

Multi-Family Housing in Single Family Zoning:

Past, Present, & Future

Update Presented to the
City Council of Austin, Texas
On February 13, 2014 by



**Northfield Neighborhood
Association**

Michael Wong, President

Past

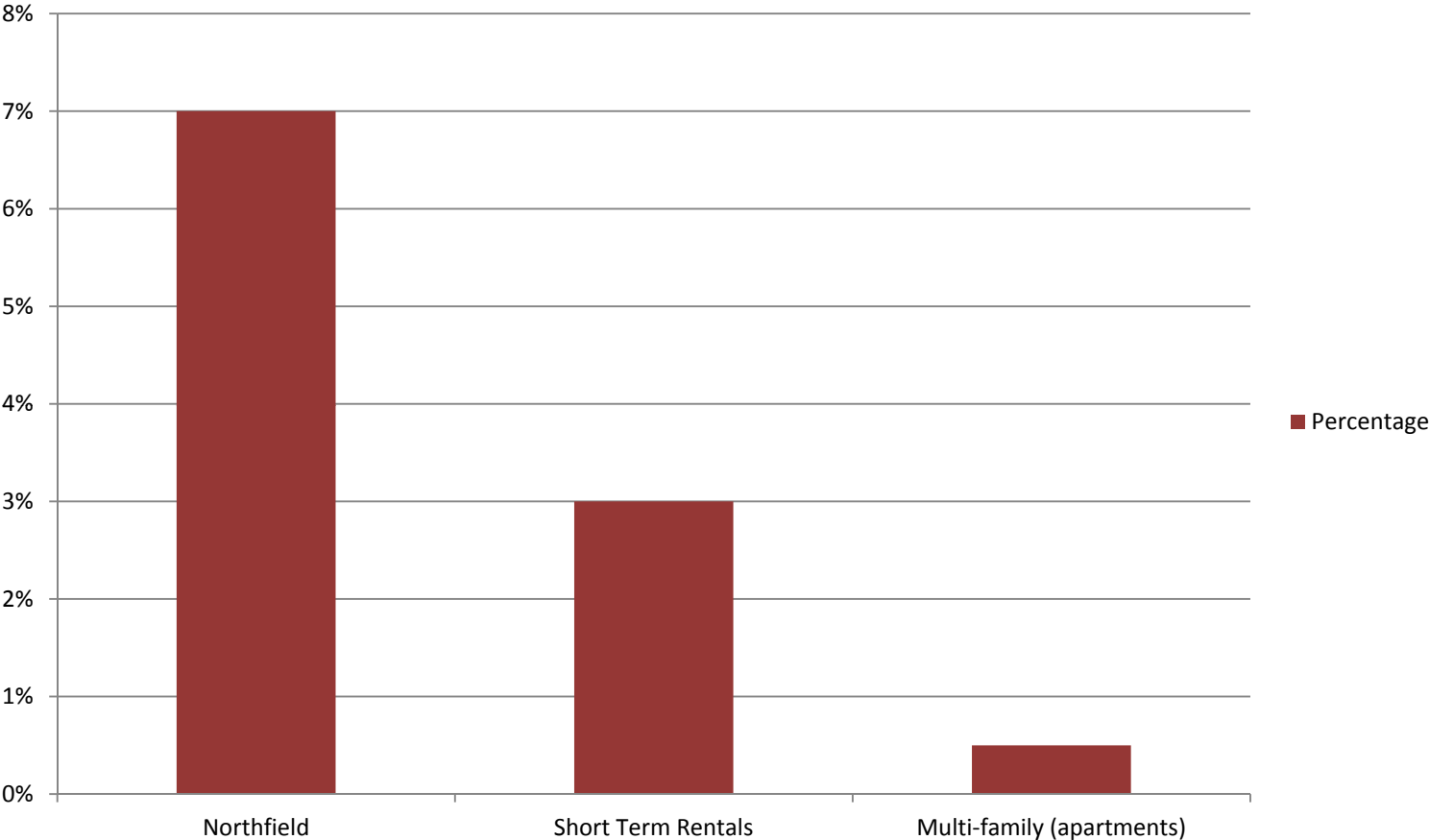
- Occupancy discussed in McMansion ordinance process
- NNA Subcommittee presented Stealth Dorm White Paper to in 2010
- Initiated Discussion with COA Council in 2010
- 2010 Efforts Sidelined by STR ordinance
- <http://www.northfieldna.org/stealthdorms.html>

