Exhibit C

RESOLUTION NO. 20170413-025

WHEREAS, the loss of affordable housing for low- and moderate-income families and residents is one of the biggest challenges facing Austin today; and

WHEREAS, the City has a strong financial and social interest in preserving as much existing affordable housing as possible; and

WHEREAS, the Imagine Austin Comprehensive Plan states as one of its key challenges for the future "encouraging the preservation of affordable housing in neighborhoods across the city and in activity centers and corridors"; and

WHEREAS, various past efforts have directed the City Manager to assess existing affordable housing and to identify strategies for its preservation, including Resolutions No. 20130509-031, 20141016-034, and 20170126-038 and reports such as the City's 2008 Affordable Housing Preservation Study and HousingWorks's 2014, "Taking Action: Preservation of Affordable Housing in the City of Austin"; and

WHEREAS, these efforts adopted goals for affordable housing preservation and identified strategies such as the creation of an Affordable Housing Preservation Strike Fund and zero- or low-interest loan programs for housing acquisition and rehabilitation; and

WHEREAS, if the City Council approves the Austin Strategic Housing Plan, it would be the first comprehensive effort to align resources to create and preserve affordable housing; and

WHEREAS, the Strategic Housing Plan proposes that 25 percent of new

and preserved affordable housing units be located within ¼ mile of high-frequency transit; and

WHEREAS, a recent presentation by HousingWorks to the CodeNEXT Advisory Group showed that the vast majority of Austin's existing affordable housing – 65,000 units – is unsubsidized older housing, compared to 21,500 subsidized units; and

WHEREAS, Resolution 20160818-074 authorizing the special election for $700 million in mobility bonds directed the City Manager to include recommendations that preserve existing affordable housing and local businesses and exploring opportunities for new affordable housing along the corridors in the "Corridor Construction Program"; and

WHEREAS, past corridor plans developed without affordable housing goals or strategies for preservation in place ahead of time resulted in significant loss of existing affordable housing; and

WHEREAS, federal transportation funding competitions reward cities that are actively working to preserve access to transit corridors for low-income residents, and the City's Housing-Jobs-Transit Action team is working to coordinate activities and align goals; and

WHEREAS, The University of Texas, along with assistance from researchers from Fregonese Associates and Cornell University, have developed a Corridor Housing Preservation Tool within Envision Tomorrow which aggregates various datasets to help local and regional governments understand existing affordable housing conditions along transit corridors and to assess the scale of displacement that could occur; and

WHEREAS, the Corridor Housing Preservation Tool allows cities to proactively address and identify preservation strategies to prevent the displacement of low-income renters who live in market rate affordable units and are transit-dependent; and

WHEREAS, the Corridor Housing Preservation Tool currently provides data on how eight Austin corridors area (Burnet, Crestview, Manor, North Campus, Riverside, South Congress, South Lamar, and West Austin) compare in terms of the job access they provide to low-wage workers via transit, the existing stock of affordable housing vulnerable to loss through redevelopment or expiring subsidies, and the intensity of current market pressure; and

WHEREAS, efforts have begun to implement a privately managed affordable housing strike fund (Strike Fund) which could purchase market affordable properties at risk of demolition or redevelopment; and

WHEREAS, the Corridor Housing Preservation Tool could help guide financial investments and other public interventions to the properties along corridors most at risk for becoming less affordable, and in doing so, help work toward ensuring that Austin stays as affordable as possible for low wage workers such as bus drivers, musicians, service industry workers, daycare providers, and the many other individuals who are vital to our community's continued success; **NOW, THEREFORE,**

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

The City Manager is directed to consider using the Corridor Housing Preservation Tool to help assess current conditions and set corridor-specific numeric goals for the creation and preservation of affordable housing for corridors

throughout Austin, beginning with those corridors that will receive funding through the 2016 Mobility Bond.

BE IT FURTHER RESOLVED:

Using the Strategic Housing Plan and other preservation reports and plans as the foundation, the City Manager is directed to identify any additional resources or strategies for leveraging transportation and infrastructure investments and coordinating with the Strike Fund to retain and create affordable housing along Austin's corridors.

BE IT FURTHER RESOLVED:

The City Manager is further directed to report at least twice per year on the provisions contained within the resolution so that Council can be apprised of where development is occurring along corridors and what progress the City is making toward meetings its goals for affordable housing in those areas.

ADOPTED: April 13, 2017 **ATTEST:** Jannette S. Goodall

Jannette S. Goodall
City Clerk

Exhibit D

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

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

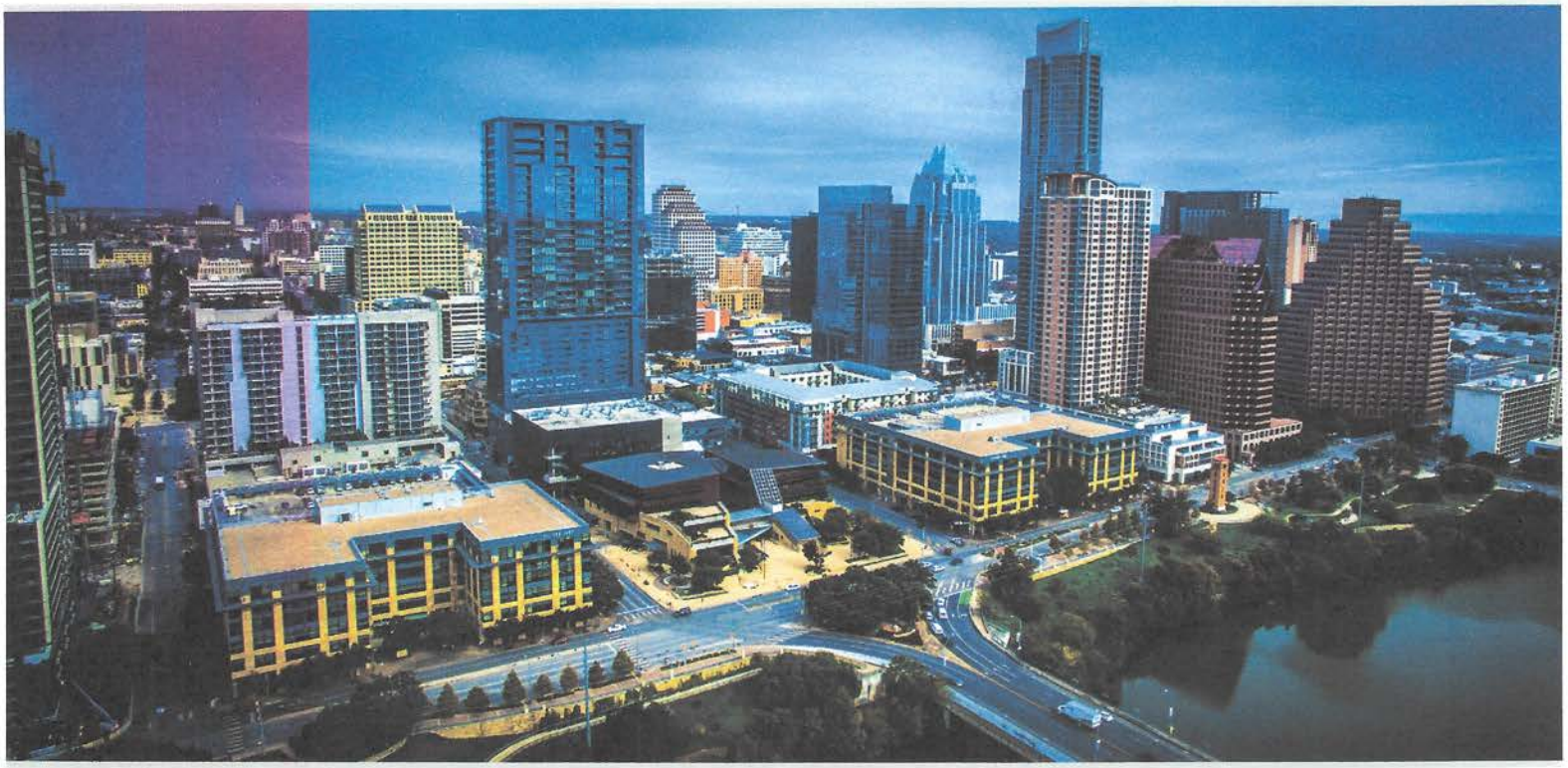
Exhibit E

City of Austin
Office of the City Auditor

Special Report

City Efforts to Address Displacement and Gentrification

January 2018



We identified 541 recommendations and resolutions issued between 2000 and August 2017 related to displacement and gentrification. After compiling this inventory, we determined that 133 of these recommendations and resolutions have a direct effect on displacement and gentrification and are actionable. As of January 2018, 56 of these 133 recommendations and resolutions are presumed implemented or reported as implemented. Four were reported as not implemented. The status of the remaining 73 direct and actionable recommendations and resolutions is unknown at this time.

As we completed this special request, we noted two themes related to the development and tracking of recommendations. Specifically, some recommendations contain language that makes it difficult to implement the recommendation as they are not specific, measurable, and actionable. In addition, many recommendations are not currently tracked.

Contents

Objective and Background 2
What We Learned 3
Appendix A - Summary of Task Force Recommendations 7
Appendix B - Summary of Community Report Recommendations 9
Appendix C - Summary of Commission Recommendations 12
Appendix D - Summary of Audit Recommendations 14
Appendix E - Summary of Council Resolutions 18
Scope and Methodology 33

Cover: Aerial view of downtown Austin, iStock.com/RoschetzkyIstockPhoto

Objective

The objective of this project was to determine the status of City policy and recommendations related to displacement and gentrification in the City.

Background

Recent City Council discussions and media reports indicate there is concern that the City of Austin is facing a sharp population growth and rapidly rising home values, especially in areas historically occupied by low-income families. In addition, many moderately and lower priced homes in the City have been demolished and are being replaced by more expensive properties and developments. Pressures from rising housing prices and decreasing affordable housing options may be contributing to the displacement of long-time residents and small businesses, particularly in east Austin.

The observed conditions have been characterized as gentrification and involuntary displacement. Gentrification occurs when higher income residents displace lower income residents of a neighborhood, changing the character and culture of that area. Involuntary displacement happens when a resident can no longer afford to stay in his or her home. It also happens when a business closes because it is either "priced out" of an area or its customer base is involuntarily displaced.

Over the years, a significant number of resolutions have been passed and numerous recommendations aimed at minimizing the impact of gentrification and displacement in Austin were made. In August 2017, Council directed the City Auditor and City Manager to review City work involving policy and recommendations related to gentrification and displacement. Council further directed the City Auditor and City Manager to determine the recommendation and resolution implementation status, and provide the results to the Anti-Displacement Task Force.

Further, City Council charged the Anti-Displacement Task Force with reviewing these resolutions and recommendations, and recommending specific strategies to address gentrification and involuntary displacement in five categories of action. These categories are:

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. assisting income and asset creation by providing needed services; and
5. financing strategies to fund the other four categories of action.

What We Learned

In total, we found 541 recommendations and resolutions related to displacement and gentrification. The sources of these recommendations are summarized in Exhibit 1. (See Appendix A for recommendations from task forces, Appendix B for recommendations from community reports, Appendix C for recommendations from commissions, Appendix D for recommendations from the Office of the City Auditor, and Appendix E for the Council resolutions).

Exhibit 1: Recommendations and Resolutions by Source

Source	#
Council Resolutions	222
Task Force Recommendations	97
Community Reports	88
Commission Recommendations	77
Audit Recommendations	57
Total	**541**

SOURCE: OCA analysis of recommendations and resolutions relating to displacement and gentrification, January 2018.

We categorized our results using the five categories of action described in the Background section. Because we identified 209 recommendations that did not fit in these five original categories, we added three additional categories: recommendations for planning and approach, recommendations for process improvements, and recommendations for monitoring City activities related to gentrification and displacement. See Exhibit 2.

