

HOUSING + HEALTH  
HOUSING + EDUCATION  
HOUSING + TRANSPORTATION  
HOUSING + ECONOMIC OPPORTUNITY

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= HOUSINGWORKS



# LETTER/OVERVIEW

**HOUSINGWORKS AUSTIN  
IS CELEBRATING OUR  
10-YEAR ANNIVERSARY!**

**WE APPRECIATE  
YOUR SUPPORT FOR  
HOUSINGWORKS AUSTIN  
AND FOR CREATING  
A MORE INCLUSIVE,  
THRIVING, AND  
SUSTAINABLE COMMUNITY.**

HousingWorks Austin is celebrating our 10-year anniversary! In 2006, a diverse group of Austinites – representing a variety of different backgrounds and professions - came together around the city's affordable housing bonds. As a result, voters overwhelmingly approved \$55 million in general obligation bonds for affordable housing. Simultaneously, a small group of community leaders recognized that creating affordability requires more than just money. Creating a culture of affordability also requires thoughtful and workable policies and programs. Thus, HousingWorks Austin was created to take on this challenge.

In the past decade we have seen an enormous amount of progress, in the face of extraordinary challenges. We have seen strategic investment in affordability through the city's general obligation bonds, federal funds, and our local Housing Trust Fund. We have seen the creation of robust density bonus programs in high opportunity areas of the city. We are seeing crucial partnerships (including an emerging collaboration between the city, county, and Austin Independent School District (AISD)) that could result in much-needed affordable housing on publicly-owned land.

Clearly, there is much more work to do. HousingWorks is continuing our work with key partners on the creation of a private equity fund to acquire and preserve existing housing across the city. The fund will provide important resources to preserve workforce housing in areas with access to good schools, public transportation, and economic opportunity.

HousingWorks is continuing the important work of updating the land development code through Code NEXT. We are poised to make some crucial decisions in the coming year. With proper design and calibration, Code NEXT can provide an opportunity for increased housing diversity and supply, as well as increased long-term, affordable housing. It's an exciting time.

As we embark on our second decade as a mission-driven nonprofit organization, we are looking at affordable housing in a connected and holistic manner. Housing is more than just shelter. Safe, stable, affordable housing can provide enormous health benefits, as well as reduced medical expenses. Providing stable housing for families with children can provide important boosts in educational outcomes. Providing affordable housing in proximity of public transportation can reduce household expenses and provide access to stable jobs and increased economic opportunity. Without a doubt, affordable housing is good for our community's health, prosperity, and sustainability. HousingWorks' research, education, and advocacy efforts are centered around demonstrating and advancing these important connections.

The last decade has provided us with a strong foundation to tackle the increasingly complex challenges ahead of us. We appreciate your support for HousingWorks Austin and for creating a more inclusive, thriving, and sustainable community.

Sincerely,

*Frances Ferguson*

**FRANCES FERGUSON**  
President, Board of Directors  
*HousingWorks Austin*

*Mandy DeMayo*

**MANDY DeMAYO**  
Executive Director  
*HousingWorks Austin*



HousingWorks annual Leadership Tour of Affordable Homes offers an opportunity for community leaders to delve into the issue of affordability and visit residential developments across the city that are responding to our city's housing and supportive service needs.

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Local nonprofit organizations are working to ensure that residents lead healthy lives. At Foundation Communities' Skyline Terrace, a resident learns about healthy eating and nutrition at an onsite health fair.

## HOUSING + HEALTH

The connection between safe, stable affordable housing and positive health outcomes is well-established by a wide array of research. Healthcare professionals and policymakers are increasingly focusing on the social determinants of health as a point of intervention to ensure better health outcomes. Housing quality, stability and affordability all play a major role in determining the health of families and individuals.

Creating healthy communities is the focus of Housing + Health: Building Blocks of Equity and Opportunity. HousingWorks Austin, along with co-hosts Children's Optimal Health and the Federal Reserve Bank of Dallas, presented this one-day summit, which brought together nationally-recognized experts and community leaders for dialogue, discussion, and action on the crucial topic of housing and health.

In preparation for the November 2016 summit, HousingWorks released our inaugural Housing + Health county analysis, which combines data from a number of sources to highlight

the health and housing characteristics in the five-county Austin region. HousingWorks' research and analysis highlights stark differences in housing conditions, affordability, and health outcomes between the five counties.

