

HOUSING POLICIES

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.

(See also LUT P5, S P12)

HN P2. Expand the availability of affordable housing throughout Austin by preserving existing affordable housing, including housing for very low-income persons.

(See also LUT P10)

HN P3. Increase the availability of affordable housing, including housing for very low-income persons, through new and innovative funding mechanisms, such as public/private partnerships. (See also LUT P10, S P4, S P13, C P10)

HN P4. Connect housing to jobs, child care, schools, retail, and other amenities and services needed on a daily basis, by strategies such as:

- Directing housing and employment growth to sites appropriate for Transit Oriented Development.
- Coordinating and planning for housing near public transportation networks and employment centers to reduce household transportation costs and vehicle miles traveled. (See also LUT P3, LUT P6, LUT P12, S P22, C P9, C P10)

HN P5. Promote a diversity of land uses throughout Austin to allow a variety of housing types including rental and ownership opportunities for singles, families with and without children, seniors, persons with disabilities, and multi-generational families.

(See also LUT P5, S P13)

HN P6. Address accessibility issues and other housing barriers to persons with disabilities or special needs.

HN P7. Reuse former brownfields, grayfields and vacant building sites to reduce negative impacts of vacancy and provide new mixed use and/or housing options. (See also LUT P7, E P6)

HN P8. Encourage green practices in housing construction and rehabilitation that support durable, healthy, and energy-efficient homes.

(See also CE P11, CFS P22)

HN P9. Renovate the existing housing stock to reduce utility and maintenance costs for owners and occupants, conserve energy, and reduce greenhouse gas emissions.

(See also CFS P22)



Chestnut Commons, located in the Chestnut neighborhood, is a successful example of infill development.

BEST PRACTICE: COMMUNITY LAND TRUST | WASHINGTON, DC

A Community Land Trust is a private nonprofit corporation created to acquire and hold land for the benefit of a community and provide secure affordable access to land and housing for community residents. The New Columbia Community Land Trust, Inc. is a community-based land acquisition, housing development, and community education organization. The Land Trust serves as housing development coordinator/consultant to tenant groups seeking to exercise their “first-right-to-purchase” single-family or multifamily buildings when their landlords put them up for sale. In addition to a ground lease, the Land Trust provides tenant organization support, project feasibility, financial packaging and loan applications, architect and contractor selection, construction monitoring, and permanent financing and close-out.

Reference: <http://www.cdsc.org/ncclt/>.

In 2039, I would like Austin to be “a city with many small neighborhoods, each having a distinct, preserved character, that are affordable.”

Community Forum Series #1
Participant responding to the question “How has the city improved by 2039?”

I would like to see “self-sufficient neighborhood sustainability: mixed use throughout neighborhoods (walk to food/produce, daily needs, parks, everywhere).”

Community Forum Series #1
Participant

NEIGHBORHOODS POLICIES

HN P10. Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to healthy food, schools, retail, employment, community services, and parks and recreation options. (See also LUT P5, CFS P41, CFS P42)

HN P11. Protect neighborhood character by directing growth to areas of change and ensuring context sensitive infill in such locations as designated redevelopment areas, corridors, and infill sites. (See also LUT P4, LUT P7)

HN P12. Identify and assess the infrastructure needs of older neighborhoods and provide for improvements needed to maintain their sustainability. (See also LUT P30, E P6, CFS P2)

HN P13. Strengthen Austin’s neighborhoods by connecting to other neighborhoods, quality schools, parks, environmental features, and other community-serving uses that are accessible by transit, walking, and bicycling. (See also LUT P15)

HN P14. Strengthen planning processes by recognizing that the Comprehensive Plan and small-area plans, such as neighborhood plans, corridor plans, and station area plans, need to respect, inform, and draw from each other.

HN P15. Protect neighborhood character by providing opportunities for existing residents who are struggling with rising housing costs to continue living in their existing neighborhoods. (See also LUT P4)

BEST PRACTICE: PRESERVING AFFORDABLE HOUSING NEAR TRANSIT STATIONS | DENVER, CO

Denver is in the process of a major transit expansion that will include new light rail, bus rapid transit, and transit stations. Housing and transportation costs are high in the region and residents are willing to pay more to live close to transit stations, resulting in higher rents and home values. To specifically combat rising housing prices near transit, the City of Denver is working with public/private partners to create a Transit Oriented Development Fund with a goal of building or preserving more than 1,000 affordable units. In a recent success, the redevelopment of South Lincoln Homes (located across from an existing light rail station) will triple the number of affordable units on site and add amenities for residents. *Reference: Reconnecting America: Preserving Affordable Housing Near Transit, Enterprise, 2010; Photo Courtesy of Denver Housing Authority.*