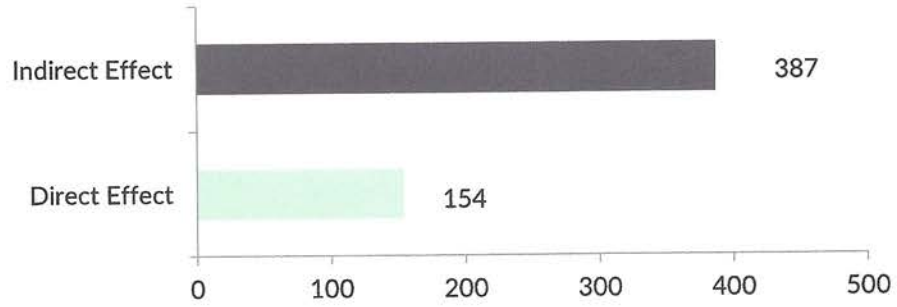
Exhibit 2: Recommendations and Resolutions by Strategy

Strategy	#
Recommendations for planning and approach	155
Preserving and expanding the supply of affordable housing	152
Financing strategies	116
Recommendations for process improvements	33
Controlling land for community development	33
Preserving and growing small businesses	27
Recommendations for monitoring	19
Income and asset creation	6
Total	**541**

SOURCE: OCA analysis of recommendations and resolutions relating to displacement and gentrification, January 2018.

We further categorized the recommendations and resolutions by whether they had a direct or indirect effect on gentrification and displacement. See Exhibit 3. We defined a recommendation or resolution as having a "direct effect" if it clearly and immediately impacts the population experiencing gentrification and displacement. For example, the creation of affordable housing units would be a direct effect. A recommendation with an indirect effect, on the other hand, would be something that is designed to support direct efforts. An example of an indirect recommendation might be increasing funding for City staff assigned to a particular program or a recommendation designed to affect a broad population (such as all Austinites).

Exhibit 3: Recommendations and Resolutions by Effect Category



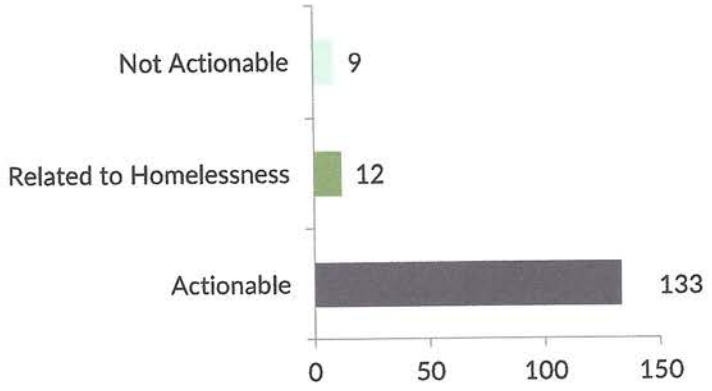
SOURCE: OCA analysis of recommendations and resolutions relating to displacement and gentrification, January 2018.

We also observed that 12 of these direct effect recommendations are related to homelessness and removed these from our inventory of recommendations and resolutions because these will likely be addressed by the recently established City Homelessness Task Force.

Finally, we reviewed the 154 recommendations and resolutions categorized as having a direct effect, and further divided them into two subgroups: those that were immediately actionable and those that are not actionable. We defined not actionable as recommendations that do not appear to be legal, are not implementable as worded, or would require significant additional clarification to be acted upon. Most recommendations were identified as "actionable" following this analysis with only 9 categorized as "not actionable" (see Exhibit 4). Examples of recommendations that appeared to have a direct effect on gentrification or displacement, but are not actionable are:

- *"The City should maximize tax incentives for preservation".* This is too broad as worded.
- *"We recommend a mandatory linkage fee to fund creating and preserving substantial affordable housing, based on the Denver model. Based on current projections and 2015 data, if Austin were to implement a linkage fee of $2 per square foot, it could raise $60 million annually for the fund, which could create 400 housing units at $150,000 each."* This cannot be implemented because State legislation passed in 2017 prohibited municipalities from instituting linkage fees.

Exhibit 4: Direct Effect Recommendations and Resolutions by Readiness for Action

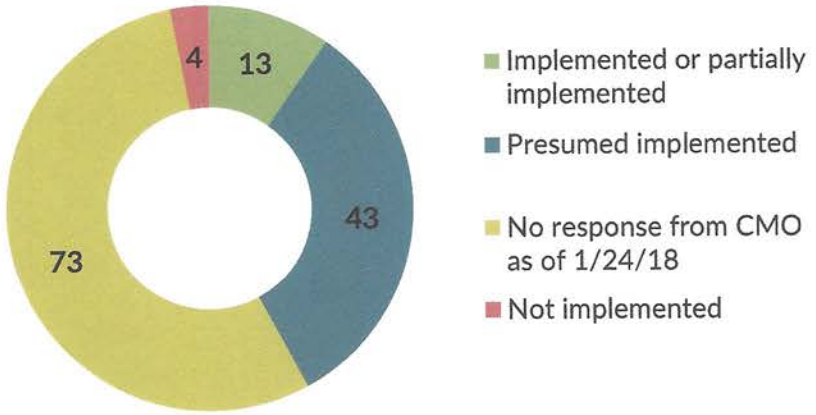


SOURCE: OCA analysis of recommendations and resolutions relating to displacement and gentrification, January 2018.

Implementation Status

As of January 10, 2018, 56 of the 133 direct and actionable recommendations and resolutions are presumed implemented[1], or reported as implemented or partially implemented. Four of the 133 actionable recommendations and resolutions were reported as not implemented. The status of the remaining direct and actionable recommendations and resolutions (which total 73) is unknown at this time. See Exhibit 5. We will update the status of these as soon as information is available.

Exhibit 5: Recommendations and Resolutions Implementation Status as of 01/10/2018



SOURCE: OCA analysis of recommendations and resolutions relating to displacement and gentrification, January 2018.

A complete inventory of the 541 recommendations and resolutions related to gentrification and displacement assembled for this special request, along with the categorization and implementation status of each can be found on the City's open data portal.

[1] These are resolutions worded in a manner that the passing of the resolution itself (many of which are approving bonds or financing strategies) constitutes implementation.

Themes

We identified two themes related to development and tracking of recommendations. Specifically, some recommendations contained language that makes it difficult for the recommendation to be implemented as they are not specific, measurable, and actionable. In addition, many recommendations are not currently tracked.

Development of Recommendations

Some of the recommendations were classified as non-actionable because their language was extremely vague or broad, to the point where it was unclear what next steps should be taken. The Anti-Displacement Task Force may want to consider re-writing or re-phrasing these recommendations so that they can be acted upon in the future. According to best practices, effective recommendations should be constructive, measurable, specific, practical, and actionable. Recommendations should also be directed to individuals who have both the responsibility and authority to implement them.

Many Recommendations Are Not Currently Tracked

A significant portion of the recommendations we found were addressed to the City Council. For example, 99% of the recommendations from City task forces and commissions were directed to Council. It is possible that some of the Council resolutions we identified were in response to these recommendations. However, based on conversations with City management, staff, and other stakeholders, it appears that there is not a system in place to make this determination or to otherwise track the status of recommendations directed to City Council.

Additionally, while City Council resolutions are easy to locate and review online, the City has not historically shared the actions that have been taken in response to City Council resolutions in an easy to access, public format. Without information on City efforts to address Council resolutions, task forces and other bodies may repeat analysis and recommendations for action that have already been requested of City management.

Appendix A

Recommendations Relating to Gentrification and Displacement From Task Force Reports

Report	Summary of Recommendations
1. Mayor's Task Force on Institutional Racism and Systematic Inequities Report (March 2017)	This report focuses on ending institutional racism and systemic inequities in the Austin area. The recommendations are divided into five sectors: education, health, real estate and housing, civil and criminal justice, as well as finance, banking, and industry. We identified five direct, actionable recommendations in the report that address topics such as: ▪ Homeowner tax payment assistance; ▪ Adjustments to property taxes for seniors; ▪ Increasing the range of housing types allowed by the land development code; and ▪ Continuing and improving the City's home repair programs.
2. Low-Income Consumer Advisory Task Force Report (March 2015)	This recommendation requested the City Auditor to perform a citywide audit relating to affordable housing and low-income energy programs. Specifically, "the City Auditor should survey City resources applied to affordable housing, energy, and water efficiency, and solar programs; and determine whether there is a need for standardization of the programs, and needed changes and if they are being managed efficiently."
3. Affordable Housing Incentives Task Force Report (February 2007)	This report recommends strategies for enhancements to City's policies aimed at creating affordable housing. Specific recommendations included: ▪ Expediting the development review and approval process for S.M.A.R.T. Housing projects (both for single and multi-family projects); ▪ Implementing affordable housing incentives; ▪ Implementing structured "upzoning" for MF-zoned sites specifically in exchange for 10% of rental units reserved for low-income residents; ▪ Establishing alternative development standards available to all S.M.A.R.T. Housing developments such as allowing small lot standards on conventional single-family tracts and for housing developments that exceed targets by providing 20 year affordability to families below 60% median family income, establishing more flexible development standards; and ▪ Expanding income standards in order to enhance the flexibility of the S.M.A.R.T. Housing program.
4. Staff Task Force on Gentrification in East Austin (March 2003)	This report determined that gentrification seemed to be occurring in East Austin in 2003. However, the pace of gentrification was not rapid and the spatial manifestation was not widespread. Recommendations included: ▪ Adopt the 12 steps in the Brookings Institution Framework; ▪ Strengthen the relationship between S.M.A.R.T. Housing and Smart Growth policies; ▪ Promote S.M.A.R.T. Housing development; ▪ Continue to identify surplus city, school district, and state property for S.M.A.R. T. Housing developments; ▪ Increase rehabilitation funding for low-income historic homeowners; ▪ Encourage the development of S.M.A.R.T. Housing rental units on non-residentially zoned property; ▪ Develop and promote alternate methods of compliance for land development; ▪ Educate residents about legal rights regarding homeownership; ▪ Continue to evaluate City policies and ordinances for impact on housing affordability; ▪ Creation of a virtual historic zoning tax appraisal "Neighborhood" (non-geographically based) at the Travis Central Appraisal District (TCAD); ▪ Expand Tax Appraisal District public outreach; ▪ Increase rehabilitation funding for low-income historic homeowners; and ▪ Increase historic preservation tools and incentives.
5. Gentrification Implications of Historic Zoning in East Austin Task Force (October 2002)	This report determined that gentrification was occurring in East Austin and that historically zoned properties contribute to and mitigate the impact of gentrification. Recommendations included: ▪ Adopt the 10 steps in the Brookings Institution Framework and the Community Development Commission's February 2000 recommendations for balanced growth; ▪ Revisit the idea of tax increment financing needs in light of the 9/7/2000 Council resolution to promote S.M.A.R.T. Housing; ▪ Evaluate the idea of a Community Land Trust in light of the state laws expanding the school district and State of Texas' ability to make surplus property available for low-income residents; ▪ Develop a policy concerning proposed zoning changes and neighborhood plans that promote equitable development; ▪ Seek removal of historically zoned properties from the tax evaluation methodology process; ▪ Provide tax incentives and tax freezes for local historic districts and landmarks; ▪ Provide outreach services to ensure that residents take advantage of tax benefits;

Report	Summary of Recommendations
	▪ Recognize historic figures for any presently (or future) designated properties; ▪ Minimize displacement of low-income residents and small business owners in areas that receive City assistance; ▪ Create and promote historical surveys; and ▪ Continue funding the City's rehabilitation fund to mitigate increased rehabilitation costs.
6. Updated Gentrification and Neighborhood Planning Report (June 2001)	This study looked at gentrification in the City of Austin. Recommendations included: ▪ Adopt the 10 strategies in the Brookings Institution Framework; ▪ Prioritize low-income owners and renters for public investment when attempting to mitigate the potential impacts of gentrification; ▪ Adopt "Equitable Development" as a goal for the City's neighborhood revitalization efforts; and ▪ Examine comparative data from the 1990 census and 2000 census when determining whether gentrification is likely to occur or is actually occurring.