Williamson County has the highest life expectancy in the five-county region. Compared to the average for the State of Texas, the life expectancy for males in Williamson County is nearly 3.5 years greater and for females 2.5 years greater than the state average. The county also has the highest median income in the five-county Austin region at \$83,741. Life expectancies for Bastrop County and Caldwell County residents is either below or barely equal to the state average.

More than half the adults over 20 years of age in Caldwell County live with obesity. The county also has the highest rate of deaths due to coronary heart disease at 134 cases per 100,000 residents. The county has the lowest average rent per month among the

five counties but it also has a high percentage of overcrowding and older housing. Nearly 60 percent of the housing in Caldwell County is more than 25 years old.

More than one-tenth of adults living in Bastrop County have been diagnosed with diabetes. Three percent more adults have been diagnosed with diabetes in Bastrop County as compared to Hays County, which has the lowest percentage of adult diabetes. The county also has the highest percentage of residents that live in overcrowded housing with more than one person living per room.

Travis County has the highest rate of primary care physicians and mental health providers among the five-county region. The county has three times more primary care physicians as compared to Bastrop County, which has the lowest rate. Travis County also has the highest share of subsidized housing developments among the five-county region. Nearly three quarters of the region's subsidized housing units are located in Travis County. 

The profile for Travis County is shown on the opposite page.

DATA ON ALL FIVE COUNTIES CAN BE DOWNLOADED FROM HOUSINGWORKS' WEBSITE:

<http://housingworksaustin.org/>

## HEALTH + HOUSING

# TRAVIS

Travis County has the highest rate of primary care physicians and mental health providers per **100,000 population**. The county has more than **3 times** the number of primary care physicians as the county with the lowest rate, Bastrop.

**326** SUBSIDIZED HOUSING DEVELOPMENTS  
20,815 UNITS (1% of the county USA subsidized units)

### HOUSING QUALITY

 **4,950** Homeowner overcrowding

 **13,741** Renter overcrowding

Housing Built Before 1990

 **54%**

### COST OF LIVING

 **\$75,873** Median family income

 **\$320,000** Median home price

 **\$1,233** Average rent per month

### HEALTH INDICATORS

 **24.0%** ADULT OBESITY

 **7.6%** ADULT DIABETES

 CORONARY HEART DISEASE DEATH RATE PER 10,000 **89.4**

### COUNTY CHARACTERISTICS



**78.9** YEARS

STATE LIFE EXPECTANCY IN TRAVIS COUNTY  
STATE LIFE EXPECTANCY IN TEXAS = 78.2 YEARS

**83** YEARS

STATE LIFE EXPECTANCY IN TRAVIS COUNTY  
STATE LIFE EXPECTANCY IN TEXAS = 80.2 YEARS



**84**

RATE OF PRIMARY CARE PHYSICIANS (PCPs)  
PER 10,000 POPULATION



**234**

RATE OF MENTAL HEALTH PROVIDERS (MHPs)  
PER 10,000 POPULATION

### HEALTH INSURANCE

RESIDENTS WITHOUT

HEALTH INSURANCE

**18.6%**



**HousingWorks**  
austin

<http://housingworks.austin.org>



Residents of a Housing Authority of the City of Austin (HACA) community take part in a digital inclusion program offered by Austin Pathways, a HACA program.

## HOUSING + EDUCATION

Stable, affordable housing provides families with children an opportunity to succeed. Unfortunately, increasing affordability pressures are impacting Austin Independent School District (AISD), our community's largest school district. Despite the fact that the City of Austin is growing at an annualized rate of 3-4%, AISD is experiencing declining enrollment, which is anticipated to continue until 2020. The primary cause is affordability. Low- and moderate-income families are moving outside of the school district, in search of more attainable housing choices.

Students from low-income families also face challenges with student mobility. Often, low-income families with children move from apartment to apartment, either because of involuntary displacement or because they are in search of cheaper (often temporary)

rents. Students who move frequently have low attendance rates, poorer academic performance, and are more likely to drop out of school.

Despite a declining student population, AISD is experiencing an increase in homeless students. In keeping with federal requirements, AISD tracks students who are doubled up, staying in hotels/motels, living in emergency or transitional shelter, as well as students who are living in cars, parks, abandoned housing, or similar situations. The most current data show 2,693 AISD student classified as homeless, with 2,072 of those students living doubled up with relatives or other families.

