



HousingWorks

AUSTIN



Creating an Affordable Austin

www.housingworksaustin.org

Spring 2008

HousingWorks

Quality of Life Starts with a Good Home



HousingWorks is a new community coalition working to ensure that every Austinite, young and old, has the opportunity for a good home that is close to jobs, family, schools, recreation, and places of worship.



HousingWorks includes leaders from the business, religious, development, housing, environmental, public sector, and non-profit communities.

HousingWorks Summit

HousingWorks is dedicated to deepening our City's commitment to affordability, creating opportunity, preserving and promoting neighborhoods, and building a healthy economy.

Housing works to:

Strengthen our families... Keep our communities together...
Protect our neighborhoods and economy... And maintain our
quality of life

Helping...

**Low income families with
children find affordable homes**



**More families become
homeowners or keep their
homes**



**Seniors and people with
disabilities have good,
safe housing**



Helps All of Us...

**Strengthen families and
protect children**

**Make our schools more
effective**

Create economic opportunity

Protects our neighborhoods

**Keep all members of our
community in Austin**

Solving Austin's Housing Crisis

- **UNMET NEEDS:** More than 54,000 Austin households are paying beyond their means for housing.
- **PROBLEM INCREASING:** By 2010, 1 in 3 new jobs (37%) will pay below that needed to own or rent a home.
- **FUNDING GAP:** Existing funding is inadequate to address estimated \$1.3 billion in current needs; the gap continues to grow.



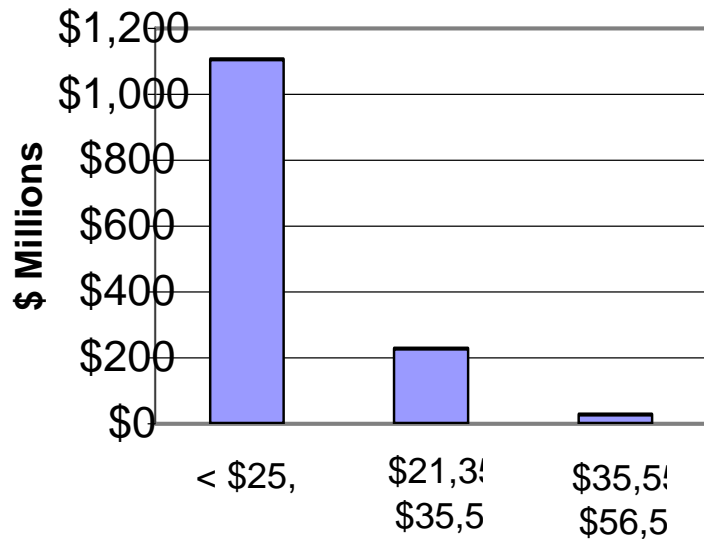
Who is Affected?

- **Working Families:** A family has to make \$31,400 a year or \$15.10 an hour to rent a 2-bedroom apartment in Austin.
- **Children:** 4,000 school children lack homes or live in temporary housing, which is linked to increased drop out rates and lower basic skills.
- **Seniors on Fixed Incomes:** 58% of low-income seniors who rent must forego other basic needs to pay for housing.
- **First Time Home-Buyers:**
Ownership in Austin is low (48%) compared to Texas overall (64%); it is especially low for African-American and Hispanic families (37%).
- **People with disabilities:** Over 16,000 of Austin's low-income households include people with disabilities. These households often pay 60% to 70% of their income for rent.



Austin's Unmet Housing Needs: A \$1.3 Billion Backlog

**Estimated Backlog t
Housing Problem, by**



It is estimated that Austin requires **\$1.3 billion dollars** to address the housing needs of lower income families who currently pay over 50% of their income for housing.

Currently 3,600 families waiting for Public Housing and 5,100 families are waiting for Housing Vouchers. Both waiting lists are closed.

Rising housing costs, cuts in federal programs, and falling incomes are widening the funding gap.