Appendix B

Recommendations Relating to Gentrification and Displacement from Community Reports

Report	Summary of Recommendations
1. Analysis of Impediments to Fair Housing Choice - City of Austin (May 2015)	This report recommended modifications to the Austin Independent School District's allocation of funds that are weighted towards student needs rather than enrollment numbers. Specific recommendations included: ▪ Creating a district-wide foundation and endowment fund for low-equity schools; ▪ Creating school partnerships and supporting fundraising in low-equity schools; and ▪ Creating public/private partnerships to support low-equity schools.
2. Finding the Balance: Low-Wage Jobs and Affordable Housing in the City of Austin (September 2014)	This report explores the relationship between low-wage workers and housing that is affordable to those workers across the entire City of Austin. The study recommended that in order to address areas of mismatch and to better link low- and moderate-wage workers with housing that is affordable to them, the City should consider the following policies: ▪ Adopt and Implement Homestead Preservation Districts and Tax Increment Financing; ▪ Invest in areas that increase geographic dispersion of affordable housing; ▪ Consider Commercial Linkage Fees; ▪ Facilitate a Pilot Employer-Assisted Housing Program; and ▪ Integrate jobs-housing data into the central Texas opportunity map.
3. Homestead Preservation District: Council resolution No. 20140213-044 (December 2014)	This report contains information relating to a program plan and funding strategies for viable Homestead Preservation Districts (HPD) in the context of the overall affordable housing financing strategy. This report specifically recommended five eligibility criteria for establishing an HPD and various financing strategies which included: ▪ Identify projects throughout the Tax Increment Financing Zone (TIRZ) to invest in both affordable housing and infrastructure; ▪ Identify specific target areas to encourage development within potential districts to jointly collaborate and apply to the City to invest in infrastructure using TIF mechanisms that can generate additional opportunities for the inclusion of affordable housing units in their projects; ▪ For all future TIRZs created in any HPD-eligible area, dedicate a portion of the revenue for affordable housing; ▪ Amend the Housing Trust Fund by increasing the % of property tax revenue generated by properties in any HPD-eligible area that convert from publically-owned to privately-owned, from 40% to 60%, and dedicating all 60% to be spent within the HPD area the property resides in; and ▪ Increase the annual general fund budget for affordable housing above current baseline.
4. Permanent Supportive Housing (PSH) in Austin, Texas: Successes, Challenges and Future Implications for the City's 2010 Permanent Supportive Housing Strategy	This study analyzed the permanent supportive housing in the City and made recommendations relating to output target goal and funding. Specifically, this study recommended the City continue to support Permanent Supportive Housing (PSH) as the primary intervention to end chronic homelessness. In order to do so, the City should set a new target of 400 PSH units, with a minimum of 200 dedicated to Housing First PSH. These units should be, in part, funded by general obligation bond funds, the Housing Trust Fund, and general revenue to support capital development, rental subsidies, and support services. This report also made several other recommendations in the areas of: strategy modifications to ensure that housing is accessible to users; coordinated assessments and PSH prioritization; fostering partnership relationships; and ongoing program evaluation.
5. Update Report to Council on Permanent Supportive Housing (August 2014)	This report is an update to the report entitled *Permanent Supportive Housing (PSH) in Austin, Texas: Successes, Challenges and Future Implications for the City's 2010 Permanent Supportive Housing Strategy*. It set forth the same recommendations as those originally published.
6. Housing the Hardest to Serve: Using Permanent Supportive Housing to Address Chronic Homelessness in	This study explores the housing challenges facing chronically homeless residents and recommends strategies for housing the hardest to serve which included: ▪ Clearly defining and distinguishing PSH and Housing First PSH; ▪ Identifying frequent users; dedicating a percentage of general obligation bond funds explicitly for Housing First PSH; ▪ Exploring Creative Housing First PSH funding partnerships; ▪ Making RHDA funding contingent upon provision of basic PSH;

Report	Summary of Recommendations
the City of Austin (August 2014)	▪ Developing consistent and reasonable policies regarding tenant criminal histories; ▪ Developing consistent and reasonable policies regarding tenant credit/rental histories; ▪ Creating a good landlord program; ▪ Creating/funding a full-time equivalent (FTE) dedicated to landlord relations; ▪ Exploring the possibility of a risk mitigation pool; ▪ Working with Texas Department of Housing and Community Affairs (TDHCA) to clarify its supportive housing definitions; and ▪ Work with the City and Austin Energy to fully resource Austin Energy's Discount and Plus 1 programs.
7. Taking Action: Preservation of Affordable Housing in the City of Austin (July 2014)	This study looked at ways to preserve affordable housing. It included the following recommendations: ▪ Adopt homestead preservation districts and homestead preservation district Tax Increment Finance (TIFs); ▪ Maximize tax incentives for preservation; ▪ Develop a preservation strike fund with a goal of preserving a significant number of units in the next 20 years; and ▪ Reconvene stakeholder group.
8. City of Austin Comprehensive Housing Market Study (July 2014)	This report provides an assessment of the City's housing market. The recommendations made include: ▪ Adopt quick fixes for regulatory barriers to create opportunities to produce affordable units. Quick fixes included modifications to accessory dwelling unit (ADU) regulations and making improvements to the development process. ▪ Expand public-private partnerships in affordable housing creation. ▪ Utilize public land, particularly that which is underutilized and ready for development. ▪ Others include: Explore additional property tax relief for low-income owners; consider preservation initiatives; set a citywide affordable housing goal; and encourage a broader use of neighborhood infill and design tools in neighborhood plans.
9. Final Tenant Relocation Policy Recommendations (May 2013)	This report looked at tenant relocation standards and the feasibility of, and mechanisms for, implementing these standards in zoning and demolition permit applications. Recommendations address areas including: eligibility, tenant notification, and tenant relocation assistance: ▪ Eligibility – Tenant relocation policy to apply to all demolition or renovation of developments that will result in the displacement of its residents. ▪ Notification – Developer to provide at least a six months' notice of the final move-out date to affected tenants. ▪ Relocation assistance – Developer in some instances should provide relocation and moving stipends; City to create an internal case management/realtor assistance program; developer should allow flexible move-out dates to tenants who chose to move out after notice is given.
10. Comprehensive Financing Recommendations for 350-Unit Permanent Supportive Housing (PSH) Goal (April 2012)	This review was sanctioned by Council to look at the PSH Strategy and recommended a comprehensive public-private financing strategy for creating the 350 units. Recommendations covered the following: ▪ Financing strategy/Service funding strategy - PSH units funded via the bond initiative be restricted to providers implementing a Housing First approach; implement collaborative funding process with local partners. ▪ PSH Rental Subsidy - local public housing authorities commit 164 Housing Choice Vouchers to PSH, and that 75 Veterans Affairs Supportive Housing (VASH) vouchers be utilized for chronically homeless veterans. ▪ Process - New funding committed to the initiative should require that recipients directly identify the populations and subpopulations expected to be served and actually placed in housing; track not only total unit count toward the 350 unit goal, but also the progress toward meeting the subpopulation goals.
11. Ending Community Homelessness Coalition (ECHO) Housing Committee Permanent Supportive Housing Services Work Group (August 2010)	This report contains several recommendations mainly aimed at process improvements including, for example: ▪ Creating an integrated services approach that incorporates as much client choice as possible; ▪ Co-locating services to make them accessible; ▪ Utilizing a common vulnerability and cost measurement tool; ▪ Implementing better performance measures; ▪ Performing program outreach; and ▪ Exploring a central intake approach. Other recommendations addressed areas such as: case management, behavioral health, physical health, and income stability.

Report	Summary of Recommendations
12. Permanent Supportive Housing Program and Financial Model for Austin/Travis County, Texas – February 2010	This report makes recommendations aimed at moving supportive housing production forward in Austin/Travis County. Recommendations include: ▪ Target Goal - Set a four year (2010-2013) target goal of houses at 350 units with priority given to those with mental illness and co-occurring disorders. ▪ Revenue and resource allocation: o Target affordable housing general obligation bonds and other City resources for PSH; o Provide project-based PSH rental subsidies; o Provide new funding for priority populations; o Develop partnerships; and o Advocate for state policies to award additional points to PSH developments in the state low-income housing tax credit application. ▪ Process Improvements and Systems Change: o Increase capacity of developers and service providers; improve data gathering efforts. o Operationalize funding priorities and quality standards in the continuum of care process; establish PSH as a policy approach; track progress and coordinate efforts among the various stakeholders.

Appendix C

Recommendations Relating to Gentrification and Displacement from City Commissions

Commission	Summary of Recommendations
African American Resource Advisory Commission	Made four recommendations to Council related to providing financial support to attract, nurture, and maintain local African American-owned businesses. The Commission additionally recommended that the sale of any City-owned Properties within the African American Cultural Heritage District (AACHD) "critical zone," should first require a review of the proposed purchase by the African American Resource Advisory Commission to determine if the intended use of the property aligns with its location and significance within the AACHD.
Asian American Quality of Life Advisory Commission	Made one recommendation to Council to develop budget policies and initiatives that address institutional racism and systematic inequality that works to exclude and/or discriminate against Asian Americans.
Austin Human Rights Commission	Made seven recommendations to Council related to addressing: standard of life for African-Americans, gentrification, homelessness, housing discrimination issues, and financing strategies for affordable housing. Specifically, this Commission recommended that Council: ▪ Identify financial investment opportunities of at least $15 million in the FY 2014-2015 budget to address and improve the standard of life for African-Americans. ▪ Address the gentrification crisis affecting residents, devote priority attention to tackle the effects of gentrification, and affirm gentrification as a human rights issue. ▪ Allocate funds and explore all available means to create short, medium, and long-term solutions for homeless women in Austin. ▪ Endorse the United for Homes Campaign to fund the National Housing Trust Fund to build, preserve, rehabilitate, and operate rental housing that is affordable for extremely low-income households. ▪ Staff the Historic Preservation Department with professionals qualified to: make historical assessments of demolition permits, furnish historical data about demolition permits, and research other Historic Preservation Departments. ▪ Direct the African-American Resource Advisory Commission, the City Manager, representatives on National Association for the Advancement of Colored People (NAACP), and stakeholders to identify needs and opportunities for financial investment the City's African-American community, and direct the City Demographer to publish an updated African-American quality of life scorecard for FY 2014-2015. ▪ Ensure a more inclusive future for downtown by adopting goals for creating homes affordable to a full range of income groups.
Community Development Commission	Made 55 recommendations to Council related to financing strategies, creating and preserving affordable housing, discrimination in housing, and supporting other City strategies. Examples include: <u>General recommendations</u>: ▪ Set aside property as a Community Land Trust. ▪ Develop strategies to lower costs of building accessory dwelling units, and develop resources to help owners that will build accessory dwelling units for low-income tenants. ▪ Include in the City's FY17-18 budget a $1 million contingency fund to be used to preserve service delivery capacity if the federal Community Services Block Grant (CSBG) funding is not received and ensure the City manager seek broader funding for City neighborhood centers. ▪ Utilize Community Development Block Grant funds and Housing Trust funds to provide assistance to mobile/manufactured home residents being displaced. ▪ Identify potential negative consequences (in every new city code, ordinance, plan or policy) for people of color, as well as any potential for improvement to proactively make reparations for those negatively impacted. The review and approval must include

Commission	Summary of Recommendations
	analysis of CodeNEXT. ▪ Ensure developments seeking CURE zoning meet the requirements of the affordable housing density program. ▪ Support use of public land and areas with height restrictions as opportunity to create affordable housing. ▪ Limit housing subsidies to people below 80 percent of the Median Family Income (MFI) and use density bonuses to create housing affordable for people up to 120 percent of the MFI. ▪ Support affordability benefits on site over in-lieu fees in order to promote affordable housing opportunities for lower income people throughout Austin. ▪ Use the Equity Tool to review the pattern of granting variances in neighborhoods where the majority of residents are people of color. ▪ Use funds for development of affordable housing to create additional homes, not replace existing ones. ▪ Enact 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. ▪ Prioritize a moratorium on all rezoning cases and demolition permits for single family and multi-family homes within East Austin Homestead Preservation Districts and the African-American Cultural Heritage District. <u>Recommendations relating to the 2016 draft Austin Strategic Housing Plan</u>: ▪ Set more ambitious goals overall for affordable units and levels of affordability with goals broken out for each income level (0-30, 30-50, 50-80) below 80% Median Family Income. ▪ Add preservation goals to the plan to include strategies for preserving the ability of lower income people to continue living in gentrifying areas such as those in Council districts 1 and 3. Include these goals in the discussion of Equity and Inclusion. ▪ Make changes to S.M.A.R.T. Housing program so that affordability is longer term, or clarify in the plan. ▪ Make 25% of homeownership units be two bedroom units; set a preference for selling these units to families with children.
Economic Prosperity Commission	Made two recommendation to Council related to funding cooperative development and support.
Hispanic/Latino Quality of Life Resource Advisory Commission	Made three recommendations to Council related to funding small and minority-owned businesses. Specifically: ▪ Fund Las Comadres building support systems for seniors on fixed incomes in zip code 78702 project for $37,520. ▪ Fund the Economic Growth Business Incubator (EGBI) project for $180,000 for ongoing efforts in Latino-owned small business development services. ▪ Fund the Strategic Planning and Capacity Building Grant for Latino and other minority-owned scalable enterprises.
Historic Landmark Commission	Made five recommendations to Council related to preserving of older historic buildings while increasing density. Specifically: ▪ Encourage Accessory Dwelling Units as a tool to retain older, historic residential buildings (50+ years) while increasing density. ▪ Discourage demolitions of older commercial and residential buildings. ▪ Allocate full funding for a comprehensive citywide historic resources survey. ▪ Make local historic district designation easier for community members with additional and clearer support materials and provide more staff support for applications. ▪ Develop a comprehensive preservation plan for the City to guide future preservation policy.

