2.4.5. Include "historical need", meaning the length of time which an improvement has been listed in a plan or request as needed in the matrices used to make recommendations and priorities for use of any Capital Improvement Funds to include projects for utilities, streets, sidewalks and bridges, and parks.

2.4.6. We recommend the following provisions of the right to stay be included in CodeNEXT:

- Ensure there are effective avenues for resident involvement in decisions regarding increased non-residential uses permitted in residential areas or expanded approval by staff in addition to commissions or Council.
- Ensure that any projects that receive City of Austin funding do not offer exclusively market rate housing.
- Encourage modular/manufactured/mobile/tiny homes affordable to workforce families.
- ~~Ensure that the code offers a variety of funding models, such as voluntary density bonuses is embedded in the new code but that development is open to other models, including those suggested in this report.~~
- Ensure that no one funding model, such as voluntary density bonuses, is embedded in the new code, but rather that development is open to a variety of models, including those suggested in this report.

2.4.7. In order to develop in contained, context sensitive matter and ensure new development addresses gentrification, we suggest the City of Austin consider policies to mitigate gentrification. Examples of these policies could include:

- Enacting a temporary moratorium on all rezoning cases and demolition permits for single-family and multi-family homes within the East Austin Homestead Preservation Districts and the Black Cultural Heritage District while the City considers its official position on gentrification and implements short term initiatives for slowing down gentrification in those areas; or
- Enacting a temporary moratorium on rezoning and demolition of any structure deemed to either be individually eligible or contributing to the historic nature of the East Austin area covered in the City of Austin Historic Resources Survey of 2015 pending review by the City of Austin Historic Preservation Commission as well as the required planning and zoning bodies. This effort is consistent with the Imagine Austin Comprehensive Plan which sets forth preservation as a key goal for the city.

2.5. Ensure Affordability in High Opportunity Areas

Over the past decade, the City of Austin has spent a substantial amount of time and resources studying access to opportunity and the dispersion of affordable housing. When the City of Austin brought together a diversity of stakeholders in 2006 to study ways in which to incentivize affordable housing throughout the community (the Affordable Housing Incentives Task Force), City Council adopted many (but not all) of the resulting recommendations. City Council enthusiastically embraced the Task Force's recommended core values of long-term affordability, deeper affordability, and geographic dispersion to be guiding principles for policy decisions. However, these values have yet to be fully realized.

Indeed, several developers and non-profit leaders in our group noted that even when some units are available in areas outside East Austin, people of color and other poor families may not be interested in moving to these areas due to the lack of public transportation, affordable grocery stores and health care, and other working neighborhood services.

Building on the work of a variety of task forces and working groups over the past decade – and bolstered by the professional recommendations which are listed in the References section, the following recommendations are timely and have the potential to advance integration, diversity, and inclusion in the City of Austin: