordable Housing
- Density Bonus- Find Incentives that work
- Compatibility
- Parking and Detention (Regional Solutions)
- Alley/ Granny Flats (potential for up to 40,000 units)
- VMU, UNO and Mueller- Learn from existing programs (fee in lieu/exemption from existing ordinances)
- Duplexes/ McMansion
- Baxter Bill (Carve out Austin for Inclusionary Zoning)

# Solutions

## Infrastructure- Removing Regulatory Barriers Procedures-

- Site Plan Process/ Permitting
- Consistency through the process (Template Deals)
- Consistency Through Departments
- City Participation in Building Infrastructure (Utilities Streetscapes large Regional Efforts)
- Transit
- Legal Documents that work
- Cross Departmental Waivers/ Incentives

# Solutions

Infrastructure- Removing Regulatory Barriers

NIMBY- Education

- Relationship between Affordability and Density
- Role of Neighborhoods in Zoning Decisions
- Setting growth and affordability goals for Neighborhood Plans
- Corridor Opportunities
- Duplex and McMansion