Appendix D

Recommendations Relating to Gentrification and Displacement from the Office of the City Auditor

Audit Report	Summary of Recommendations
Austin Energy Low-Income Weatherization Program Audit (2015)	This report contains four recommendations. Specifically, Austin Energy management should: 1. Ensure adequate monitoring and oversight over the eligibility process to ensure expending of program funds are optimized and that only eligible customers are served. 2. Clarify the goals of the weatherization program with the stakeholders and track relevant and reliable performance measures for evaluating the success of the program. 3. Continue to implement the changes noted in the additional observation section including marketing the program to increase awareness of available weatherization services. 4. Review and structure weatherization contracting, operations, and measurements to ensure that funding allocated to the program is used.
Prioritization of Affordable Housing Development Audit (2015)	This report contains five recommendations. Specifically, the Neighborhood Housing and Community Development (NHCD) Director should: 1. Initiate a policy discussion with the City Council to: evaluate whether City policies and programs which support the creation of affordable housing are effective in achieving the City's affordable housing core values and in meeting the affordable housing needs of the community; and seek direction on the role of NHCD for programs involving developer incentives for affordable housing. 2. Organize affordable housing efforts to ensure that City policies and programs which support the creation of affordable housing are clearly prioritized, and are linked to the achievement of the established affordable housing values and community needs. 3. Regularly report to the public and decision-makers outcomes related to achievement of core values to ensure accountability. 4. Coordinate with other City departments to ensure accurate tracking, monitoring, and reporting of projects that result in affordability restrictions on housing developments. 5. Allocate appropriate resources to ensure that compliance and monitoring of affordability restrictions occurs timely and in a manner that is consistent with policy requirements.
Austin Energy Customer Assistance Programs Audit (2012)	This report contains two recommendations. Specifically, Austin Energy management should: 1. Work with Council to identify a funding source to pay for assistance provided through the Discount Program. 2. Work with the Plus 1 Program partners and community representatives to define what is meant by "having difficulty in paying utility bills" and determine the feasibility of establishing consistent minimum criteria for the end-recipients of the Plus 1 Program.
Affordable Housing: Rental Housing and Acquisition & Development Monitoring Audit (2011)	This report contains two recommendations. Specifically, the Neighborhood Housing and Community Development Director should: 1. Continue efforts to ensure the completeness and accuracy of project information collected and maintained in the monitoring database by the Compliance Division; and facilitate coordination between the Project Administration and Compliance Divisions. 2. Improve existing procedures and controls for monitoring activities in order to have an efficient and effective monitoring process and ensure that staff is trained to implement those procedures and controls.
E 11th & 12th Street Redevelopment Project Audit (2009)	This report contains six recommendations. Specifically, City Manager and Neighborhood Housing and Community Development (NHCD) Director should: 1. Re-vision the Redevelopment Project, incorporate input from recent plan amendments, and determine the individual steps required to fully implement the Master Plan. 2. Ensure that a detailed implementation plan, that outlines the steps to be taken to ensure that goals of the Redevelopment Project as envisioned in the Master Plan and the Urban Renewal Plan are met, is created. 3. Ensure that all contracts and associated agreements are updated to clearly define the roles and responsibilities of each of the partners, especially with regard to providing leadership and

Audit Report	Summary of Recommendations
	development of implementation plans. 4. Ensure that a project coordinator at NHCD is tasked with monitoring and ensuring that the Redevelopment Project implementation plan is properly executed. 5. Evaluate redevelopment options and associated financial risks prior to entering into new contractual agreements for the Redevelopment Project. 6. Clarify or modify the expectations for ARA's self-sufficiency.
Austin Energy Deferred Payment Agreements Audit (2007)	This report contains seven recommendations. Specifically, the Austin Energy Senior Vice President of Customer Care should: 1. Communicate the need for data entry verification (e.g., constraints on date fields) to the team developing specifications for the Customer Information System (CIS) upgrade. 2. Ensure that written notification is sent to a customer who establishes a Deferred Payment Agreement (DPA), and communicate the need for inclusion of DPA terms, payment amounts, and payment due dates on bills once CIS is upgraded. 3. Update the DPA policy to reflect the number of DPAs a customer can actually receive, and clarify the requirements related to down payments from customers receiving 24-hour notices. 4. Review data on commercial accounts and develop a separate policy for Commercial DPAs. 5. Identify appropriate warning messages to display to warn Customer Service Representatives of potential deviations from the DPA policy and communicate these needs to the team developing specifications for the CIS upgrade. 6. Ensure that Customer Care staff identify and attempt to collect delinquent balances or transfer balances from delinquent inactive accounts to active accounts at the time a DPA is set up. 7. Ensure that managers and supervisors regularly review available reports to identify DPA errors and policy violations and provide necessary coaching to reduce such errors in the future.
City of Austin Long-Term Planning Audit (2006)	This report contains three recommendations. Specifically, the City Manager should: 1. Revisit the comprehensive planning process to ensure that the process is set up to implement the long-term planning vision. 2. Ensure that City planning documents are made easily available to all stakeholders. 3. Assign a central oversight group to monitor progress of comprehensive planning efforts on an ongoing basis. This should include utilizing indicators and updating plans to reflect progress.
Rental Housing Development Assistance Audit (2003)	This report contains 12 recommendations. Specifically, the Community Development Officer should: 1. Continue to strengthen the role for the accounting for housing-related single-purpose entities and ensure accountability through continuous monitoring. 2. Ensure the establishment of a centrally located filing system that includes: an indexing system, allows access to any file within a short period of time, and complies with Neighborhood Housing and Community Development (NHCD)/Austin Housing Finance Corporation (AHFC) internal policy VII.A.1 for reporting. 3. Monitor deployment of the newly piloted Oracle information management system and ensure that staff is trained to effectively use the system. 4. Continue to ensure that file deficiencies are identified and corrected for all open rental housing contracts still within the affordability period. 5. Ensure that staff responsible for long-term NHCD/AHFC rental housing inventory monitoring continue to design, implement, and maintain a system to systematically check contract compliance with lien documents and detect lost or ineligible units. 6. Ensure that staff responsible for long-term monitoring continue to notify project developers of documentation deadlines for contracts within their affordability period. 7. Ensure that loan contracts with Community Development Housing Organizations (CHDOs) specify the acceptable uses and time frames for expenditure of program income realized on City-funded projects and that income be spent on Austin housing development.

Audit Report	Summary of Recommendations
	8. Require loan officers to apply the methodology for borrower payoff as stated in the note and to document the calculation of those payoffs within project files. 9. Assign and align accountability roles according to the recently drafted AHFC Project Underwriting, Development, and Management system. 10. Continue efforts to ensure the reliability and completeness of the following information systems within the scope of their designated purpose: Northridge, IDIS, and the long-term monitoring database; ensure that all future projects from inception through their affordability period, whether funded by federal, state, local, or private funds, are entered into the Oracle database. 11. Reexamine the current family of performance measures for rental housing development and determine whether those measures appropriately reflect the activities of the program and provide useful information to stakeholders. 12. Negotiate a contract, in collaboration with RHDA program staff and developers, in the next calendar year that pilots the collection of data on tenants' housing type and quality prior to becoming housed in an RHDA-funded unit.
Safe, Mixed-Income, Accessible, Reasonably-Priced, Transit-Oriented (S.M.A.R.T.) Housing Audit (2002)	This report contains 12 recommendations. Specifically: 1. The Community Development Officer should collaborate with the directors and staff of Watershed Protection Review, Water Wastewater, and Public Works to develop and implement cost-reduction strategies other than fee waivers and expedited review for affordable housing development in Austin, and remove barriers to development of low-moderate housing in the Austin market. 2. In the event of non-performance by S.M.A.R.T. Housing-certified projects, the Community Development Officer should work with the City's Law Department to create and implement a binding contract, to be executed as a condition of receiving waivers, advocacy, and additional S.M.A.R.T. Housing benefits. 3. NHCD staff should set up an agreement with the departments that waive fees to report actual fee waiver amounts to S.M.A.R.T. housing staff, reconcile authorized waivers to actual waivers, measure costs associated with fees waived, and report total fees waived in the S.M.A.R.T. Housing report to the City Manager's Office. 4. The Community Development Officer and Neighborhood Housing and Community Development staff should review the current use of affordability controls to protect the City's interest and make recommendations to Council to the effect of strengthening affordability control requirements. 5. The Community Development Officer should identify and implement a family of performance measures that accurately reflect what S.M.A.R.T. Housing staff are expected to achieve. 6. The Community Development Officer should adopt and monitor a measure for the Housing Development division reflecting the stock of affordable housing available to each income category in Austin. 7. The Community Development Officer should promote S.M.A.R.T. Housing from a service to a budgeted activity. 8. The City Manager should reemphasize that other City departments involved in housing development should plan and cooperate with the S.M.A.R.T. Housing staff to ensure that affordable housing issues are addressed in new subdivisions, extensions of existing services, analysis of excess service capacity, and annexations. 9. The Community Development Officer should direct the S.M.A.R.T. Housing staff to develop and document written internal policies and procedures for S.M.A.R.T. Housing. 10. The S.M.A.R.T. Housing staff should revise affordability and transit-oriented criteria to be more flexible and develop and implement a matrix to evaluate a project's eligibility for program participation according to its contribution to S.M.A.R.T. Housing objectives. 11. The S.M.A.R.T. Housing staff and the Neighborhood Housing and Community Development Public

Audit Report	Summary of Recommendations
	Information Officer should revise S.M.A.R.T. Housing guidelines to include clear descriptions of mutual expectations with regards to processes and products, maximum benefits of fee types eligible for waiver, timeliness expectations, and other rules and requirements. 12. The S.M.A.R.T. Housing staff should confer with management, Council, and citizens on their information needs and customize reports accordingly; reports should include measures and tables that clearly reflect service activities.
Cultural Arts Funding Process Audit (2002)	This report contains four recommendations. Specifically, the City Council should: 1. Utilize the expertise of the consultant currently working on arts funding and governance structures to: assess possible funding models or frameworks for funding the creative/cultural arts in Austin, determine the model that is the best fit for Austin, and provide the means to implement the chosen model; derive a short-term solution for funding the arts in fiscal year 2004 while the long-term solution is being implemented. 2. Direct the City Manager to draft a resolution or revised ordinance that includes the following issues as appropriate: ▪ Council's funding policy priorities and a mechanism for periodic review of the policy priorities. ▪ A mechanism that distributes available funds among policy priorities. ▪ A single appeals mechanism which includes measures to uphold its integrity, such as limiting recourse seeking more money. ▪ A strict conflict-of-interest policy including a document that all parties to the funding process sign, which indicates their understanding of the policy. Refer alleged violations to an authority, such as the Ethics Commission. ▪ Contracting criteria that are congruent with policy priorities and City purchasing standards. ▪ A standard model for advocating for changes to the application guidelines, such as 30-day advance publication, comment periods, or final approval. 3. Encourage and fund facilitation sessions to assist the new or reorganized arts organization for allocating funding to the arts and its leaders and volunteers on effective communication and managing the new processes. 4. Direct the City Manager to employ a grant writer within the City organization to pursue grants for cultural arts funding.

