

RESOLUTION NO. 20170817-053

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, the City Council has passed multiple resolutions and initiated work related to affordable housing preservation and other anti-gentrification efforts; 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 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 10-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 “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 4 task force members appointed by the Mayor will consist of members who have not been appointed representing the various fields and competencies, seniors, persons with disabilities, and local government policy expertise and experience in regulatory policy concerning development and housing.

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. To assist the task force with its work, 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; and to provide information to the task force about previously adopted Council Resolutions with the related responses from the City Manager, including those recommended in the Mayor's Task Force on Institutional Racism and Systemic Inequities. A partial list of previously adopted Council Resolutions is attached to this Resolution as Exhibit A.

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.

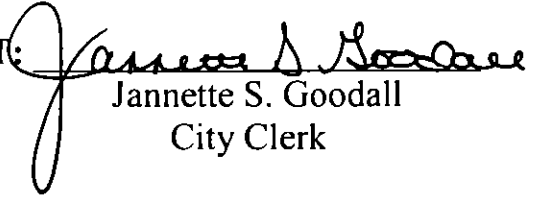
BE IT FURTHER RESOLVED:

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: August 17, 2017

ATTEST:



Jannette S. Goodall
City Clerk

EXHIBIT A – Partial List

Previous Work on Tenant Displacement

Resolution No. 20121101-039 Approve a resolution directing the City Manager to seek input from interested community stakeholders regarding desirable components of an integrated emergency tenant displacement response plan for rental residents and to communicate the placement response plan for rental residents and to communicate the plan once finalized to applicable constituencies.

Resolution No. 20121108-059 Approve a resolution directing the City Manager to work with the Community Development Commission and stakeholders to develop recommendations regarding relocation standards and to identify the feasibility of and mechanisms for implementing these standards in zoning and demolition permit applications.

Resolution No. 20151112-027 Approve a resolution initiating code amendments related to relocation requirements for developments that will result in displacement of tenants.

Ordinance No. 20160901-050 Conduct a public hearing and approve second and third readings of an ordinance amending City Code Title 25 to establish requirements for tenant notification and tenant relocation assistance for certain multi-family and mobile home projects.

Previous Work on Affordable Housing Preservation and Creation

Resolution No. 20090312-021 Approve a resolution adopting a joint resolution that authorizes the Joint Committees of the Austin Independent School District, Travis County, and the City to develop policies and recommendations that are supportive of families and children; and neighborhoods and schools.

Resolution 20111215-058 Approve of a resolution directing the City Manager to work with the Community Development Commission and other stakeholders to develop recommendations for additional strategies of achieving geographic dispersion of affordable housing and directing the City Manager to brief the City Council regarding those recommendations by March 27, 2012.

Resolution No. 20130509-031 Approve a resolution directing the City Manager to establish baseline information, goals, opportunities and sustainable strategies for preserving affordable housing stock and to work with stakeholders to develop

recommendations to Council to proactively address preservation of affordable housing.

Resolution No. 20140417-058 Approve a resolution directing the City Manager to conduct a parking occupancy study of the parking lot serving the Terrazas Branch of the Austin Public Library and to make excess capacity available to the public at large or nearby businesses, and to work with the neighborhood on ways to use the property more efficiently in the long term, such as for affordable housing or other uses, while integrating parking for that library branch.

Resolution No. 20141016-028 Approve a resolution directing the City Manager to report back to Council with a timeline for the implementation of strategies to promote the development of family-friendly housing in the City based on recommendations made by the School and Family Work Group, which was created by the Joint Subcommittees of the Austin City Council, Austin Independent School District Board of Trustees, and Travis County Commissioners' Court.

Resolution No. 20141016-034 Approve a resolution endorsing the report, Taking Action: Preservation of Affordable Housing in the City of Austin with the goal of preserving 20,000 affordable housing units, and directing the City Manager to implement the report's recommendations to achieve this goal as appropriate.

Resolution No. 20151210-030 Approve a resolution related to CodeNEXT, affordable housing options, and fair housing choice.

Resolution No. 20160407-024 Approve a resolution directing the City Manager to explore the feasibility of increasing the use of bond funds for permanent affordable housing and develop recommendations for increasing home ownership opportunities.

Resolution No. 20170126-038 Approve a resolution regarding demolished market-affordable units.

