

RESOLUTION NO.

WHEREAS, the City of Austin’s Neighborhood Housing and Community Development Department’s recently released “Austin Strategic Housing Plan,” finds that “while 25% city’s households earn 60% MFI or below, only 15% of the city’s housing stock is affordable to them, forcing those households to compete with higher income households for a limited supply of housing;” and

WHEREAS, Neighborhood Housing and Community Development’s “Austin Strategic Housing Plan,” states that, “an adequate supply of housing affordable to people working all types of jobs is necessary to maintain a culturally rich, diverse, and livable city;” and

WHEREAS, Austin’s comprehensive plan, Imagine Austin, endeavors to achieve fair housing through several means including, but not limited to,:

- “Distributing a variety of housing types throughout the City to expand the choices available to meet the financial and lifestyle needs of Austin’s diverse population;” and
- “Creating complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to healthy food, schools, retail, employment, community services, and parks;” and

WHEREAS, the City of Austin’s Homestead Preservation District boundaries are based on the severity in which the residents within the boundaries are “extremely cost-burdened;” a term used to describe households that allocate more than the recommended 30% of household income towards housing costs; and

WHEREAS, inclusionary zoning is a potent tool used around the nation to create and expand the supply of affordable housing for low-income and moderate-income individuals; **NOW, THEREFORE**,

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

The City Council directs the City Manager to meet with stakeholders and provide a plan to initiate inclusionary zoning in Homestead Preservation Districts.

BE IT FURTHER RESOLVED:

The City Council directs the City Manager to conduct a comprehensive local real estate market analysis in order to reevaluate and provide recommendations to enhance affordable housing production by the City's existing SMART Housing policy and any changes to the City's density bonus programs in CodeNEXT.

BE IT FURTHER RESOLVED:

The City Council directs the City Manager to initiate a code amendment to require non-discrimination based on source of income as part of our voluntary SMART Housing and Density Bonus Programs.

BE IT FURTHER RESOLVED:

The City Council directs the City Manager to include new property taxes generated from formerly county-owned and state-owned land as funding for the City's Housing Trust Fund in order to ensure the City's Strategic Housing Plan and affordable housing goals are funded and viable.

BE IT FURTHER RESOLVED:

The City Council directs the City Manager to provide a recommendation on how to redevelop any City-owned land, including properties with existing facilities, for affordable housing.

BE IT FURTHER RESOLVED:

The City Council directs the City Manager to conduct a nexus study to determine whether a relationship exists between new residential and commercial development and the City's affordable housing needs. The study should be based on the number of employees occupying new developments, earnings of employees in new developments, the affordability gap between employees' earnings and available housing, and the cost of building affordable housing. If the study finds a relationship, the study should examine the potential market and economic impacts of various fee levels and the potential impact of various fee levels on prototypical commercial and residential development, including mixed use developments; and include recommended fee levels that will not deter development. The Council desires that the study be conducted by an outside firm with nationwide experience.

BE IT FURTHER RESOLVED:

The City Council directs the City Manager to initiate a stakeholder process and code amendments that reduce housing restrictions for lower-income and moderate-income homeowners who wish to add additional units or uses on their property so they can afford to stay on their property or for other low-income or moderate-income people to stay on the property; to consider an option for homeowners who are not lower-income or moderate-income to access reduced regulatory barriers if the reduction in barriers creates income-restricted affordable housing; and to provide a briefing to City Council on recommendations at the end of the stakeholder process. The regulations considered may include, but need not

be limited to, building structure requirements, lot size requirements, disaggregation, building height, and unit limits on a single site.

BE IT FURTHER RESOLVED:

The City Council directs the City Manager to provide recommendations on new City programs that would help low/moderate-income homeowners develop more on their property in order to stay in place, such as pre-approved designs for accessory units or financial support for the construction of accessory units.

BE IT FURTHER RESOLVED:

The City Council directs the City Manager to create goals to increase economic and racial integration in “high opportunity” areas and to slow displacement in more vulnerable neighborhoods; and to provide policy recommendations to achieve the goals, which could include, but should not be limited to, allowing for smaller housing and smaller lot sizes that support affordability in CodeNEXT, especially in less vulnerable areas, and setting aggressive targets for economic integration as part of our Strategic Housing Plan.

BE IT FURTHER RESOLVED:

The City Council directs the City Manager to present options to the City Council to create more diverse housing opportunities in areas where deed restrictions or other private covenants may have a disparate impact on low- to moderate-income communities or communities of color.

ADOPTED: _____, 2016 **ATTEST:** _____

Jannette S. Goodall
City Clerk