Appendix E

Council Resolutions Relating to Displacement and Gentrification

	Source	Summary
1.	20170831-103	Directs the City Manager to provide additional information and recommendations for creating a dedicated funding stream for capital and operating expenditures related to meeting the needs of those experiencing homelessness.
2.	20170831-059	Directs the City Manager to develop recommendations for engaging the community in alternatives to activities such as panhandling with more effective and positive interactions with people experiencing homelessness.
3.	20170831-054	Directs the City Manager to develop a pilot program that would offer temporary work opportunities to those experiencing homelessness and to make recommendations to Council.
4.	20170817-056	Initiates amendments to the regulating plan for the Plaza Saltillo Transit Oriented Development (TOD) Station Area relating to the density bonus program and directs the City Manager to process the amendments and to explore the feasibility of creating a new affordability density bonus program category in all TOD station areas.
5.	20170817-055	Relates to a gentrification, displacement, and mapping community vulnerability study.
6.	20170817-054	Relates to legal actions that concern housing discrimination based on source of income.
7.	20170817-053	Relates to a citizens' task force on displacement issues.
8.	20170817-051	Relates to housing cooperatives.
9.	20170810-033	Directs the City Manager to identify potential properties for a temporary, short-term shelter to serve individuals experiencing homelessness.
10.	20170803-058	Directs the City Manager to add certain information to the City's Resources for Renters webpage.
11.	20170803-057	Relates to the Low-Income Housing Tax Credit Program.
12.	20170608-008	Creates the Art Space Assistance Program as an economic development program of the City, and approves program guidelines.
13.	20170413-025	Relates to preserving and creating affordable housing along certain priority corridors.
14.	20170413-024	Relates to procedures for implementing affordable housing goals in the Austin Strategic Housing Plan.
15.	20170323-052	Directs 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.
16.	20170323-023	Authorizes a fee-in-lieu payment as allowed under Section 4.3.2.D of the Plaza Saltillo Transit Oriented Development Regulating Plan to allow a commercial and office project located at 1801 E. 6th St. to participate in the density bonus program.
17.	20170302-040	Relates to the use of the Housing Trust Fund contribution from the Plaza Saltillo Development or other funding sources to increase affordable units within or in the vicinity of the Plaza Saltillo Transit Oriented Development Regulating Plan area.
18.	20170216-AHFC001 (2017-A and 2017-B)	Authorizes the issuance of Austin Housing Finance Corporation Multi-family Housing Revenue Bonds, in two series (2017-A and 2017-B), in an aggregate principal amount not to exceed $20,000,000.
19.	20170216-040	Directs 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.
20.	20170202-013	Consents to the issuance of multi-family private activity bonds by Austin Affordable PFC, Inc., an affiliate of the Housing Authority of the City of Austin, in an amount not to exceed $20,000,000 to finance a portion of the cost to rehabilitate a multi-family rental development located at 1941 Gaston Place Drive that will be owned by Pathways at Gaston Place Apartments, LP.
21.	20170126-046	Initiates a City Code amendment to remove the supermajority requirement for the Historic Landmark Commission to recommend historic zoning of a property over the protest of the owner.

	Source	Summary
22.	20170126-043	Directs the City Manager to develop a pay for success type of contract proposal for permanent supportive housing for the homeless population in which the City would make payments based on specific outcomes that include a reduction in City costs relating to the homeless population.
23.	20170126-040	Relates to the economic viability of Austin's music and creative industries.
24.	20170126-038	Relates to demolished market-affordable units.
25.	20161215-031	Authorizes the City Manager to fund a pilot program for employer-assisted housing.
26.	20161103-AHFC003	Council approves up to $11 million in private activity bonds for an affordable housing project.
27.	20161103-045	Directs 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.
28.	20161020-030	Relates to amenities in mobile home parks.
29.	20161020-027	Relates to funding repairs for manufactured homes.
30.	20161013-008	Directs 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.
31.	20161013-005	Directs the City Manager to explore partnership opportunities between City of Austin, Austin Independent School District, and Travis County for affordable housing and other development projects.
32.	20161006-050	Directs 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.
33.	20160818-082	Initiates Code amendments to the City's density bonus programs to standardize and make more transparent affordability formulas and periods and related items; initiates amendments to the Transit Oriented Development density bonus provisions; and directs the City Manager to conduct a stakeholder process and to process the amendments.
34.	20160623-082	Directs the City Manager to require that all applications for demolition permits of buildings fifty years or older dedicated to civic uses have a hearing before the Historic Landmark Commission, and initiates a stakeholder and code amendment process to codify the requirement.
35.	20160616-035	Relates to a Fair Housing Initiative that includes, but is not limited to, the following components: inclusionary zoning, affordable housing, voluntary housing programs, the City's Housing Trust Fund, low-income/moderate-income individuals, and economic and racial integration and housing diversity.
36.	20160616-030	Provides additional direction to City Manager with respect to the management of the Housing Trust Fund.
37.	20160616-029	Directs the City Manager to present a policy option to the City Council that includes minimum requirements for developers voluntarily participating in the City of Austin's expedited review process.
38.	20160616-026	Directs the City Manager to perform an analysis relating to the tax year 2015 and 2016 residential property tax exemption for people over 65 years of age and people with disabilities.
39.	20160421-AHFC003	Authorizes the issuance of Austin Housing Finance Corporation Multi-family Housing Revenue Bonds, in an aggregate principal amount not to exceed $16 million.
40.	20160421-035	Directs the City Manager to include mobile home residents as part of the ordinance that is being developed in response to Resolution No. 20151112-027, relating to a Tenant Relocation Program for tenants displaced by development.
41.	20160407-024	Directs 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.
42.	20160331-021	Authorizes granting partial use of the fee-in-lieu option, under the Plaza Saltillo Transit Oriented Development Density Bonus regulations, to allow development of a project at 310 Comal Street.

	Source	Summary
43.	20160303-018	Directs the City Manager to initiate amendments to the affordable housing and fee waiver portion of the Pilot Knob Planned Unit Development zoning ordinance (Ordinance No. 20151217-080).
44.	20160225-AHFC001	Approves up to $25 million in revenue bonds for an affordable housing project.
45.	20160225-067	Relates to the identification of additional homestead preservation districts and homestead preservation reinvestment zones.
46.	20151217-074	Amends Resolution No. 000907-72 by increasing the percentage of tax revenue dedicated to the Housing Trust Fund derived from developments built on formerly City-owned property and committing those funds to various affordable housing purposes.
47.	20151210-030	Relates to CodeNEXT, affordable housing options, and fair housing choice.
48.	20151203-002	Affirms Austin City Council's commitment to a fair and equitable property tax system and its continued support of legal actions related to the level of appraisals of commercial property values.
49.	20151112-027	Initiates code amendments related to relocation requirements for developments that will result in displacement of tenants.
50.	20151015-053	Initiates a code amendment to address the lack of an on-site affordable housing density bonus program for multi-family properties and to adjust the requirements of Multifamily Residence Highest Density (MF-6) district zoning to incorporate a density bonus program.
51.	20151015-038	Initiates a process to consider code and ordinance amendments to remove or otherwise modify the option to pay a fee in lieu of providing on-site affordable housing within the City's various density bonus programs and directs the City Manager to conduct a review and compile reports regarding affordable housing, density bonus programs, and utilizing a fee-in-lieu option within density bonus programs.
52.	20151001-AHFC003	Approves up to $25 million in revenue bonds for an affordable housing project.
53.	20151001-AHFC002	Authorizes the issuance of Austin Housing Finance Corporation Multi-family Housing Revenue Bonds, in an aggregate principal amount not to exceed $8 million; to provide financing for the acquisition and rehabilitation of the Timbers Apartments, 1034 Clayton Lane.
54.	20150611-011	Relates to increased funding in the fiscal year 2015-2016 budget for programs that benefit lower-income Austinites.
55.	20150604-051	Relates to use of homestead preservation districts and homestead preservation reinvestments zones to address affordable housing issues in Austin.
56.	20150521-025	Directs 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.
57.	20150402-014	Directs the City Manager to outline plans addressing reform of the City's development review, inspections and permitting processes, including but not limited to, recommendations from the Zucker Systems Analysis Report.
58.	20150212-050	Directs the City Manager to analyze the impact on homeowners and the City budget of implementing a 20% Homestead Tax Exemption over the terms of 1 year, 2 years, and 4 years and to present this information to the City Council no later than the March 24, 2015 work session, or as soon as possible.
59.	20150212-025	Approves a loan of $1.86 million for an affordable housing project (from bond revenue).
60.	20150212-024	Approves a loan of $1.65 million for an affordable housing project (from bond revenue)
61.	20150212-023	Approves a loan of $1.26 million for an affordable housing project (from bond revenue).
62.	20150212-022	Approves a loan of $1.65 million for an affordable housing project (from bond revenue).
63.	20150212-021	Approves a loan of $1.875 million for an affordable housing project (from bond revenue).
64.	20150212-020	Approves a loan of $2.16 million for an affordable housing project (from bond revenue).
65.	20141120-099	Directs the City Manager to engage an independent consumer advocate to represent the interests of residential, small business, and house of worship customers leading up to and

	Source	Summary
		throughout the next electric rate review process.
66.	20141016-037	Directs the City Manager to determine the feasibility of public financial support of the thinkEAST mixed use creative district project for affordable housing, as well as any reduction of infrastructure costs, and capital recovery, connection, and development fees.
67.	20141016-034	Endorses the report, "Taking Action: Preservation of Affordable Housing in the City of Austin" with the goal of preserving 20,000 affordable housing units, and directs the City Manager to implement the report's recommendations to achieve this goal as appropriate.
68.	20141016-028	Directs 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.
69.	20140925-090	Initiates a code amendment to City Code Chapter 25-2 relating to the in lieu donation option for affordable housing option for planned unit developments.
70.	20140925-088	Directs the City Manager to establish goals for land banking and community land trusts, and establish criteria and accounting requirements for the tax exemption of public land used for affordable housing and other long term equity-based partnerships to promote transparency.
71.	20140828-158	Directs the City Manager to create policies which increase energy efficiency program offerings for low-income and low-moderate income customers, and creates a Low Income Consumer Advisory Task Force.
72.	20140807-106	Directs 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.
73.	20140807-101	Directs the City Manager to identify obstacles to building, parking, and living in single-family detached homes that are less than 500 square feet in size and are often on wheels (tiny houses), and report solutions back to Council.
74.	20140626-100	Directs 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.
75.	20140612-072	Supports the development of cooperative businesses and directs 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.
76.	20140612-032	Directs the Planning Commission to consider corridor plans for Burnet Road from 45th Street to U.S. 183 and Anderson Lane from Mopac to the Capital Metropolitan Transportation Authority's railroad track with an effective date of June 12, 2014.
77.	20140515-033	Directs the City Manager to explore options and take appropriate actions to maintain the availability of affordable housing units during the rehabilitation or demolition and reconstruction of affordable housing projects, such as Oak Creek Village Apartments.
78.	20140501-014	Consents to the issuance of $17,000,000 in multi-family housing revenue bonds by Austin Affordable, PFC, Inc., an affiliate of the Housing Authority of the City of Austin, to finance, in part, a proposed multi-family rental development for seniors to be located at 6934 East Ben White Boulevard.
79.	20140501-013	Consents to the issuance of $25,000,000 in multi-family housing revenue bonds by Austin Affordable, PFC, Inc., an affiliate of the Housing Authority of the City of Austin, to finance, in part, a proposed multi-family rental development to be located at 7000 East Ben White Boulevard.
80.	20140417-049	Directs 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.
81.	20140213-044	Directs the City Manager to develop a program plan, financing, and funding strategy for viable districts in the context of an overall affordable housing financing strategy; and to develop criteria for determining whether land is unproductive, underdeveloped or blighted in order to