Resolution No. 20170413-024 Approve a resolution relating to procedures for implementing affordable housing goals in the Austin Strategic Housing Plan

Resolution No. 2017413-025 Approve a resolution relating to preserving and creating affordable housing along certain priority corridors.

The University of Texas School of Law Community Development Clinic's 2007 Report, "Preserving Austin's Multifamily Rental Housing: A Toolkit"

Families and Children’s Task Force 2008 Report

HousingWork’s 2014 Report, “Taking Action: Preservation of Affordable Housing in the City of Austin”

Liveable City’s 2016 Report, “Reclaiming Affordability in Today’s Austin” Report

2016 East Austin Historic Survey

Mayor’s Task Force on Institutional Racism and Systemic Inequities Report

Controlling Land for Community Development

Resolution No. 20081016-038 Approve a resolution directing the City Manager to evaluate the feasibility of establishing a citywide Land Bank Program in order to acquire, hold, and transfer unimproved real property and expand affordable housing opportunities by acquiring additional available properties throughout the City of Austin.

Resolution No. 20081106-049 Approve a resolution requesting that the City Manager identify City real property suitable for single family affordable housing opportunities, and direct the Neighborhood Housing and Community Development Department to notify non-profit and for profit residential developers of the availability of General Obligation Affordable Housing Bond proceeds for assistance in developing single family structures for affordable housing.

Resolution No. 20120202-15 Approve a resolution directing the City Manager to work with the Community Development Commission and representatives of community housing development corporations (CHDOs) and other eligible non-profit organizations to implement a process for evaluation and consideration of CHDOs and other non-profit organizations as community land trusts and report back to the Council on the status of implementation of the process by April 5, 2012.

Resolution No. 20130117-054 Approve a resolution directing the City Manager to evaluate the feasibility of using the City-owned property located at 6909 Ryan Drive for a pocket park and model energy efficient, affordable, and family-friendly multi-family development and to conduct community outreach before moving forward with any long-term plans for this property.

Resolution No. 20140807-106 Approve a resolution directing the City Manager to work with community members to develop goals and a vision for use of the City-owned property located on the northeast corner of South Pleasant Valley Road and East William Cannon Drive.

Resolution No. 20140417-049 Approve a resolution directing the City Manager to identify City-owned properties suitable for development of affordable housing and provide this inventory to the City Council by June 12, 2014.

Resolution No. 20140626-100 Approve a resolution directing the City Manager to convene community meetings to discuss development ideas for the 411 Chicon Street site and prepare analyses for Council resulting from the community meetings.

Resolution No. 20161013-005 Approve a resolution directing the City Manager to explore partnership opportunities between the City of Austin, Austin Independent School District, and Travis County for affordable housing and other development projects.

Resolution No. 20161013-008 Approve a resolution directing the City Manager to identify properties within the City's real estate portfolio suitable for development as affordable housing, mixed use housing developments, and emergency shelter.

Resolution No. 20161208-007 Approve a resolution supporting a proposal by Foundation Communities, Inc. for the development of affordable housing on surplus property owned by the Austin Independent School District and currently known as the Allan Center, located at 4900 Gonzalez Street.

Resolution No. 20170323-052 Approve a resolution directing the City Manager to evaluate and explore the options available for repurposing the properties at 1215 Red River Street and 606 East 12th Street, which were previously occupied by HealthSouth.

Preserving and growing small businesses and cultural assets

Resolution No. 20031120-050 Approve a resolution directing the City Manager to conduct a study concerning the effects of big box retail centers on the local economy, small businesses, and wages.

Resolution No. 20041202-058 Approve a resolution adopting the City's M/WBE Mueller Outreach Plan for marketing and outreach efforts to encourage and maximize opportunities for minority and women business participation in the Mueller Property (formerly the Robert Mueller Municipal Airport).

Resolution No. 2005428-043 Approve a resolution adopting a program for economic and community development, entitled the Community Preservation and Revitalization Zone Program, for an area bounded by IH-35 from Manor Road to Riverside Drive, Riverside Drive from IH-35 to State Highway 71, State Highway 71 from Riverside Drive to US Highway 183, US Highway 183 from State Highway 71 to Manor Road, and Manor Road from US Highway 183 to IH-35; and directing the City Manager to undertake specific actions to support affordable housing and small business development in the Community Preservation and Revitalization Zone.