What can we do? HousingWorks teamed up with the Urban Land Institute (ULI) – Austin Chapter in 2015 to explore challenges to creating affordable housing for middle income Austin families. ULI pulled together a team of experts in the fields of land use, economics and affordability to develop

concrete recommendations, many of which revolved around the revision of the land development code.

In summer 2016, HousingWorks participated in another ULI TAP, this time exploring under-utilized AISD properties and the prospect of creating affordable housing for families and/or teachers and staff. In conjunction with the county and the City of Austin, AISD is exploring dedicating underutilized land for affordable housing. While this won't solve the affordable housing problem for the district's staff and students, it is a part of the solution and could serve a model for additional public-private partnerships throughout the city.

Families with children – including low- and moderate-income families with children – are crucial to a successful and thriving community. That's why HousingWorks is committed to ensuring an inclusive community, with all kinds of homes in all parts of town for all kinds of people. 



In partnership with Guadalupe Neighborhood Development Corporation, the Jeremiah Program is building a 35-unit affordable housing complex with support services in East Austin for single mothers and their children.



Foundation Communities' 150-unit Lakeline Station Apartments is located in Northwest Austin, within walking distance of multiple public transportation options.

## HOUSING + TRANSPORTATION

HousingWorks Austin has made the connection between affordable housing and public transportation a high priority. Next to housing, transportation is typically a household's second largest budget item. Locating affordable housing near jobs centers with quality public transportation eases a family's economic burden on multiple fronts.

In collaboration with the UT Opportunity Forum, HousingWorks Austin presented "Housing + Transit: Getting on Track in Austin" in 2014. The forum brought together community leaders, including public and private employers, and focused on the how linking affordable housing and transit could better position the city for federal funding.

HousingWorks followed up the forum with a webinar highlighting "best practices" among peer communities. In collaboration with the UT Law Community Development Clinic,

HousingWorks identified three communities – Denver, Dallas, and Fairfax County – that have successfully linked affordable housing and transit. HousingWorks developed the live webinar session, which was presented to the interdepartmental, Housing-Transit-Jobs Action Team.

As HousingWorks works to develop a private equity fund for the preservation of workforce affordable housing, we are building on the efforts of local partners, including UT Austin's Center for Sustainable Development (CSD). Utilizing U.S. Department of Housing and Urban Development (HUD) funding, CSD created a replicable methodology for 1) identifying zones where (unsubsidized) affordable rental housing is likely to be redeveloped; 2) prioritizing among such zones; and 3) selecting particular housing types to invest in and preserve as affordable housing.

CSD developed metrics for assessing corridors on three dimensions: 1) access to low wage jobs via transit; 2) potential loss of affordable apartments over the next 10 years; and 3) current development pressure.

CSD identified and compared eight corridor neighborhoods in Austin using these metrics.

HousingWorks will utilize the corridor assessment criteria as a basis for property selection, acquisition and preservation for long-term affordability. Linking housing and transportation makes good policy and good sense. ↑

Panel discussion of local challenges and solutions at the Housing + Transit Summit co-sponsored by HousingWorks Austin.





Raymond Liebas plans to move his family out of public housing thanks to workforce skills he obtained through the Housing Authority of the City of Austin and Skillpoint Alliance.

## HOUSING + ECONOMIC OPPORTUNITY

In 2016 HousingWorks released our inaugural Jobs + Housing district analysis, which aggregated multiple data sources to provide a complete picture of jobs and housing conditions in each of Austin's 10 city council districts. The analysis found that Austin-area home prices are growing at nearly double the rate of household income. In some districts, the entire monthly income for one in five residents is equivalent to the average monthly rent for that district, while less than half of residents have sufficient income for the average rent to be considered within an affordable range.



In addition to housing affordability challenges, the analysis also highlighted disparities in income, workforce ages and earnings, education, unemployment, subsidized housing and access to public transportation. Key findings included:

- Districts 3 and 4 have the highest rates of unemployed and uninsured. District 3 has a 10 percent unemployment rate, while nearly 40 percent of District 4 residents do not have health insurance.
- District 5 has a large number of workers with limited educational attainment. Forty-three percent of the workforce in District 5 has a high school degree or less. This is the highest percentage among all 10 city council districts.

