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**Late Backup**

MS  
**Item No. 34**  
**3/27/2014**  
**Initiated by CM Riley**

**RESOLUTION NO.**

**WHEREAS**, the City of Austin supports affordable housing for low-income persons and provides funding to projects that meet certain requirements; and

**WHEREAS**, funds available to assist in development of low-income housing projects, including projects hoping to leverage city funds in order to receive tax credits from the Texas Department of Housing and Community Affairs, are awarded based on a variety of factors included in the Rental Housing Development Assistance (RHDA) application for financing; and

**WHEREAS**, the S.M.A.R.T. (Safe, Mixed-Income, Accessible, Reasonably-priced, Transit-Oriented) Housing Policy Initiative is designed to stimulate the production of housing for low and moderate income residents of Austin; and

**WHEREAS**, meeting S.M.A.R.T. Housing requirements is one of the threshold requirements for a project to receive funding through the Rental Housing Development Assistance (RHDA) application for financing, and that policy requires a project to be located within ½ mile of a bus route; and

**WHEREAS**, the current language that states projects should locate within ½ mile of a bus route does not ensure that all projects funded with city dollars provide their residents access to a transit stop within a reasonable distance and through a safe, walkable route; and

**WHEREAS**, a compact, connected Austin with improved transportation options is a priority program in the City's comprehensive plan,

Imagine Austin, and the City's Land Development Code is being revised to reflect those community priorities; and

**WHEREAS, the City is also currently developing the Analysis of Impediments to Fair Housing, which will analyze Austin's impediments to fair housing choice, such as access to transportation and walkability, and make recommendations on how to resolve those impediments; and**

**WHEREAS, the City is also working with the public and various stakeholders to develop the 2014-2019 Consolidated Plan which will detail how the City plans to invest its resources to meet Austin's ongoing needs for affordable housing, community development, economic development, and public services; and**

**WHEREAS, the Consolidated Plan will be presented to Council for approval in summer 2014; NOW, THEREFORE,**

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

The City Council initiates a code amendment to amend the "Transit" criteria related to the S.M.A.R.T. Housing Program requirements in City Code Section 25-1-703 (B) (4) to include language in the code requiring a project to be within ½ mile of a transit stop, measured by the actual travel distance, at the time the project is occupied, and requiring the route from the project to the transit stop to be accessible for pedestrians and people with disabilities.

**BE IT FURTHER RESOLVED:**

The City Manager is directed to gather input on the proposed amendment from stakeholders including the Community Development

Commission, affordable housing advocates, and housing developers. The code amendment process should include consideration of any potential exceptions or adjustments to the 1/2 -mile requirement. Staff should present all stakeholder feedback, and any alternative recommendations on strengthening the S.M.A.R.T. Housing Program transit requirement, at the same time as the draft code amendment.

**BE IT FURTHER RESOLVED:**

The City Manager is directed to consider alignment of the City's capital improvement funding with this strategy and policy.

**BE IT FURTHER RESOLVED:**

The City Manager is directed to bring the code amendment to City Council in conjunction with the 2014-2019 Consolidated Plan or as soon as possible thereafter.

**ADOPTED:** \_\_\_\_\_, 2014 **ATTEST:** \_\_\_\_\_

Jannette S. Goodall  
City Clerk