Resolution No. 20060608-074 Adopt a resolution setting eligibility criteria for the Small Business Assistance Fund for businesses located within the Community Preservation and Revitalization Zone.

Resolution 20080131-080 Approve a resolution directing the City Manager to develop a pilot plan, including a cost assessment for implementation and continuation, to assist small local retail businesses considering expanding to multiple sites, and to bring the plan back to Council within 60 days.

Resolution No. 20100624-084 Approve a resolution directing the City Manager to establish a stakeholder group to develop a workforce development program that could incorporate classroom learning and on-the-job training in Austin's small businesses, and apply for appropriate grants to implement a pilot program.

Resolution No. 20100624-077 Approve a resolution directing the City Manager to review all City policies, programs and procedures for servicing and supporting locally-owned businesses and to deliver a report and make policy recommendations within 120 days to City Council to enhance the City's efforts to facilitate the growth of locally-owned businesses.

Resolution No. 20120308-035 Approve a resolution directing the City Manager to develop a pilot multi-track workforce development program for residents in the East 11th and 12th Streets area.

Resolution No. 20120405-047 Approve a resolution directing the City Manager to investigate the creation of an incentive program for small local businesses, as well as other initiatives, as recommended by Austin Independent Business Alliance and report back to Council on options.

Resolution No. 20120524-015 Approve a resolution creating the Family Business Loan Program, a public-private partnership loan program designed to fund small business expansions that will create jobs, and approving program guidelines.

Resolution 20121213-064 Approve a resolution directing the City Manager to implement various recommendations related to the City's support of Austin's small local businesses.

Resolution No. 20131024-055 Approve a resolution directing the City Manager to explore the feasibility of creating a guaranteed loan program, including a collateral pool for small businesses and minority- and women owned businesses (MBE/WBEs) that contract with the City directly, or through companies that contract with the City or have chapter 380 economic incentive agreements with the City.

Resolution No. 20140612-072 Approve a resolution supporting the development of cooperative businesses and directing the City Manager to convene stakeholders and to develop recommendations that detail ways the City can promote the development of new and existing cooperative businesses, commonly referred to as co-ops.

Resolution No. 20160303-019 Approve a resolution directing the City Manager to conduct a comprehensive review of the City's music and creative ecosystem, and return to City Council in ninety days with options and needed resources, such as development changes, financial partnerships and research to address the continued and future success of all aspects of the City's music and creative ecosystem.

Resolution No. 20170209-033 Approve a resolution directing the City Manager to provide information and options to fund and complete work on various landmarks and projects in the eastern area of downtown Austin.

Resolution No. 20170302-034 Approve a resolution directing the City Manager to develop recommendations for reforming the City's economic development incentives policies.

Mayor's Task Force on Institutional Racism and Systemic Inequities Report

Financing strategies to provide community-specific ways to fund the other four categories of action.

Resolution No. 20160616-030 Approve a resolution providing additional direction to the City Manager with respect to the management of the Housing Trust Fund.

Resolution No. 20161006-050 Approve a resolution directing the City Manager to create a housing lending advisory group to develop recommendations for programs to provide new lending tools for current and new homeowners and report back to Council.

Resolution No. 20161103-045 Approve a resolution directing the City Manager to develop a process for coordinating with other governmental and quasi-governmental entities to strategically leverage real estate opportunities to advance community policy priorities.

Resolution No. 20161215-031 Approve a resolution authorizing the City Manager to fund a pilot program for employer-assisted housing.

Resolution No. 20170216-040 Approve a resolution directing the City Manager to bring forward a specific proposal or proposals for creating an entity or entities capable of structuring public-private partnerships to assist in accomplishing the priority projects and goals of the City.

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

Childcare

Resolution 20060420-055 Approve a resolution directing the City Manager to create a staff task force to recommend ways to improve childcare options during nights and weekends for City of Austin employees.

Resolution No. 20160414-004 Approve a resolution directing the City Manager to develop recommendations and funding options for Child Care Continuity Services during the Fiscal Year 2016-2017 budget process.

Resolution No. 20161103-047 Approve a resolution relating to community meetings and on-site supervision for children.

