

A photograph of a white, single-story historic house with a gabled roof and dark shutters. In the foreground, a street sign on a metal pole reads 'ROBERTSON/STUART & MAIR HISTORIC DISTRICT' and '8th 1200'. The scene is set against a clear blue sky with green trees.

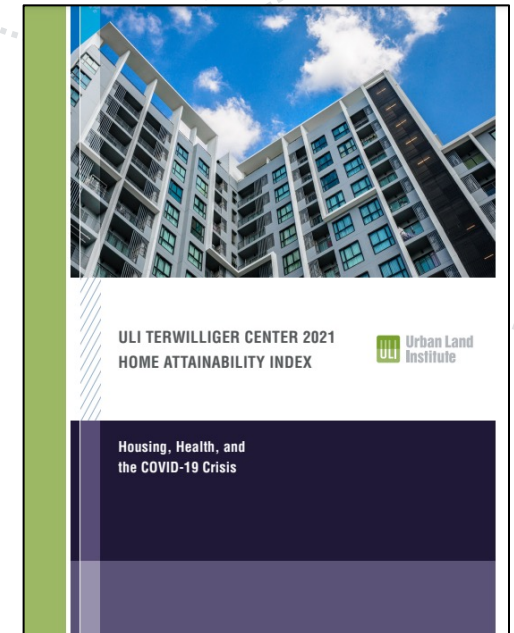
Preservation, Affordability, and Anti-Displacement in Austin, Texas

JULY 19-20 2022

Urban Land Institute

ULI Mission: Shape the future of the built environment for transformative impact in communities worldwide

- A multi-disciplinary membership organization with more than 45,000 members in private enterprise and public service
- What the Urban Land Institute does:
 - Conducts **research**
 - Provides a forum for sharing of **best practices**
 - Writes, edits, and publishes **books** and **magazines**
 - Organizes and conducts **meetings**
 - Directs **outreach programs**
 - Conducts **Technical Assistance Panels (TAPs)** and **Advisory Service Panels (ASPs)**





ABOUT THE TERWILLIGER CENTER

Established in 2007 with a gift from longtime member and former ULI chairman, J. Ronald Terwilliger.

The goal of the Terwilliger Center for Housing is to advance best practices in residential development and public policy, and to support ULI members and local communities in creating and sustaining a full spectrum of housing opportunities, particularly for low- and moderate-income households.



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City of Austin Housing and Planning Department
Historic Preservation Office | Displacement Prevention Office

Preservation Austin



Preservation, Affordability, and Anti-Displacement in Austin, Texas

Panel Scope

What policies, programs, and tools could be implemented to preserve historic-age housing (50 years old and older) while supporting affordability and preventing displacement?

Guiding Questions

- How can we support homeowners (especially low- and moderate-income) to stay long term?
- How can we support property owners who offer market-affordable rental housing?
- How can we help owners access the wealth in their property assets to prevent displacement while preserving historic-age housing?
- How can we support low- and moderate-income households in generational transfers of homestead property, particularly with regard to retention?
- How can we support low- and moderate-income property owners in historically sensitive rehabilitations and additions?

Panel



David Steinwedell
CEO and Founder,
Affordable Central Texas -
Austin Housing



Di Gao
National Trust for Historic
Preservation



Ashton Cumberbatch, Jr.
Equidad ATX



Shanon Shea Miller
City of San Antonio Office
of Historic Preservation



David Carroll
Urban Foundry Architecture



Mark Rogers
Guadalupe Neighborhood
Development Corporation

Process

- Briefing materials
- Tour
- Interviews with over 40 stakeholders
- Dinner discussion
- Panel discussion



Stakeholder Meetings

- City Professional Staff
- Preservation Staff and Board Members
- Developers and Architects
- Economic Development and Planning Professionals
- Community Organizations and Advocates



Insights from Stakeholder Interviews – what we heard

- Austin is losing its character but preserving it takes political will
- Preservation for whom and to what end?
- Preservation of people and community represented in its buildings
- Preservation is a fancy word for maintenance; identify the continuum
- It's easier to demo and build new than preserve older homes (hoops/fees)
- Stacking/integrating preservation into other programs could increase impact
- ADUs hold promise but can be overwhelming to build, manage; new approaches needed to subdivide lots
- Affordability is tied to taxation; also need predictability here
- Moving from reaction to proactivity
- More predictability is needed in the permitting development process
- Many of the tools already exist in Austin; need more awareness and better/more coordinated execution
- Homeowners need more trusted intermediaries to navigate the available programs
- Home repair program is helpful, but complex and limited in scale
- Codes aren't reasonable for repairing historic-aged homes
- Need more place-based organizations and neighborhood capacity
- Reimagine what trust-building looks like

Recommendations

Guiding Principles

- Preservation – and cultural preservation – must be a part of Austin’s housing affordability toolkit
- Preservation and affordability are community benefits
- Preserve existing units and ensure longer-term affordability
- There is no one key to solving the affordability question
- Supporting homeowners and renters in historic-aged homes
- Existing programs (ADUs, home repair) must become more accessible to low-income households
- Preservation and maintaining affordability require political will
- Building trust – pursue coalition-building, co-creation and co-implementation as much as permissible; contacts to represent the neighborhoods

Policies & Regulations

- City departments need to coordinate to create and implement effective programs together
- ADUs need to be more affordable/no negative constraints
- Lease rear portion of lot/land
- Protect historic-aged housing (e.g. Community Land Trusts – continue as a tool for preserving affordability)
- Make preservation as expedient and cost-efficient as demo/build



Policies & Regulations

- Ensure preservation bonus is in place and accessible
- Provide further tax abatement based on historic preservation
- SMART Housing features or pilot smart housing with preservation features
- Small lot amnesty tool with front house preservation



Processes & Programs

- Market with education
- One suite of affordability and preservation incentives
- Trusted Ombudsman (in place at the city to help residents navigate process)
- Build number and capacity of CDCs or neighborhood-based organizations
- Research where housing stock and contact and where – pilot
- Home repair – increase capacity to address more than just 9/yr and broaden education/awareness of programs
- Neighborhood preservation resource center
- Training and maintenance education for homeowners
- Preservation trades education

Processes & Programs

- Help homeowners establish CLT through CDC for long-term affordability
- Create programs (small repairs, paint a block, rental purchases, etc.) to help preserve historic-aged housing
- Increase awareness of life estate as tool to remain in place
- Improve digital access to and navigation of city's program information
- Modify volunteer-in-lieu of tax payment program to better support homeowners
- Identify city-owned property to use as a demonstration project for tenant right to purchase small multi-family developments (e.g. North Lamar mobile homes)
- Find ways to offer ownership opportunities for buildings reaching end of LIHTC term

Beyond the City...

- Abatement based on income with four-year reassessment
- County provide a tax exemption for 65+



Research Needed

- Proactive comprehensive, city-wide survey of historic-aged housing
- Coordinate with Uprooted report



Q&A

ULI Austin

Technical Assistance Panel