	Source	Summary
		comply with the existing Tax Increment Financing policy and to identify publicly-owned property in the proposed districts and the intended use of the property.
82.	20140213-021	Commits to a loan in an amount not to exceed $2,475,000 to Foundation Communities, Inc. for a proposed 150-unit affordable rental development, to be known as Rutledge Spur Apartments, located at the northeast corner of Rutledge Spur and FM 620, with funding being conditional upon the award of tax credits to Foundation Communities, Inc. by the Texas Department of Housing and Community Affairs for the proposed project.
83.	20140213-020	Commits to a loan in an amount not to exceed $2,200,000 to DDC Merritt Lakeline Station, Ltd. for a proposed 200-unit mixed-income rental development, Merritt Lakeline Station Apartments, located at 10701 Lakeline Mall Drive, with funding being conditional upon the award of tax credits to DDC Merritt Lakeline Station, Ltd. by the Texas Department of Housing and Community Affairs for the proposed project.
84.	20140213-019	Commits to a loan in an amount not to exceed $1,250,000 to Foundation Communities, Inc. for a proposed 60-unit expansion of its existing multi-family development, Southwest Trails, to be known as Southwest Trails Phase II, located at 8500 U.S. Highway 71, with funding being conditional upon the award of tax credits to Foundation Communities, Inc. by the Texas Department of Housing and Community Affairs for the proposed project.
85.	20140213-018	Commits to a loan in an amount not to exceed $2,805,000 to Foundation Communities, Inc. for a proposed 170-unit affordable rental development, to be known as Cardinal Point, located at 11108 and 11300 Zimmerman Lane, with funding being conditional upon the award of tax credits to Foundation Communities, Inc. by the Texas Department of Housing and Community Affairs for the proposed project.
86.	20140213-017	Commits to a loan in an amount not to exceed $2,000,000 to Foundation Communities, Inc. for a proposed 120-unit affordable rental development, to be known as Bluebonnet Studios, located at 2301 South Lamar Boulevard, with funding being conditional upon the award of tax credits to Foundation Communities, Inc. by the Texas Department of Housing and Community Affairs for the proposed project.
87.	20140130-048	Directs the City Manager to calculate an affordability benchmark that measures residents' ability to pay for general fund services. This benchmark shall serve as a guide during the annual budget process.
88.	20140123-059	Directs the City Manager to research best practices for the development of self-contained living spaces 500 square feet and less (micro-units), to identify barriers to development, and report back to Council with recommendations for micro-unit development including necessary code amendments.
89.	20131212-017	Commits City support for the federal Promise Zone Initiative program, which provides a program for local governments to work with the federal government to accelerate revitalization in areas meeting certain poverty, crime and population levels and other criteria, if the U.S. Department of Housing and Urban Development approves the City's application to designate the Rundberg area as a Promise Zone.
90.	20131121-059	Directs the City Manager to work with stakeholders to explore opportunities for the City to benefit from the Immigrant Investor Program administered by the United States Citizenship and Immigration Services Department.
91.	20131107-052	Directs the City Manager to work with the Discount Steering Committee and other consumer advocates to develop rules for deferred payment agreements and service disconnections and to offer recommendations on an arrearage management plan and education related to utility usage reduction, and to report back to the City Council within six months.
92.	20131024-055	Directs 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.
93.	20130808-062	Directs the City Manager to work with necessary staff and outside stakeholders to create a

	Source	Summary
		standard affordability impact evaluation process that measures the increase in costs, to all types of development, caused by proposed changes to the City code, ordinances, administrative rules and policies and provide recommendations for Council to consider by December 12, 2013.
94.	20130808-052	Initiates amendments to the City Code to ensure a minimum affordability period for affordable housing units built in the Rainey Street Subdistrict.
95.	20130627-072	Directs the City Manager to analyze the impacts of HB 3350 and present necessary City Code amendments so that homestead preservation districts can be created as soon as possible.
96.	20130509-031	Directs 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.
97.	20130117-054	Directs 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.
98.	20121213-098	Directs the City Manager to identify potential resources up to $10 million that would allow the City to realize near-term opportunities for affordable housing projects and programs.
99.	20121213-068	Directs the City Manager to consult with stakeholders and develop a policy that would condition receipt of energy-efficiency rebate for multi-family property on agreement by the property owner or manager not to increase rents at the property during a reasonable period, unless the increase is demonstrably related to matters other than the energy-efficiency work performed.
100.	20121213-065	Directs the City Manager to provide a report on the Housing Trust Fund to the City Council by January 31, 2013.
101.	20121213-064	Directs the City Manager to implement various recommendations related to the City's support of Austin's small local businesses.
102.	20121213-058	Supports an application by Riverside CCF/CB Partners, LP for Affordable Housing Tax Credits for the proposed Estancia del Rio project.
103.	20121108-059	Directs 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.
104.	20121108-048	Directs the City Manager to support community efforts to provide emergency safe sleep shelter for single women.
105.	20120802-031	Adopts the City's Fiscal Year 2012-2013 Action Plan, as required by the United States Department of Housing and Urban Development; and the Community Development 2012-2013 Program, as required by Texas Local Government Code Chapter 373.
106.	20120524-090	Directs the City Manager to work with certain local non-profit organizations and determine how the City may assist in preparing application to Bloomberg Philanthropies and Living Cities for a Phase One Financial Empowerment Center grant.
107.	20120524-087	Directs the City manager to work with Austin Water Utility (AWU) and Austin Energy (AE) to identify a way to provide a monthly discount to participants in the Customer Assistance Program (CAP) without individual AWU water meters within the AWU service territory.
108.	20120524-015	Creates 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.
109.	20120405-047	Directs 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.
110.	20120308-035	Directs the City Manager to develop a pilot multi-track workforce development program for residents in the East 11th and 12th Streets area.

	Source	Summary
111.	20120308-AHFC007	Authorizes the Austin Housing Finance Corporation general manager or treasurer to submit a grant application for up to $500,000 to the Federal Home Loan Bank in Dallas, Texas for the purpose of supplementing funding needed to construct affordable rental housing; and authorizes the treasurer or general manager to sign contracts and all other documents related to the administration of the grant award.
112.	20120301-048	Directs the City Manager to review the city's current banking policies and make recommendations on changes to give preference to banks that support community reinvestment goals.
113.	20120301-046	Directs the City Manager to prepare an ordinance that, if adopted, would implement a system-wide electric rate revenue increase based on the existing rate structure; directs the City Manager to retain an independent residential, low-income, and small business consumer advocate; adopts a rate-related work session schedule; and requires the use of 2011 test year data for a final rate proposal.
114.	20120301-008	Adopts the City of Austin's Federal Legislative Program.
115.	20120209-AHFC003	Authorizes the Austin Housing Finance Corporation treasurer to submit two grant applications to the Texas Department of Housing and Community Affairs, one for $1,000,000 and the other for $650,000, for the Texas Neighborhood Stabilization Program 1 - Program Income fund for construction and administration costs for eleven new single-family homes to be sold to low- to moderate-income households; acknowledges that the Texas Neighborhood Stabilization Program is a reimbursement program; and authorizes the treasurer or general manager to sign contracts and all other documents related to the administration of the program.
116.	20120202-015	Directs 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.
117.	20120112-064	Directs the City Manager to consult with Austin school districts regarding the potential expansion of the Educational Impact Statement program to add districts not included in the existing program and consider actions necessary to incorporate the assessments into the process for code amendments, policy proposals, and development permitting.
118.	20111215-058	Directs 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 directs the City Manager to brief the City Council regarding those recommendations by March 27, 2012.
119.	20111215-013	Authorizes the City Manager to apply for grant funding in the amount of $200,000 from the Texas Department of Housing and Community Affairs Housing Trust Fund 2012-2013 Amy Young Barrier Removal Program to make homes more accessible to low-income persons with disabilities.
120.	20111020-057	Affirms the City's support of the 100 Homes Campaign and directing the City Manager to provide resources to ensure its success.
121.	20110825-019	Authorizes the City Manager to apply for grant funding up to $3,000,000 from the U.S. Department of Housing and Urban Development, Office of Sustainable Housing and Communities, for the Fiscal Year 2011 Community Challenge Planning Grant Program to assist in developing the City-owned tract known as Colony Park.
122.	20110804-029	Initiates amendments to City Code Title 25 and Chapter 11-1 and directing the City Manager to develop an ordinance, make recommendations, and take other actions relating to the City's historic preservation program.
123.	20110609-008	Authorizes the City Manager to create a Texas non-profit entity to apply for and receive new market tax credits and to perform other duties necessary to carry out the purposes of the new market tax credit program.
124.	20110526-027	Authorizes City Manager to apply for a grant from U.S. Department of Housing and Urban

	Source	Summary
		Development for lead abatement. City commits to $200k in matching funds.
125.	20110526-026	Authorizes City Manager to apply for a grant from U.S. Department of Housing and Urban Development for lead abatement. City commits to $200k in matching funds.
126.	20110310-025	Directs the City Manager to create a Leadership Committee on Supportive Housing Strategy.
127.	20110310-014	Authorizes the application for grant funding of up to $600,000 from the U.S. Department of Health and Human Services, Centers for Disease Control and Prevention, and Healthy Homes and Lead Poisoning Prevention program.
128.	20110303-AHFC002	Authorizes the issuance, sale, and delivery of multifamily housing revenue bonds (Marshall Apartments) Series 2011; Approves and authorizes the execution and delivery of related documents; and authorizes representatives of the Austin Housing Finance Corporation to execute documents.
129.	20110303-009	Authorizes the Urban Renewal Agency of the City of Austin to transfer the following property to the Austin Housing Finance Corporation for the development of mixed income residential housing: 1005, 1007, 1009, 1011, 1013, 1015, 1017, 1019, 1021 and 1023 Juniper Street, 1155, 1157 and 1159 Curve Street, 1154, 1156 and 1158 Waller Street.
130.	20110113-040	Directs the City Manager to research best practices on engaging communities and building support for permanent supportive housing projects and report his findings and recommendations to the Comprehensive Planning and Transportation Subcommittee.
131.	20101209-AHFC004	Approves an inducement resolution for private activity bond financing to be submitted to the Texas Bond Review Board for an allocation of up to $6 million in private activity volume cap multi-family non-recourse bonds for the acquisition and rehabilitation of the Marshall Apartments, 1401 East 12th Street and 1157 Salina Street by the bond financing applicant, Marshall Affordable Partners, Ltd.
132.	20101209-021	Authorizes a fee-in-lieu of providing affordable housing on site in exchange for a development bonus in the Plaza Saltillo Transit Oriented Development district for the property at 916 East 7th Street (the Bonneville Mixed Use project).
133.	20100913-014	Directs the City Manager to allocate $125,000 from the Holly Neighborhood Grants Assistance Program for various community outreach programs for Fiscal Year 2009-2010 and details the Holly Good Neighbor Program funding plan for Fiscal Year 2010-2011.
134.	20100624-088	Directs the City Manager to provide a description of needs and a financial analysis of a possible November 2012 comprehensive bond package.
135.	20100624-083	Directs the City Manager to work with the Central Texas Federal Congressional delegation to assess the likelihood of obtaining Federal Aviation Administration approval to release City airport land for use by the Mobile Loaves and Fishes' Habitat on Wheels program, including the financial impact; to evaluate other City-owned property that is available and appropriate for use by the Mobile Loaves and Fishes Habitat on Wheels program; and to report back to Council within sixty days.
136.	20100624-077	Directs the City Manager to review all City policies, programs and procedures for servicing and supporting locally-owned businesses, and deliver policy recommendations to City Council within 120 days to enhance the growth of locally-owned businesses.
137.	20100513-033	Directs the City Manager to coordinate the City's participation in partnership with the Board of Directors for the Rebecca Baines Johnson (RBJ) complex on Lady Bird Lake and the community stakeholder group to evaluate the future use of City property and the potential to participate in the development of a master plan for the 26.78 contiguous acres surrounding the RBJ complex.
138.	20100325-053	Directs the City Manager to develop a comprehensive strategy to construct and operate permanent supportive housing units and to give funding priority to permanent supportive housing, while continuing to fund affordable home ownership, home repair, and rental projects.
139.	20091210-AHFC003	Approves the issuance of Austin Housing Finance Corporation Multi-family Housing Revenue Bonds, in an aggregate principal amount not to exceed $6 million; approves related documents to provide financing for the acquisition and rehabilitation of the Elm Ridge Apartments, 1121