Present - Northfield



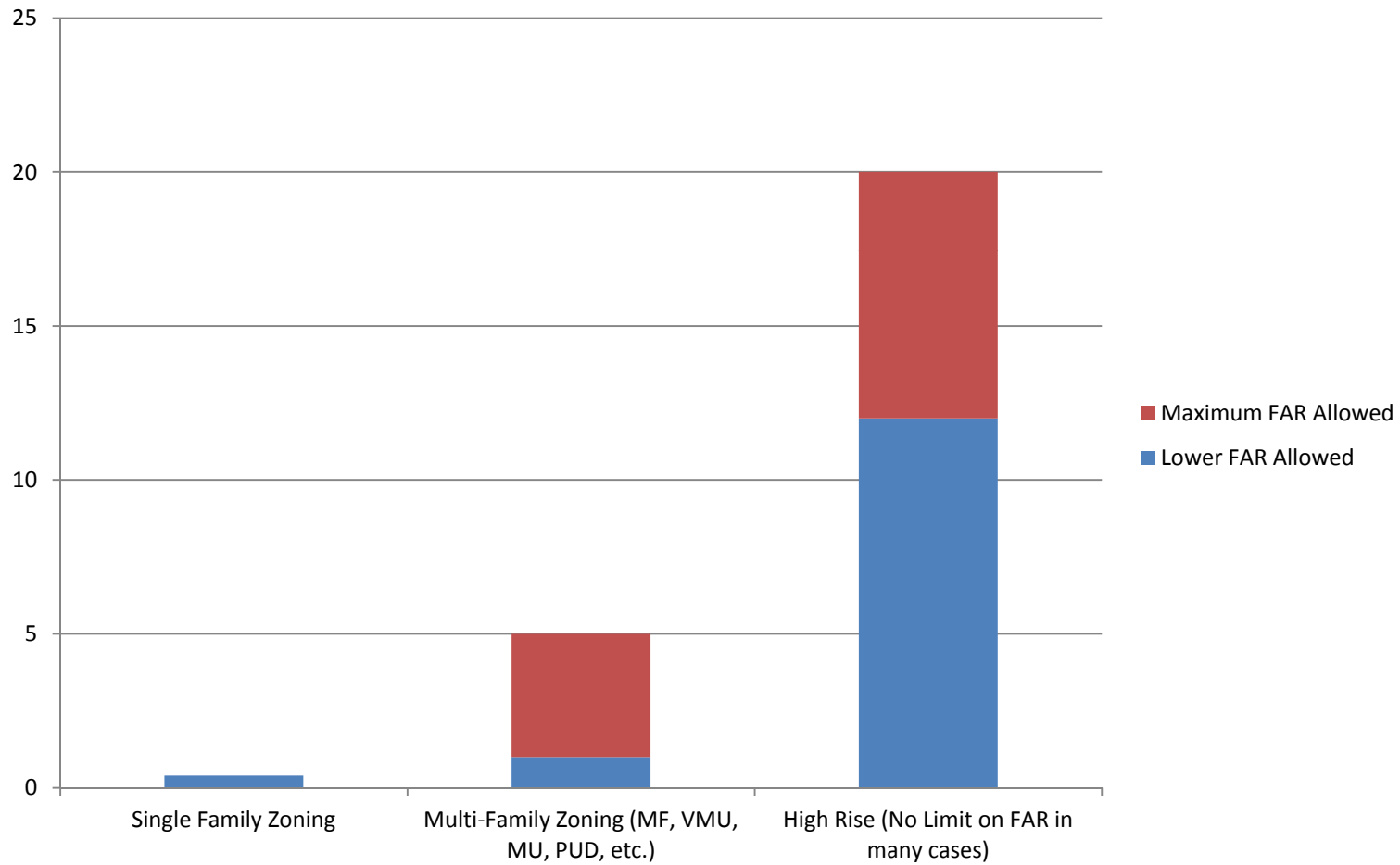
- 100+ Documented Stealth Dorms
- Accelerated Pace in Past Year
- Nearly all are duplexes or two dwelling units (90%+) and 100% are on SF-3 Lots

Benchmarks – Similar Uses



Texas Apartment Association Standard Lease has a occupancy limit of two adults per bedroom. 3-5% of Austin apartments have three bedrooms, and only 5-10% have a occupancy of over 4.

Benchmark – Effect on Total Housing Supply



Source: City of Austin Zoning Guide

Benchmark – Affordable Housing Best Practice

THURSDAY, FEBRUARY 13, 2014

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Secretary Shaun Donovan

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Housing Choice Vouchers Fact Sheet

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Jump to...

- What are housing choice vouchers?
- Am I eligible?
- Local preferences and waiting lists - What are they and do they affect me?
- Housing vouchers - How do they function?
- How do PHAs apply for voucher funding from HUD?
- The rent subsidy
- Can I move and continue to receive housing choice voucher assistance?
- Roles - the tenant, the landlord, the housing agency and HUD?
- Additional information and other subsidy programs
- What regulations cover this program?

Related Information

- Forms and guidance
- 24 CFR Part 982
- PIH Notices related to housing choice vouchers

Indian Housing

ONAP ensures that safe, decent and affordable housing is available to

- HUD Programs designed for Occupancy of One
- Affordable Housing Advocates (and HUD Program) Place Individuals in Low Occupancy Units

Future Land Use – Opportunities for Housing Nearly 40% of NLNTP Has Higher (Unused) Entitlements Than Single Family Use