- District 9 has 25,960 jobs earning \$1,250/month or less (essentially minimum wage) yet also has the highest average rent (\$1,520/month) in the entire city.
- Districts 6, 8, and 10 have a large number of low- and moderate-wage jobs but the least amount of affordable housing units. Combined, these three districts are home to only three percent of Austin's subsidized housing units. There are 21,753 low-wage jobs in these three districts, yet only 595 subsidized housing units. ↑

A mother graduates from Skillpoint Alliance's Certified Nursing Assistant program. The program helps residents who have barriers to employment.

THE COMPLETE ANALYSIS OF ALL 10 CITY COUNCIL DISTRICTS CAN BE FOUND ON HOUSINGWORK'S WEBSITE:  
<http://housingworks.austin.org/news/2016housingjobs/>

**1**

## PRESERVE

We need to preserve affordable housing — both subsidized and unsubsidized.

**2**

## INVEST

We need to continue and expand the wise investments that our community makes.

**3**

## LEVERAGE

We need to stretch our scarce housing dollars by continuing our impressive record on leveraging.

**4**

## PARTNER

We need to foster partnerships between public and private entities.

**5**

## INCLUDE

We need to implement inclusionary affordable housing policies across the city and in a range of housing types.

Housingworks Austin's "5 STEPS TO KEEPING AUSTIN AFFORDABLE" is just as relevant today as it was two years ago when it was first published. We have made some important progress in the past couple of years, as highlighted below.



**1 PRESERVE.** We need to preserve affordable housing – both subsidized and unsubsidized – so that we have sufficient affordable housing stock today and into the future. HousingWorks, along with key community partners, is working on the creation of a private equity fund for the preservation of market affordable housing. The fund's first acquisition is anticipated in 2017, with a goal of preserving 5,000 market affordable units over the next five years.



**2 INVEST.** We need to continue and expand the wise investments that our community makes into affordability. HousingWorks continues to monitor our public investment in affordable housing through general obligation bonds, federal dollars, and the local Housing Trust Fund. Our 2013 affordable housing bonds have resulted in the creation or preservation of nearly 1,300 affordable housing units, more than 700 of which are deeply affordable.



**3 LEVERAGE.** We need to stretch our scarce housing dollars by continuing our impressive record on leveraging. HousingWorks' newly released analysis of the 2013 bonds' return on investment shows a record 7:1 leverage ratio. That's nearly twice the leverage ratio from the 2006 bonds!



**4 PARTNER.** We need to foster partnerships between public and private entities. HousingWorks is partnering with a variety of public, private and nonprofit organizations through two main initiatives – Keep Austin Affordable (KAA) and the Austin Community Investment Collaborative (ACIC). KAA shares the stories of people in affordable housing and how they affect the community at large. ACIC is a partnership of public, private and nonprofit organizations committed to investing in complete communities that link affordable housing to better opportunities, healthier environments, increased mobility and a higher quality of life.



**5 INCLUDE.** We need to implement inclusionary affordable housing policies across the city and in a range of housing types. Code NEXT represents an enormous opportunity to incorporate affordability into the land development code. In early 2017, the public will have our first opportunity to review the draft of the land development code and explore its potential impact on affordability. With public support, Code NEXT can expand legally-restricted affordable housing through thoughtful density bonus provisions, as well as increase overall housing diversity and supply.

In celebration of the 10th anniversary of Austin's general obligation affordable housing bonds, HousingWorks commissioned Civic Economics to complete an economic analysis of the bonds. We did a similar analysis of the 2006 affordable housing bonds in 2013. The 2013 study showed that the \$55 million housing bond resulted in nearly \$400 million in construction impact and, considering ongoing operating expenses, \$865 million in impact over 10 years.

To date, approximately one-third of the 2013 housing bonds have been obligated (\$27 million out of \$65 million). These funds have been invested in both new construction and acquisition rehabilitation, resulting in nearly 1,300 units of affordable housing.

