

RESOLUTION NO.
Displacement due to Gentrification Task Force Resolution

WHEREAS, the City of Austin needs to address displacement caused by gentrification in a comprehensive, broad, and systematic, intentional manner; and,

WHEREAS, individuals, residents, families and business owners have unique stories regarding displacement resulting in gentrification; and,

WHEREAS, the recently approved City of Austin Strategic Housing Blueprint provides a commitment to preserve goals for affordable housing in each City Council district to ensure there is income accessible affordable housing throughout the City; and,

WHEREAS, Austin residents have long advocated for a comprehensive plan to address mass displacement with clear strategies to prevent further displacement; and,

WHEREAS, a focus of the Mayor's Task Force on Institutional Racism and Systemic Inequities holds past public policy actions and inactions accountable for racially discriminatory practices and policies resulting in housing segregation and displacement driven by gentrification and recommends several policies to remedy the resulting inequitable status quo; and

WHEREAS, strategies to limit displacement require community participation, policy expertise and an allocation of resources and/or legislative actions for each strategy;

NOW, THEREFORE,

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

The City Council creates a citizens' task force to review and recommend the specific strategies in five categories of action, which include (1) preserving and expanding the supply of affordable housing; (2) controlling land for community development; (3) preserving and growing small businesses and cultural assets; (4) income and asset creation by providing needed services – childcare, transportation, a basic retail sector, access to health care, and employment opportunities – as a precondition for success; and (5) financing strategies to provide community-specific ways to fund the other four categories of action. The task force will commit to a 9-month process that will culminate in identifying sources of information that will reveal the depth of the problem in our communities, set metrics and goals, and give preliminary recommendations for displacement prevention. The task force will be referred to as “Citizens’ Anti-Displacement Task Force”.

The task force will consist of 17 members. The Mayor and each Council Member will appoint one member to the task force and the Mayor will appoint 6 additional members as stipulated in Chapter 2-1 (*City Boards*). The members appointed by the Mayor and City Council will consist of a racially, demographically, and geographically diverse body of:

- Housing and tenant advocates – one appointee
- Non-profit housing development – one appointee
- Representatives of the development industry – one appointee

- Affected persons who have experienced or are experiencing displacement – six appointees
- Urban Studies and Planning expertise and experience in displacement and gentrification and implementing equitable inclusive development strategies – one appointee
- Housing Finance expertise and experience in rental housing finance and homeownership and affordable and subsidized housing – one appointee
- Land Use expertise and experience in historic preservation and landmarks, zoning, and development rights – one appointee
- Neighborhood conditions expertise and experience in economic development, health, racial/ethnic segregation, schools and education and crime – one appointee

The additional 6 task force members appointed by the Mayor will consist of members who have not been appointed representing the various fields and competencies.

The task force will be subject to Chapter 2-1 (*City Boards*); will meet at least once a month for ten months; and be charged with assessing the growing loss of rental and owned units, quantifying the problem, and then reporting back to the Council with a set of recommendations for consideration and possible adoption in August of 2018. The task force will submit an in-progress report back to the community and Council after three months and submit a preliminary report to the Council after six months. The task force will expire upon the completion of its assigned task(s).

BE IT FURTHER RESOLVED:

The Council finds that the task force will need assistance from the City Manager. The Council requests the City Manager provide resources to compile data for the task force that includes housing losses due to demolition, condominium conversion, speculative sale, abandonment, increased home prices and rents, and provide other indicators of housing loss and/or displacement drawing from available data.

BE IT FURTHER RESOLVED:

The City Auditor is directed to review all City work to date involving policy and program recommendations related to displacement and gentrification and determine their implementation status. The City Auditor will submit their findings to the task force within 90 days.

BE IT FURTHER RESOLVED:

The City Manager is directed to solicit proposals from outside expertise to inform the task force with technical expertise. The consultant should be able to research, develop, or otherwise provide technical expertise with displacement and gentrification strategies, and to facilitate research concerning displacement. The consultant shall regularly communicate with the task force to allow each to inform the work of the other. The consultant shall provide the task force with a tool box of policies and programs where efficacy of anti-displacement tools have been proven and research of key issues affecting displacement and gentrification.

ADOPTED: _____, 2017

ATTEST: _____

Jannette S. Goodall
City Clerk