

RESOLUTION NO. 20140213-044

WHEREAS, since 2005, the City of Austin has worked to institute a Homestead Preservation District that could address affordability issues for homeowners; and

WHEREAS, in response to Council Resolution No. 20130627-072, using House Bill 3350, City staff identified five geographic areas of Austin that meet the criteria for designation as Homestead Preservation Districts as prescribed in HB 3350; and

WHEREAS, the potential districts include two Transit Oriented Development areas described as Saltillo and MLK Blvd., as well as the possible Riverside corridor; and

WHEREAS, if the City of Austin applies for Federal Transportation Administration funding, the City will benefit from having designated mechanisms along its transit corridor to assist with affordable housing; and

WHEREAS, a fundamental component of the Homestead Preservation District funding could be a Homestead Preservation Reinvestment Zone that includes tax increment financing (Homestead TIF); and

WHEREAS, if all viable areas are designated as Homestead Preservation Districts, a Homestead TIF may conflict with the City's TIF policy, but any final plan should ensure compliance with the TIF policy; and

WHEREAS, Neighborhood Housing and Community Development has developed an affordable housing financing strategy for Austin which broadly considers Homestead Preservation Districts as an element; and

WHEREAS, a full analysis of the funding strategies and their impact on the City of Austin is necessary to understand the potential benefits and impacts to our community; **NOW, THEREFORE,**

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

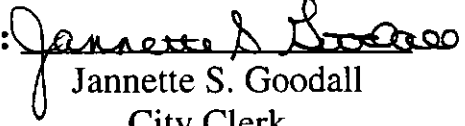
The City Manager is directed to develop a program plan, financing, and funding strategy for viable districts in the context of an overall affordable housing financing strategy. This strategy should include a market analysis study of each proposed district, using land use and market data information to project future property values. A proposed plan should include recommendations on using value capture and/or other funding tools to accomplish the Council's priorities.

BE IT FURTHER RESOLVED:

The City Manager is directed to develop criteria for determining whether land is unproductive, underdeveloped or blighted in order to comply with the existing TIF policy and also to identify publicly-owned property in the proposed districts and the intended use of the property.

BE IT FURTHER RESOLVED:

The City Manager is directed to report back to Council within 180 days.

ADOPTED: February 13, 2014 **ATTEST:** 
Jannette S. Goodall
City Clerk