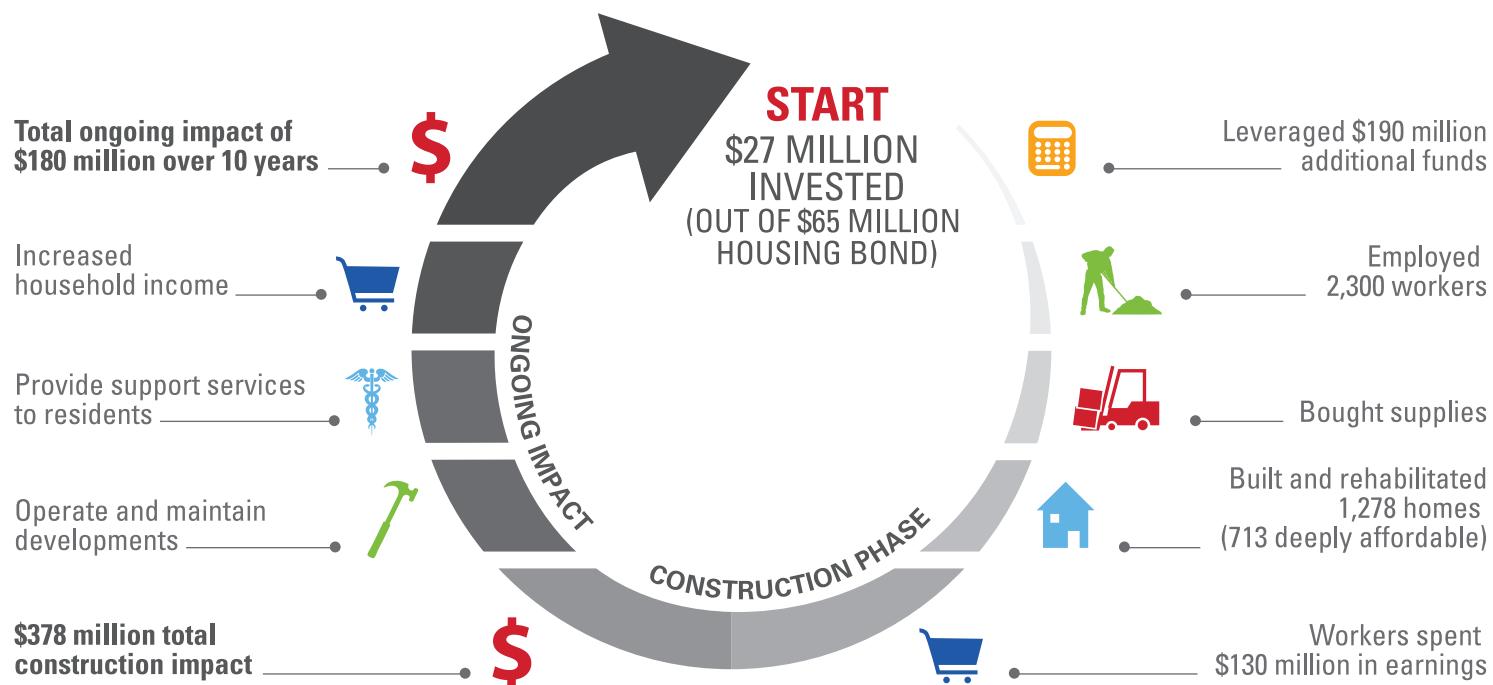
## FOCUS ON BONDS

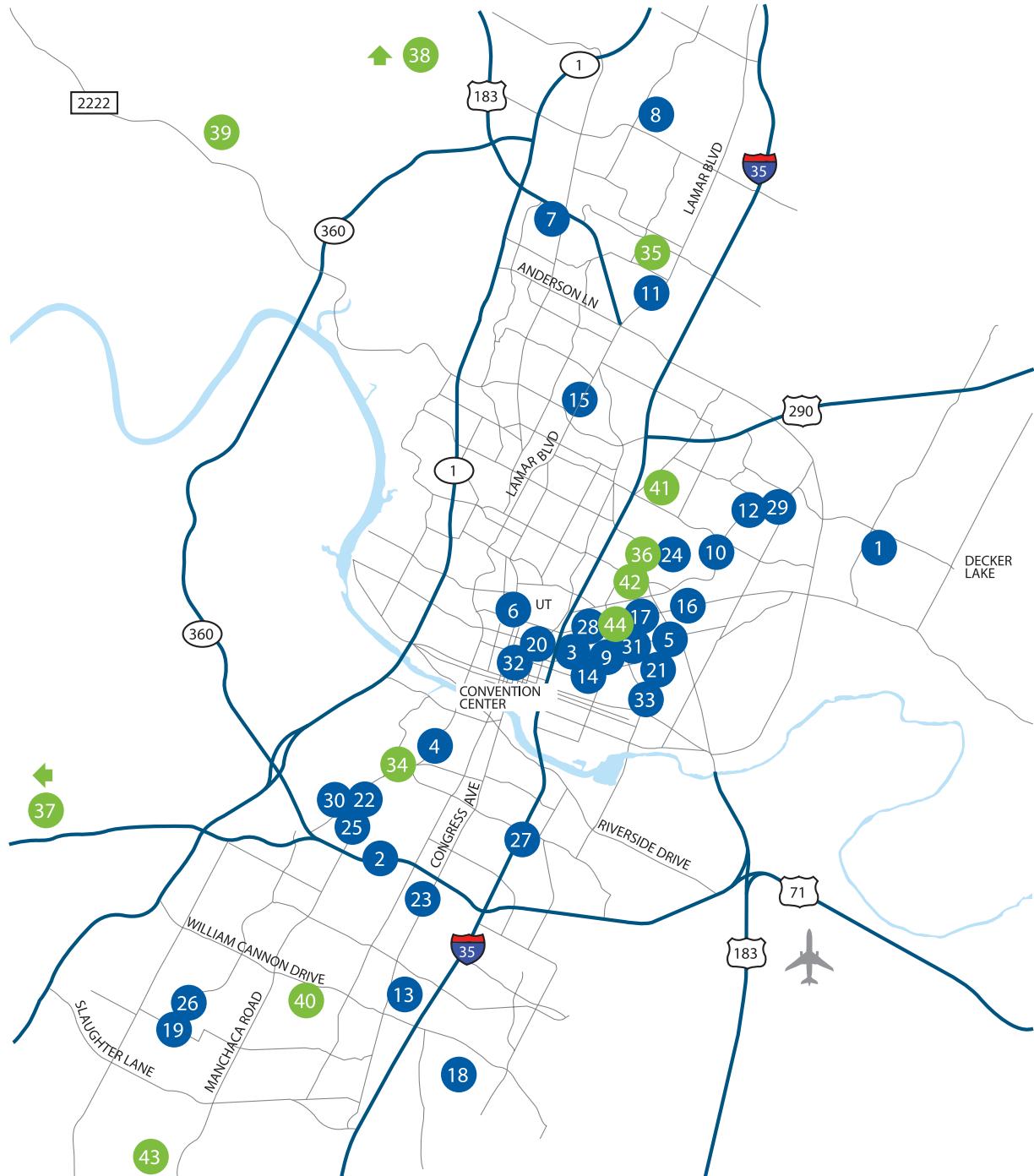
### THE 2016 STUDY REVEALS SOME INTERESTING DATA:

- The city's **\$27 million** investment was leveraged with an additional **\$190 million** in outside funding. That's a **7:1** leverage ratio!
- The housing bonds have had a significant construction impact, employing more than **2,300** workers.
- The city's **\$27 million** investment will result in **1,278** units of rental housing created or preserved, **713** of which are deeply affordable.
- Affordable housing created by the housing bonds will have ongoing operational impacts, estimated to be **\$180 million** over **10** years.
- Assuming the remaining bonds are invested and leveraged in a similar manner, we can expect a local economic impact of more than **\$900 million** during construction alone.

THE FULL ANALYSIS CAN BE DOWNLOADED FROM HOUSINGWORKS WEBSITE: <http://housingworksaustin.org/policy-research/>

## \$558 MILLION OVER 10 YEARS





#### 2006 HOUSING BOND INVESTMENTS

1. Sendero Hills, Phase IV
2. Skyline Terrace
3. GNDC-Lydia Alley Flat
4. The Willows
5. Guadalupe-Saldana Subdivision
6. St. Louise House I & II
7. Crossroads Apartments
8. Carol's House
9. Blackshear Infill Rental Project
10. Austin Children's Shelter
11. Malibu Apartments
12. Sweeney Circle Preservation/Revitalization
13. Village on Little Texas
14. 807 Waller St. Acquisition
15. Crisis Respite Center
16. Chestnut Corner Senior Housing
17. M Station
18. Meadow Lake Subdivision
19. Westgate Ownership Project
20. E 15th Transitional Housing Facility
21. Elm Ridge Apartments