Transportation

Resolution No. 20140327-037 Approve a resolution directing the City Manager to create a Housing/Transit/Jobs Action Team that will evaluate and recommend City programs and policies in light of the Federal Transit Administration (FTA) New Starts Program criteria in anticipation of applying for FTA New Start funding.

Resolution No. 20140515-031 Approve a resolution directing the City Manager to initiate a study to examine transportation issues that arise for areas around co-located and/or adjoining schools and to develop recommendations to address identified problems.

Resolution No. 20141211-112 Approve a resolution establishing the goal of the City becoming a leader in public infrastructure adaptation of autonomous vehicle technology, and directing the City Manager to report on policy and infrastructure adaptation opportunities that support autonomous vehicles and potential funding sources and partnerships.

Resolution No. 20160414-004 Approve a resolution directing the City Manager to develop recommendations for a transit priority policy.

Resolution No. 20170406-031 Approve a resolution directing the City Manager to identify funding options for connectivity improvements on La Loma Trail and conduct a community-driven planning process regarding the preservation of the City-owned Red Bluff Tract for public use.

Resolution No. 20160519-041 Approve a resolution directing the City Manager to identify strategies to support companies seeking to expand an existing or new business to meet the demand for transportation options.

Resolution No. 20160211-017 Approve a resolution directing the City Manager to initiate a public involvement process regarding potential transportation projects and funding options.

Healthcare

Resolution No. 20100422-037 Approve a resolution creating the Hispanic/Latino Community Oversight Team and appointing members.

Resolution No. 20130822-086 Approve a resolution supporting Huston-Tillotson University's initiative to create a wellness center for east Austin and directing the city manager to keep council apprised of opportunities to partner with Huston-Tillotson University in this endeavor.

Resolution No. 20131121-050 Approve a resolution endorsing the Community Health Improvement Plan (CHIP) and directing the City Manager to pursue strategies with its CHIP partners to implement the Community Health Improvement Plan.

Resolution No. 20131121-051 Approve a resolution directing the City Manager to work with partners and stakeholders in the community to gather and prepare data, solicit recommendations, and report to the Public Health and Human Services Council Committee, City Council, and other commissions and stakeholders on how to fulfill the CHIP priority goal to establish a Healthy Food Zone ordinance.

Resolution No. 20140417-055 Approve a resolution declaring that freedom from domestic violence is a fundamental human right, directing the City to incorporate this principle into its policies, and requesting that the Austin/Travis County Family Violence Task Force study the issue and report periodically to the council.

Resolution No. 20140626-094 Approve a resolution directing the Commission for Women to engage with the Women's Engagement Group, a group of public stakeholders, hosted by the Central Health Board of Managers Ad Hoc Women's Health Committee, to support opportunities for dialogue on the provision of women's health services, and report back to Council with a status of the efforts.

Employment Opportunities

Resolution No. 20081016-012 Approve a resolution declaring the city's commitment to increase job opportunities for individuals with criminal records by removing criminal conviction questions from initial employment screening documents.

Resolution No. 20110825-074 Approve a resolution expressing the City of Austin's support for Workforce Solutions' proposed Veterans Resource Center and related grant application to the Texas Veterans Commission.

Resolution No. 20140417-051 Approve a resolution directing the City Manager to report back to Council with an implementation plan to require pay equity reporting for entities that contract with the City by providing reports on compensation data paid to employees by race and gender.

Resolution No. 20150521-025 Approve a resolution directing the City Manager to convene a working group to develop recommendations related to the use of conviction history in hiring (fair chance hiring practices) by private employers in the City of Austin.

Resolution No. 20160324-014 Approve a resolution concerning ways to strengthen protections for city employees from workplace discrimination, harassment, and retaliation.

Resolution No. 20161201-018 Approve a resolution amending the City's Personnel Policies to revise definitions regarding discrimination, harassment, sexual harassment, retaliation, and employee conduct.

Gentrification

Resolution No. 20020627-105 Approve a resolution to create a task force comprised of members from the Planning Commission, Zoning and Platting Commission, Historic Landmark Commission and Community Development Commission, to consider and make recommendations regarding gentrification implications of Historic zoning in East Austin within 90 days; and providing that during the period of review by the task force, the City Council shall postpone consideration of historic zoning cases for property within the area bounded IH-35, Manor Road, Highway 183, and Town Lake.

Mayor's Task Force on Institutional Racism and Systemic Inequities Report