	Source	Summary
		Harvey Street, to be owned and operated by Elm Ridge Affordable Partners, Ltd; and authorizes specifically named representatives of the Austin Housing Finance Corporation to execute the documents relating to issuance of the bonds and closing the transaction.
140.	20091210-044	Directs the City Manager to recommend and initiate code amendments to revise the in-lieu fee for affordable housing in the University Neighborhood Overlay.
141.	20091210-024	Declares the City of Austin's official intent to reimburse itself from November 2006 Proposition 5 General Obligation bonds to be issued for expenditures in the amount of $2,055,495 related to affordable housing; $2,055,495 in General Obligation Public Improvement Bonds to be issued in August 2010 or later.
142.	20091105-AHFC002	Approves an inducement resolution for private activity bond financing to be submitted to the Texas Bond Review Board for an allocation of up to $6 million in private activity volume cap multi-family non-recourse bonds for the acquisition and rehabilitation of the Elm Ridge Apartments, 1161 Harvey Street, by the bond financing applicant, Elm Ridge Affordable Partners, Ltd.
143.	20090611-AHFC003	Creates an affiliate, non-profit corporation named Village On Little Texas Non-Profit Corporation to promote and develop a property at affordable prices for a minimum of 50 units.
144.	20090611-041	Supports College Houses and North American Students of Cooperation in efforts to secure federal funding for low-income student housing.
145.	MLGC20090827-002	Authorizes the issuance of Mueller Local Government Corporation contract revenue bonds, series 2009, in an agreement principal amount not to exceed $15,000,000; approves contract documents relating to the series 2009 bonds; and contains other related provisions.
146.	20090326-049	States support for affordable housing tax credits in Austin, focusing on Mueller and Transit Oriented Developments.
147.	20090129-012	Authorizes the City Manager to apply for Texas Department of Housing and Community Affairs neighborhood stabilization funds to mitigate the impact of foreclosure.
148.	20081218-031	Initiates code amendments to Chapter 25-2 of the City Code Transit Oriented Development (TOD) related to compatibility standards, affordability requirements, and to eliminate a height prohibition in the Plaza Saltillo TOD, and other conforming amendments necessary to reflect adoption of TOD district zoning and station area plans.
149.	20081106-AHFC004	Authorizes the Austin Housing Finance Corporation Board and legal representatives to apply for an allocation of up to $60,000,000 of Housing and Economic Recovery Act volume cap multi-family non-recourse bonds to finance the acquisition and rehabilitation, or new construction, of up to five affordable multi-family apartment complexes.
150.	20081106-049	Requests 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.
151.	20081016-038	Directs 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.
152.	20081016-037	Establishes the City Council's guiding vision for the Brackenridge Tract and directing the City Manager to investigate the feasibility of a land exchange with the University of Texas, by compiling an inventory of undeveloped City-owned land and considering the potential for a bond issuance to fund acquisition of the Lions Municipal Golf Course and property used by the West Austin Youth Association.
153.	20081016-013	Adopts the City's preliminary tax increment reinvestment zone project and financing plans for the Homestead Preservation Reinvestment Zone project area; authorizes the City Manager to distribute to all other taxing jurisdictions the project and financing plans and the City's notice of intent to designate the Homestead Preservation Reinvestment Zone Number One and to

	Source	Summary
		hold a public hearing on the creation of the zone; authorizes the City Manager to take other steps as necessary to create the reinvestment zone.
154.	20080724-086	Directs the City Manager to cease negotiation and execution of a lease with Mobile Loaves and Fishes for its Habitat on Wheels program on land owned by the City adjacent to the East Service Center located on Harold Court for a period of twelve (12) months.
155.	20080618-063	Directs the City Manager to initiate amendments to the East 11th Street Neighborhood Conservation Combining District to ensure consistency with proposed revisions to the Urban Renewal Plan for the East 11th and 12th Streets Urban Renewal Area.
156.	20080522-013	Authorizes the City Manager to apply for a John D. and Catherine T. MacArthur Foundation grant of $1,000,000 and a loan not to exceed $4,000,000 for a total of $5,000,000 for data gathering, analysis, and the creation of a fund to preserve affordable rental housing in Austin.
157.	20080410-047	Authorizes negotiation and execution of a lease with Mobile Loaves and Fishes for its Habitat on Wheels program that serves the public purpose of providing low-income and/or moderate-income housing on land owned by the City adjacent to the East Service Center located on Harold Court.
158.	20080306-40	Directs the City Manager to initiate a review and discussion with University of Texas Board of Regents and other stakeholders regarding redevelopment of the Brackenridge Tract and to identify the city staff that will coordinate the City's efforts regarding the Brackenridge Tract.
159.	20080228-058	Directs the City Manager to process a code amendment to clarify and modify Section 25-2-1605 of the City Code to create a neighborhood planning tool to utilize the affordable housing incentives for single-family development.
160.	20080214-054	Provides criteria and guidelines regarding the Request for Proposals for redevelopment of the Green Water Treatment Plant site.
161.	20080131-080	Directs the City Manager to develop a plan to provide technical assistances for small business owners who want to expand to new locations.
162.	20080131-078	Directs the City Manager to work with Travis County to begin the steps needed to implement a Tax Increment Financing Reinvestment Zone in all or portion of the Homestead Preservation District.
163.	20070308-AHFC003	Amends the Fiscal Year 2006-2007 Austin Housing Finance Corporation budget of Resolution No. 20060911-AHFC001 by creating a Capital Budget in the amount of $5,000,000 to provide affordable housing programs funded with City general obligation housing bonds.
164.	20070111-055	Directs the City Manager to process an amendment to Subchapter E of Chapter 25-2 ('Commercial Design Standards') to provide that the City may buy down the cost of owner-occupied units in vertical mixed use buildings that meet the affordability requirements under Section 4.3.3.F of Subchapter E.
165.	20061005-028	Directs the City Manager to develop accountability guidelines for the affordable housing bonds set for the November 7, 2006 City bond election.
166.	20060622-076	Directs the City Manager to review the Greater Austin Hispanic Chamber of Commerce's report and submit appropriate recommendations to the Minority-Owned Business Enterprise and Women-Owned Business Council Subcommittee, including clarification and action on policy, dual participation, standardized reporting procedures, designation of a city liaison.
167.	20060622-075	Creates a taskforce on affordable housing development incentives.
168.	20060608-074	Sets eligibility criteria for the Small Business Assistance Fund for businesses located within the Community Preservation and Revitalization Zone.
169.	20051215-056	Adopts a scope of work for developing a Downtown Austin Redevelopment and Transit Strategy, which shall include, but not be limited to, the drafting of land use, transit and environmental recommendation; Integrates the Downtown Neighborhood Plan and Convention Center Station Area Planning efforts into one plan; and Directs the City Manager to return to Council with the completed plan to be adopted by ordinance.
170.	20051117-AHFC002	Authorizes the Austin Housing Finance Corporation to negotiate and execute documents to acquire the fee title interest in the property located at 7101 North IH-35 currently known as

	Source	Summary
		the Hearthside Extended Stay Studios.
171.	20050728-AHFC003	Adopts program guidelines for the University Neighborhood Overlay Housing Trust Fund Program. (Recommended by the Community Development Commission).
172.	20050526-021	Directs the City Manager to prepare a report researching the various forms of land trusts for affordable housing currently in operation in the United States and evaluating the feasibility of the trusts under Texas law and the financial policies of the City of Austin.
173.	20050519-009	Establishes goals for affordable housing in Transit Oriented Development districts and Station Area Plans.
174.	20050519-004	Authorizes the negotiation of all documents related to the sale and development of Block 21 of the Original City of Austin, bounded by Guadalupe, 2nd Street, Lavaca, and 3rd Street, to Stratus in an amount of $15,000,000.
175.	20050428-043	Adopts a program for economic and community development, entitled the Community Preservation and Revitalization Zone Program, in east Austin; and directing the City Manager to undertake specific actions to support affordable housing and small business development in the Community Preservation and Revitalization Zone.
176.	20041216-69	Amends the schedule established by Resolution No. 041007-48 for review of the proposed East Austin Community Preservation and Revitalization Zone.
177.	20041202-59	Adopts the City's Affordable Housing policy for the Mueller Property (formerly the Robert Mueller Municipal Airport).
178.	20041202-55	Executes a Master Development Agreement and all related documents, ordinances, and resolutions; and approves a resolution authorizing the City Manager to execute the Master Development Agreement and all related documents with Catellus Austin, LLC concerning the Mueller Property.
179.	20041104-25	Directs the City Manager to initiate changes to the City Code for Zoning and the Neighborhood Planning Process.
180.	20041104-2	Authorizes the purchase assignment, imposition of deed restrictions, ground lease, fee sharing agreement, and administrative and asset management agreement with respect to the Villas on 6th Apartment Project for a 6.087 acre tract of land on the south side of the 1900 block of East Sixth Street.
181.	20040930-2C	Approves up to $15 million in private activity bonds for an affordable housing project.
182.	20040930-2B	Approves up to $15 million in private activity bonds for an affordable housing project.
183.	20040930-2A	Approves up to $15 million in private activity bonds for an affordable housing project.
184.	20040226-2	Approves up to $15 million in private activity bonds for an affordable housing project.
185.	20040115-44	Conducts a public hearing and approve a resolution amending the current S.M.A.R.T. Housing' Initiative Policy to clarify existing technical standards and changes the length of time that housing must remain affordable for low-income buyers in order to expand the number of reasonably-priced single family homes that meet S.M.A.R.T. Housing' standards when no federal subsidies are involved.
186.	20020822-059	Authorizes the City Manager to negotiate and execute an Interlocal Agreement with other governmental entities to participate in the Greater Austin Chamber of Commerce's Project American Dream regarding the use of tax foreclosed properties for affordable housing.
187.	20020808-023	Approves the negotiation and execution of a forgivable loan in an amount not to exceed $600,000 to the Austin Revitalization Authority for the purpose of providing a maximum of $60,000 per unit for renovation costs for the historical houses in the Juniper Street Historical District Project Area.
188.	20020801-053	Amends the City's 2001/2002 Community Development Program and federal annual Action Plan to reprogram $2,170,000 for new uses. *[Prior-year Community Development Block Grant (CDBG) funds in the amount of $770,000 from the Owner-Occupied Housing-Homeowner Moderate Rehabilitation program, $400,000 from the Rental Housing-Acquisition and Development Program, and $1,000,000 from the Public Facilities-Homeless Shelter program.]*
189.	20020801-052	Adopts the Action Plan, 2002-2003, as required by federal law (24 CFR 91.1) and the

	Source	Summary
		community development program as required by Chapter 373 of the Local Government Code, which serves as the application for and acceptance of four entitlement grants from the U.S. Department of Housing and Urban Development.
190.	20020627-105	Creates 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; City Council shall postpone consideration of historic zoning cases for property within the area bounded IH-35, Manor Road, Highway 183, and Town Lake during the period of review by the task force.
191.	20020627-039	Authorizes execution of a construction contract with Journeyman Construction, LP, Austin, Texas, for the Austin Resource Center for the Homeless, located at 500 E. 7th Street, in the amount of $4,680,052 plus $140,000 contingency, for a total contract amount not to exceed $4,820,052.
192.	20020627-026	Authorizes the negotiation and execution of an amendment to the $1.2 million forgivable loan agreement with the Austin Revitalization Authority (ARA), by increasing the loan amount by $111,390 for a total loan not to exceed $1,311,390. These funds will assist the ARA with the purchase of 12 parcels within the East 11th Street redevelopment area from the Urban Renewal Agency.
193.	20020523-025	Authorizes the execution of a promissory note, in an amount not to exceed $6,030,000 to finance the construction of the Austin Resource Center for the Homeless which will be located at 500 East Seventh Street.
194.	20020509-89	Directs the City Manager to conduct a feasibility study of the Featherlite Tract affordable housing proposal located at 2911 E. MLK Blvd. (intersection of E. MLK Blvd and Miriam).
195.	20020509-091	Endorses and fully supports the adjustment of the federal minimum wage to an amount equal to the Universal Living Wage Formula which ensures that a 40 hour per week minimum wage worker can afford at least an efficiency apartment anywhere in the United States while not spending more than 30% of their income on housing.
196.	20020509-028	Amends the contract between Austin Housing Finance Corporation (AHFC) and the City of Austin Neighborhood Housing and Community Development (NHCD) to transfer $425,000 in HOME funds from the Community Housing Development Organization (CHDO) Homeownership Program to the CHDO Rental Program.
197.	20020509-027	Authorizes the execution of the Funding Approval/Agreement with the U.S. Department of Housing and Urban Development (HUD) for Section 108 Loan Guarantee Assistance in an amount not to exceed $2,000,000 to expand and continue the Neighborhood Commercial Management Loan Program (NCMP) and authorizes the negotiation of loan documents with HUD.
198.	20020509-005	Authorizes the execution of an agreement with Wells Fargo Bank Texas, N.A. to guarantee a loan for an amount not to exceed $1 million to finance the development of a S.M.A.R.T. Housing 56-lot single family unit subdivision located at Highway 183 and Martin Luther King Blvd., known as Heritage Village. Wells Fargo Bank Texas has made a proposal to finance the project with a $1 million loan. The loan would be repaid from the proceeds of the sale of the 56 developed lots.
199.	20020411-018	Authorizes the execution of the funding approval/agreement with HUD for Section 108 Loan Guarantee Assistance in an amount not to exceed $6,030,000 to construct the Downtown Homeless Shelter, Resource Center, and Health Clinic and authorizes negotiation of loan documents with HUD.
200.	20020411-017	Amends the City of Austin Neighborhood Housing and Community Development Office (NHCD) 2001-2002 Community Development Program to include the addition of a Section 108 Loan for the construction of the Downtown Homeless Shelter, Resource Center, and Health Clinic and a Section 108 Loan to expand the Neighborhood Commercial Management Loan Program (NCMP).

