

# An Innovative Collaboration

- Four organizations with different perspectives:
  - Housing Works Austin
  - Urban Land Institute – Austin
  - Austin Area Research Organization
  - Real Estate Council of Austin
  
- Committed to work together toward one simple and vital goal:

**To succeed and thrive as Austin continues to grow, the community needs to provide all kinds of homes in all parts of town.**

# “All kinds of homes in all parts of town”

- Increasing the **supply** of housing
- Increasing the **diversity** of housing
- Distributing housing **throughout the community**:
  - Near **jobs**
  - Near **schools**
  - Near **services**
- Creating **stable** and **sustainable** mixed-income neighborhoods



- Austin is now one of the most expensive places to live in Texas.
- As Austin grows, home affordability becomes a greater challenge for more people at more income ranges.
- Socioeconomic segregation in Austin is on the increase.
- The lack of affordable homes in all parts of town furthers this segregation and leads to concentrations of poverty.
- The community supports policies and government action to make housing more affordable.

## The Need for Affordable Homes



➤ Having all kinds of housing in all parts of town would:

- Ensure a sustainable balance between jobs and housing throughout the community.
- Increase investment opportunities
- Increase student achievement and decrease K-12 mobility rates
- Support a more responsive and effective health and social service system
- Support stronger community ties and decrease crime
- Leverage the value of investments in transportation, schools and libraries, and parks and recreation

The Impact On  
the Community

# Key Areas to Address

- Comprehensive Plan
- Financing and Partnerships
- Sustainable Design
- Development Process



# Key Areas to Address

- **Comprehensive Plan**
  - **8-12 Large planning areas “Parts of Town”**
  - **Numerical housing goals**
  - **Jobs-Housing Balance concept**

# Key Areas to Address

- **Financing and Partnerships**
  - **Housing Bonds**
  - **Public-private partnerships**

# Key Areas to Address

- **Sustainable Design**
  - **Design tools to achieve affordability**
  - **Continued work to create density/affordability incentives across town**
  - **Accessory dwelling units**

# Key Areas to Address

- **Development Process: *possible starting points***
  - **Implement change annually or semi-annually**
  - **Analyze cost/benefit across the regulations rather than item by item**