Community Action: Successful Local Models For Those Most in Need



Lyons Gardens (Family Eldercare)

Award-winning senior housing complex in East Austin with 53 homes. Cost of \$5.8 million.



Garden Terrace (Foundation Communities)

Single room occupancy housing for 85 formerly homeless adults serving 106 persons a year. Cost of \$4.5 million, with over 100 people on the waiting list.

Who Are the People Experiencing Housing Problems?

Everyone has a housing need. To set policy priorities, it is helpful to think of the housing situation in Austin as a ladder with families on the top rung better off and families on the bottom rung facing the most difficult housing situations.

Climbing Austin's Affordable Housing Ladder

Examples of People With Housing Problems

Their Housing Situation

For a family of four

Minimal Social Security

\$0 to \$10,675 yearly
(0-15% median family income)

Many elderly and people with disabilities.

Homeless, staying with friends or relatives. Compete for scarce public housing. Pay over half of income for rent, live in overcrowded, substandard housing.

Working Poor

\$10,675 to \$21,350 yearly
(15-30% median family income)

Cashiers, cooks, janitors, bakers, sales clerkss, child care workers, personal care attendants.

Compete for scarce public housing. Pay over half of income for rent, live in overcrowded, substandard housing.

Households from 0-30% of median paying more than they can afford for housing: 29,160.

Very Low Income

\$21,350 to \$35,550 per year
(30-50% median family income)

School bus drivers, police dispatchers, hairdressers, pre-school teachers, school social workers, secretaries, medical assistants.

Difficult to afford rent. May live in substandard and overcrowded housing. Rents often exceed 30% of income.

Households from 30-50% of median paying more than they can afford: 25,324.

Low Income

\$35,550 to \$56,900 per year
(50-80% median family income)

Surveyors, mail carriers, legal secretaries, nurses, librarians.

Delay buying first home.

Households from 50-80% of median paying more than they can afford: 18,767.

Core Values—

Affordable Housing Incentives Task Force

- *Deeper Affordability Targets:* It is desirable to reach deeper levels of affordability, i.e., to serve lower-income households.
- *Long-term Affordability:* We value housing units that will remain affordable over the long term; and,
- *Geographic Dispersion:* Affordable housing should be dispersed throughout the City of Austin.

Housing Bonds to date

Project Name	Builder/Developer	Location	Zip Code	Number Units	GO Bond Fund Amount	Type	Description
The Willows	Mary Lee Community	1330 Lamar Square Dr.	78704	64	\$ 2,250,000.00	Rental	Demolish two apartment buildings and replace with story, 64-unit complex.
Skyline Terrace	Foundation Communities	1212 W. Ben White Blvd	78704	100	\$ 1,516,850.00	Rental	Provide additional rehab for waterproofing and green building features at this home being converted to single-
GNDC-Lydia Alley Flats	Guadalupe Neighborhood Development Corp.	904 Lydia	78702	1	\$ 60,000.00	Rental	Construction of one new single family rental.
Sendero Hills, Phase II	Austin Neighborhood Alliance for Habitat	Sendero Hills, Phase IV	78724	50-65	\$ 1,000,000.00	Homeowner	Acquisition and infrastructure development for 15.3 acre
Stoneridge Apts. Redevelopment	Ardent Residential,	1500 S. Lamar Blvd	78704	30	\$ 710,350.00	Rental	Buy-down of rents to make affordable for households 50% of Median Family Income Affordability Period: 40 years
St. Louise House Transitional Housing Supportive Services	VinCare Services	2104 Berkett Drive	78745	24	\$ 1,765,294.00	Rental/ Transitional Supportive	Acquisition & rehabilitation of apartments to serve homeless women & children below 30% MFI