#### 2013 HOUSING BOND INVESTMENTS

22. The Ivy Condominiums
23. Sierra Vista Apartments
24. Wildflower Terrace
25. Treaty Oaks
26. Westgate II Ownership Project
27. Arbor Terrace
28. Marshall Apartments
29. Pecan Springs Common, Phase III
30. The Ivy Condominiums, Phase II
31. The Chicon
32. Capital Studios
33. The Works at Pleasant Valley
34. Bluebonnet Studios
35. Cross Creek Apartments
36. Guadalupe-Jeremiah Housing
37. Live Oak Trails
38. Lakeline Station
39. Cardinal Point Apartments
40. Garden Terrace Phase 3
41. Aldrich 51 Apartments
42. Housing First Oak Springs
43. LaMadrid Apartments
44. The Rail at MLK Jr Station

# VISION/MISSION

HousingWorks Austin's vision is that safe and affordable housing is available to all people, regardless of income, in all parts of town.

We advance our mission to preserve and increase the supply of affordable housing through research, education, and advocacy in Austin, Texas and the surrounding region, with a commitment to ensuring those most in need have access to safe and affordable housing.

## HOUSINGWORKS AUSTIN SEEKS TO ACHIEVE THE FOLLOWING IMPACTS:

- **GREATEST NEED.**

HousingWorks ensures that the lowest-income households have access to safe and affordable housing.

- **MIXED INCOME NEIGHBORHOODS.**

HousingWorks promotes neighborhoods with a wide range of housing options for all income levels.

- **GEOGRAPHIC DISPERSION.**

HousingWorks ensures affordable homes are located throughout our community.

- **HOUSING CHOICE.**

HousingWorks identifies and confronts social and economic practices that are discriminatory and result in a segregated city.

- **PRESERVATION OF EXISTING HOUSING.**

HousingWorks advocates policies that preserve existing housing stock and allow families to stay in their homes and neighborhoods if they choose.

## HOUSINGWORKS AUSTIN'S GUIDING PRINCIPLES ARE:

- **COMMUNITY.**

HousingWorks builds on the community's knowledge and experience around community needs, best practices, neighborhood planning strategies, real estate options and housing finance.

- **COLLABORATION.**

HousingWorks works with other partners and entities toward achieving common goals.

- **INCLUSION.**

HousingWorks operates as a broad-based coalition with diverse perspectives and interests, and encourages dialogue across varied perspectives.

- **RESEARCH-BASED.**

HousingWorks' public policy positions are based on informed study.

- **INNOVATION.**

HousingWorks advocates for creative and impactful approaches to addressing the challenge of housing affordability.

TO SUPPORT HOUSINGWORKS, PLEASE USE THE SELF-ADDRESSED ENVELOPE PROVIDED, OR DONATE ONLINE:  
<http://housingworksaustrin.org/donate-to-housingworks-austin/>



Like many musicians, Mike Mancuso has considered leaving Austin due to the lack of affordable housing.



Sustainable Food Center promotes healthy living through an interactive cooking class in an affordable community.



Gloria Peterson and Rodney Hall regain their health after the Housing Authority of the City of Austin (HACA) bans smoking in its affordable communities.



HousingWorks Austin is now a member of One Voice Central Texas, a coalition of nearly 100 nonprofit health and human service organizations dedicated to creating a thriving community.

# HOUSINGWORKS SUPPORTERS

## HousingWorks Thanks Our Generous Sponsors:

### \$7,500+



The Bank of America Charitable Foundation



Housing Authority of the City of Austin (Austin Affordable Housing Corporation)

### \$5,000+



Austin Board of Realtors (ABoR)



Foundation Communities



BBVA Compass Foundation



Perry Lorenz/Constructive Ventures



DMA Development Company, LLC



Urban Land Institute (ULI)

### \$2,500+

- Austin Habitat for Humanity
- Home Builders Association of Greater Austin
- Momark Development,LLC/Terry Mitchell
- Rebekah Baines Johnson (RBJ) Center

