

## **RESOLUTION TO EXPAND USE OF NEIGHBORHOOD CONSERVATION COMBINED DISTRICTS AND HISTORIC DISTRICTS**

**WHEREAS**, the Neighborhood Conservation Combining District (NCCD) is a well-known tool sanctioned by the State of Texas and used by numerous cities across the country to create conservation districts to preserve neighborhoods; and

**WHEREAS**, the NCCD tool may be used in tandem with the City's Historic District tool throughout Austin, Texas to alleviate gentrification, displacement, economic and racial segregation, and demolition of low income affordable housing, as well as to promote lower income neighborhoods affordability, preservation, and conservation, particularly in East Austin; and

**WHEREAS**, the NCCD tool may specify district zoning requirements to achieve these purposes by limiting floor to area ratio (F.A.R), square footage, building height, setbacks, compatibility, and site area requirements along with other specific property requirements that prevent demolition and displacement, and the Historic District tool's design guidelines would complement the zoning requirements for the NCCD's conservation purposes; and

**WHEREAS**, previously the NCCD tool was misapplied in East Austin to promote urban "redevelopment" and displacement of low income people of color by the City, instead of being used as a conservation tool to maintain lower-income communities and diversity; and

**WHEREAS**, the NCCD and the Historic District tools would provide flexible, but more consistent standards for conservation and "redevelopment" that would suit the character of the districts' areas and neighborhoods; **NOW, THEREFORE,**

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

The City Council directs the City Manager to develop and present to the City Council for adoption within 60 days a comprehensive plan, budget, and ordinance to:

- To support vigorously and apply through specific requirements these two tools to help conserve and preserve our neighborhoods and prevent gentrification and displacement;
- To provide immediately before it is too late the financial resources and professional assistance needed to neighborhoods, to create historic districts and NCCDs by no later than the end of calendar year 2018 to prevent further displacement and demolition, particularly in East Austin.;
- To apply through the Equity Office a comprehensive equity analysis and tools by July 2018 to East Austin to alleviate gentrification and displacement, while protecting the people who live there now through additional affordability, conservation, and preservation programs.