Housing bonds to date

Sunnymeade Apartments	Kaplan Acquisition LLC	501 East Oltorf Street	78704	33	\$ 1,170,737.00	Rental	Buy-down of rents in 106 units to make them affordable for households at 50% of Median Family Income.
Austin Children's Shelter/Sendero Hills, Phase 1	Constructors, Inc.	4800 Manor Road	78723	28	\$ 1,000,000.00	Rental/ Transitional Supportive	Construction of 2 "cottages" 14 units each for boys & girls, 17, with supportive services offered.
Part 2; Infrastructure Construction	Austin Neighborhood Alliance for Habitat IV	Sendero Hills, Phase IV	78724	50-65	\$ 1,000,000.00	Homeowner	Infrastructure construction of 15.3 acres of affordable housing.
Carol's House	United Cerebral Palsy Texas/ Accessible Housing Austin!, Inc.	1805 Heatherglenn	78758	1	\$ 100,000.00	Rental	Acquire & rehabilitate/improve ADA accessibility/visitability of single-family home serving families with special needs. 30% MFI.
Blackshear Infill Redevelopment Project	Blackshear Neighborhood Development Corporation	1705 Rosewood Ave., 1905 E. 9th St., 2412 & 2414 Bryant St., 2503 E. 9th	78702	6	\$ 100,000.00	Rental	Acquire 2 lots, & construct 6 units serving 30-60% MFI. G.O. Bond & HOME funds.
Expansion of proposed Goodwin Ave. Development	Guadalupe Neighborhood Development Corp	0 Goodwin Avenue	78702	1	\$ 20,000.00	Homeowner Rental	Acquire property to add to GNDC's proposed 7-acre Goodwin Avenue development.
Expansion of proposed Goodwin Ave. Development	Guadalupe Neighborhood Development Corp	1 Goodwin Avenue	78702	2	\$ 90,000.00	Homeowner Rental	Acquire property to add to GNDC's proposed 7-acre Goodwin Avenue development.
The Willows	Mary Lee Community Dev.	1330 Lamar Square	78704	64	\$ 1,250,000.00	Rental	Demolish two apartment buildings and replace with a new, 64-unit complex.

- <http://www.bni-maryland.org/ruskaddress.htm> address to Baltimore Neighborhoods Institute, data from Maryland
- The income data available from schools is whether a child qualifies for subsidized school meals. This gives us data on children up to 185 percent of the poverty level.
- Children's socioeconomic background accounted for 81% of school-by-school variation in 2nd and 4th grade reading and math scores – an exceptionally high statistical correlation.
- Low income children where 95 to 100% of classmates were also low income scored in the 24th percentile on standardized tests. Low income children in schools where 95 percent or more of their classmates were middle class scored in the 48th percentile – twice as high!

A place to do homework—

HousingWorks 2007 Summit

- Housing and schools are inextricably connected. The schools are largely affected by housing patterns in the community – mixed income housing leads to mixed income schools; income segregated housing patterns lead to income-segregated schools. **Therefore, we need to work on planning for mixed housing stock with a wide range of affordability in all parts of the city. Having the AISD leadership call for this would be valuable.**
- AISD is now predominantly lower income. Reversing this trend will require action in housing and in schools. Schools must be viewed as “the best” by middle income families. High quality homeownership opportunities must be available in the school district. **Therefore, the schools could do focused market research on what middle income households require in their public schools in order to routinely choose to stay in AISD rather than to move (to private or to move out of district).**
- AISD also faces a problem in terms of the academic success of lower income and minority children.

A place to do homework—

HousingWorks 2007 Summit

- We have seen that if residents / schools / policy / housing providers / services plan together, the whole community, including the school, can succeed despite the housing pattern.
- We also see that lower income children can succeed very well in housing based after school programs, such as those offered at Foundation Communities properties. These programs again demonstrate the connectivity between housing and schools at the lower income levels. Lower income families often can't afford after school opportunities or need their children to come home. After school programs at the properties help students succeed in school.
- We also need to look at how to fund more academic-success after school programs at affordable apartment properties.

