

RESOLUTION NO. 20130509-031

WHEREAS, preservation of existing affordable housing is one element along the spectrum of affordable housing strategies which also include permanent supportive housing, single family and multi-family ownership opportunities, multi-family rental opportunities, rental assistance, and home repair programs; and

WHEREAS, according to a 2007 case study on preserving affordable housing by the University of Texas School of Architecture and the Center for Sustainable Development, "Preserving Affordable Apartments in Austin- Case Study Analysis of the East Riverside/Oltorf Combined Neighborhood Planning Area", states "...existing affordable units represent a key irreplaceable element of the housing market supply"; and

WHEREAS, a 2007 study, "Preserving Austin's Multifamily Rental Housing- A Toolkit", by the University of Texas School of Law Community Development Clinic, outlines six policy tools and strategies used in U.S. cities and states that could be implemented in Austin as part of a comprehensive preservation policy, the six tools being Public Funding, Private Finance Tools, Tax Tools, Zoning and Land Use Policies, Regulatory Tools and a sixth multi-pronged strategy; and

WHEREAS, a report by Neighborhood Housing and Community Development (NHCD) in April 2008, "Preserving Affordable Housing in Austin; A Platform for Action", provided data and statistics, best practices and recommended strategies, and deemed preservation of affordable housing in Austin "an imminent crisis" due to the aging housing inventory in Austin; and

WHEREAS, the same report found that aging, unsubsidized rental housing constitutes the largest share of the city's affordable housing stock; and

WHEREAS, preservation of Austin's affordable housing stock is interwoven throughout the Imagine Austin Comprehensive Plan, highlighting its critical significance in the plan's Key Challenges for the Future, in the Core Principles for Action, as policies for both Housing and Land Use and Transportation, as a Housing and Neighborhood Priority Action, and as an opportunity in the envisioned Activity Centers and Corridors; and

WHEREAS, preservation of affordable housing promotes environmentally sound redevelopment as well as geographically dispersed and centrally located housing opportunities, touching on key priorities for the City of Austin; and

WHEREAS, the 2011 University of Texas Airport Blvd. Corridor Study developed a methodology for assessing existing affordable units in an area, made recommendations for programs to preserve the units, and demonstrated the particular importance of preservation in corridors that will be subject to redevelopment in the near future; and

WHEREAS, preservation of affordable housing is becoming increasingly critical as several subsidized project-based housing complexes are reaching the end of their required affordability period; and

WHEREAS, the City's scoring system used by NHCD to evaluate affordable housing proposals includes additional points for projects that preserve affordable housing; and

WHEREAS, there is an opportunity for NHCD to coordinate with Code Compliance's new program for proactive outreach to aging apartment buildings in Austin; and

WHEREAS, near-term affordable housing planning work is scheduled soon or underway, including a Housing Market Study, the Affordable Housing Financial Strategies Report and the 5-year Consolidated Plan; **NOW, THEREFORE**,

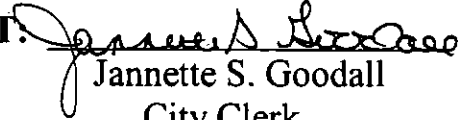
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Manager is directed to specifically address preservation of existing affordable housing as a component of the City's near-term planning efforts in affordable housing, including establishing a baseline of the aging multi-family housing stock, setting goals to support preservation, identifying opportunities to further preservation initiatives, and developing financial strategies for sustainable approaches to achieving preservation of affordable housing.

BE IT FURTHER RESOLVED:

The City Manager is further directed to work with stakeholders including organizations that can support planning and implementation efforts to further advance preservation initiatives, including the Austin Apartment Association, the Austin Board of Realtors and the Real Estate Council of Austin, HousingWorks Austin, in consultation with the Community Development Commission and the University of Texas, to develop recommendations for additional policies, programs and methodologies to

proactively address preservation of affordable housing in Austin, with a report provided to Council by February 28, 2014.

ADOPTED: May 9, 2013 **ATTEST:** 
Jannette S. Goodall
City Clerk