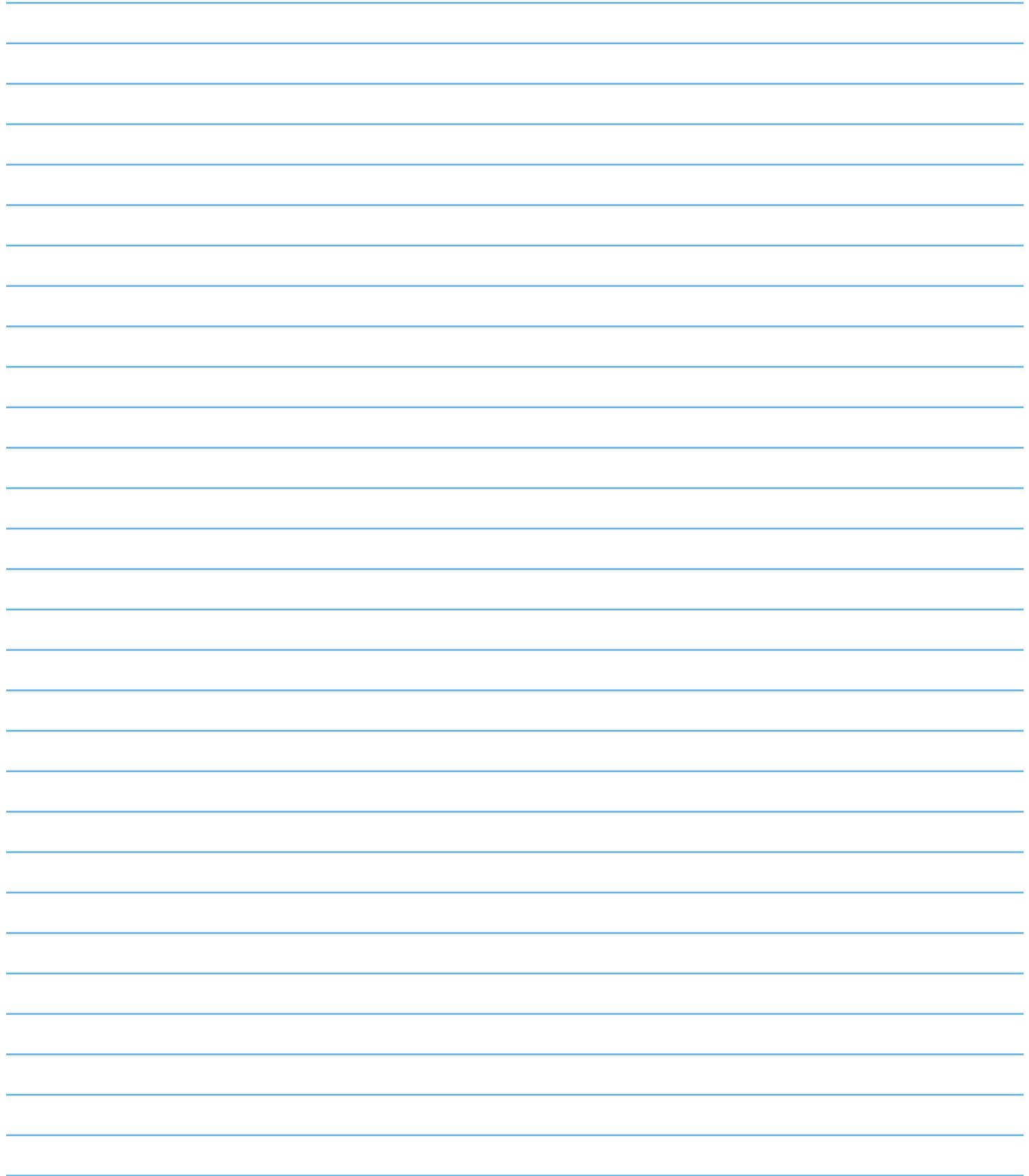
### \$1,000+

- Atlantic Pacific Communities
- Frost Bank
- Malcom Accounting Services, LLC
- Catellus Austin, LLC
- Guadalupe Neighborhood Development Corporation
- Texas Housing Finance Corporation
- Community Wheelhouse
- Local Initiatives Support Corporation (LISC) San Antonio
- Texas State Affordable Housing Corporation
- Ending Community Homelessness Coalition (ECHO)
- Madhouse Development
- Wells Fargo
- Frances Ferguson

### \$500+

- Austin Housing Coalition
- Diana McIver
- Kathy Tyler
- Caritas of Austin
- Green Doors
- Mary Pustejovsky
- Cile Montgomery
- H+UO Architects
- McCann Adams Studio
- Cookie Ruiz
- Jones and Carter, Inc.
- Nora Linares-Moeller
- Dave Fournier
- LifeWorks
- Laura Morrison
- Pierpont Communications

## NOTES:





HousingWorks

AUSTIN

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