	Source	Summary
201.	20020321-037	Amends the contract between Neighborhood Housing and Community Development (NHCD) Office and the Austin Housing Finance Corporation (AHFC) by decreasing the transfer of City funds from the Housing Trust Fund to AHFC in the amount of $750,000 and by increasing the transfer of CDBG 27th Year Funds to the AHFC in the amount of $750,000.
202.	20020214-AHFC002	Transfers $275,000 in HOME Investment Partnerships program funds from the Acquisition and Development Rental program to the Tenant-Based Rental Assistance (TBRA) program for fiscal year 2001-2002, and amends the TBRA contract to increase the total authorization to $1,376,000.
203.	20020131-027	Authorizes the negotiation and execution of one or more forgivable loans to the Austin Revitalization Authority (ARA), in a total amount not to exceed $600,000, to assist the ARA with the purchase of up to five parcels within the East 11th Street Commercial Corridor from the Urban Renewal Agency.
204.	20020117-017	Authorizes the negotiation and execution of an agreement with the Austin Community Development Corporation (ACDC) in an amount not to exceed $100,000, to provide financial assistance to small businesses and small commercial development projects that create jobs for low-income to moderate-income persons.
205.	20011213-034	Amends the City's 2000/2001 Community Development Program and federal annual Action Plan to reprogram $750,000.
206.	20011025-018	Authorizes the negotiation and execution of a contract amendment for an amount not to exceed $20,000 to the Urban Renewal Agency (URA), for a total contract amount not to exceed $60,000, for the purpose of providing funds for acquiring property insurance and costs associated with property maintenance in connection with the East 11th and East 12th Street Redevelopment project.
207.	20010910-14	Directs the City Manager to prepare and submit an application to the US Department of Housing and Urban Development (HUD) for the third round of HUD's Empowerment Zone Program including designating an area as the proposed Empowerment Zone.
208.	20010802-026	Adopts the HUD Action Plan, 2001-2002, as required by federal law (24 CFR 91.1) and the community development program as required by Chapter 373 of the Texas Local Government Code, which also serves as the application for and acceptance of four entitlement grants from the U.S. Department of Housing and Urban Development.
209.	20010719-023	Amends the City's 2000-2001 Community Development Program and federal annual Action Plan to reprogram $706,508 to new uses and to expand the area in which HUD Section 108 loan funds obtained in connection with the East 11 and 12th Street Redevelopment program may be utilized.
210.	20010614-025	Authorizes the negotiation and execution of an amendment to the contract with the Austin Revitalization Authority (ARA), for a 15-month period in an amount not to exceed $343,750. Total contract amount will not exceed $1,818,750, for ARA's operational expenses for the continued implementation of the East 11th and East 12th Street Redevelopment Program.
211.	20010607-24	Authorizes the negotiation and execution of a development agreement with Riata Partners L.L.C. under the City's Smart Growth Initiative and Chapter 380 of the Local Government Code, to encourage development of the area located south of East 11th Street, generally bounded on the north by 11th Street, on the west by IH 35, on the south by the alley between 7th and 8th Streets, and on the east by San Marcos Street.
212.	20010419-64	Directs the City Manager to examine the feasibility of transferring certain historical properties located in the area adjacent to the East 11th and 12th Streets commercial corridor to the Austin Revitalization Authority for use as low-income or moderate-income housing or for other compatible uses in the area.
213.	20010329-53	Directs the City Manager to develop and bring back to Council for approval an economic development fee waiver program under Chapter 380, Local Government Code, to encourage the rehabilitation of affordable housing units by nonprofit organizations.
214.	20010308-18	Authorizes the negotiation and execution of an agreement with Austin Community

	Source	Summary
		Development Corporation (ACDC) in an amount not to exceed $50,000, to provide financial assistance to small businesses and small commercial development projects that create jobs for low-income to moderate-income persons.
215.	2000420-082	Creates the Housing Trust Fund and increasing the 1999-2000 annual budget by $1,000,000.
216.	20001130-072	Accepts the Robert Mueller Municipal Airport Redevelopment and Reuse Plan.
217.	20000928-037	Authorizes the negotiation and execution of a 12-month contract with the Austin Tenants' Council, Austin, Texas, for the Fair Housing and Tenant Counseling Program in an amount not to exceed $255,000 with two 12-month extension options in an amount not to exceed $255,000 per extension for a total contract amount not to exceed $765,000.
218.	20000928-036	Authorizes the negotiation and execution of a 12-month contract with the Austin Area Urban League, Austin, Texas, for the Emergency Home Repair Program in an amount not to exceed $1,000,000 with two 12-month extension options in an amount not to exceed $1,000,000 per extension for a total contract amount not to exceed $3,000,000.
219.	20000907-072	Directs the City Manager to identify and recommend to the Council additional funds and resources to invest into a major, long-range Affordable Housing Initiative for the City of Austin.
220.	20000803-028	Adopts the Consolidated Plan, 2000-2005, as required by federal law (24 CFR 91.1) and the Local Government Code (Chapter 373), which serves as the application for and acceptance of four entitlement grants from the U.S. Department of Housing and Urban Development (HUD). Federal regulations require that a Council-approved Consolidated Plan be delivered to HUD no later than August 15, 2000.
221.	20000601-63	Directs the City Manager to develop a comprehensive masterplan and zoning recommendations for the North Austin Town Lake area with a focus on the Rainey street area 2000 land development.
222.	20000302-025	Agreement with Austin Community Development Corporation (ACDC) in an amount not to exceed $50,000, to provide financial assistance to small business commercial development projects that create jobs for low-income to moderate-income persons.

This page intentionally left blank.

Why We Did This Report

The report responds to a request from Council Members in Council Resolution #2017082017-053. The resolution directed the City Auditor to review City work to date involving policy and program recommendations related to displacement and gentrification and to determine their implementation status, and provide the results to the Citizen's Anti-Displacement Task Force.

Scope

The scope of the work includes Council-approved resolutions, as well as recommendations related to displacement and gentrification in the City of Austin issued during the period of January 2000 through August 2017.

To satisfy this scope, we reviewed recommendations from audits, task forces, commissions, and community reports, as well as City Council resolutions.

Methodology

To accomplish our project objective we performed the following steps:

- reviewed various reports developed by City Task Forces, Commissions, and the Office of the City Auditor, as well as the community reports maintained by the Neighborhood Housing and Community Development Department (NHCD). From these sources, we compiled the recommendations relating to displacement and gentrification in the City;
- searched the City Clerk's website and identified the Council resolutions related to displacement and gentrification in the City;
- categorized the identified displacement and gentrification-related recommendations and resolutions into eight categories;
- categorized the identified displacement and gentrification-related recommendations and resolutions by whether they had a direct or indirect effect on gentrification and displacement;
- categorized the identified displacement and gentrification-related recommendations that had a direct effect on displacement and gentrification by whether they were actionable or not actionable; and
- obtained the implementation status (from City staff and based on our judgment) for the identified displacement and gentrification-related recommendations and resolutions that had a direct effect on gentrification and displacement and were immediately actionable.

Project Type

Special request projects conducted by the Office of the City Auditor are considered non-audit projects under Government Auditing Standards and are conducted in accordance with the ethics and general standards (Chapters 1-3).

The Office of the City Auditor was created by the Austin City Charter as an independent office reporting to City Council to help establish accountability and improve City services. Special requests are designed to answer specific questions to assist Council in decision-making. We do not draw conclusions or make recommendations in these reports.

Team
Katie Houston, Audit Manager
Henry Katumwa, Auditor-in-Charge
Mary Dory
Tyler Myers

City Auditor
Corrie Stokes

Deputy City Auditor
Jason Hadavi

Office of the City Auditor
phone: (512) 974-2805
email: AustinAuditor@austintexas.gov
website: http://www.austintexas.gov/auditor

AustinAuditor
@AustinAuditor

Copies of our audit reports are available at
http://www.austintexas.gov/page/audit-reports

Alternate formats available upon request

Exhibit F

RESOLUTION FOR LOW INCOME HOUSING TRUST FUND AND APPROPRIATIONS

WHEREAS, the market in Austin is not preserving or producing affordable housing for low income families, which are households making 60% of median income or less; and

WHEREAS, Austin's low income residents by the thousands are being forced to move from Austin; and

WHEREAS, U.S. Census data shows that in the five-year period from 2011 through 2015 the number of Austin households making 60% of median income or less decreased by 4,411 despite a net growth of 34,893 households within the City; and

WHEREAS, the private housing market cannot produce affordable housing for Austin's low income families because the high cost of construction and land exceed their ability to pay; and

WHEREAS, existing low income housing, both for ownership or rental, will always be less expensive than new housing; and

WHEREAS, the Austin Strategic Housing Blueprint Plan estimates a need by 2025 for 47,000 additional housing units for residents making 60% of median income or less, which will cost approximately $4 billion to fully address; and

WHEREAS, housing is a fundamental human need and right; and

WHEREAS, on 11/19/2009 the City Council of the City of Austin passed Resolution #20091119-063 Using City owned land on Levander Loop for various uses, including affordable housing; and

WHEREAS, on 4/17/2015 the City Council passed Resolution #20140417-049 Using City owned land for affordable housing; and

WHEREAS, on 10/16/2014 the City Council passed Resolution #20141016-026 Retaining families and school; and

WHEREAS, on 6/16/2016 the City Council passed Resolution #20160615-035 Inclusionary zoning in Homestead Preservation Districts; and

WHEREAS, on 4/11/2017 the City Council passed Resolution #20170411-05 from the Community Development Commission on Mobile home regulations, supporting their continued use thoughout the City; and

WHEREAS, on 4/14/2017 the City Council set the Affordable Housing Goals for the City of Austin; and

WHEREAS, it will require Austin to make large capital investments to preserve, construct, and subsidize housing for workforce families; and

WHEREAS, Austin still has no permanent, consistent source of funds to invest in housing; **NOW, THEREFORE,**

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

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

1. Establish a separate, dedicated Low Income Housing Trust Fund (LIHTF) into which all City housing funds, including those specified below, are placed.

2. Establish a Low Income Housing Fund Management Agent to administer the LIHTF. The Agent shall have diverse membership and shall include lower income residents, both homeowners and renters, and community representatives.

3. Begin each annual budget process by first allocating $16 million to the LIHTF to preserve, construct or subsidize housing for low income families, defined as households making 60% of less of median income, this being the amount the City of Austin spent in fiscal year 2015 – 2016 on fee waivers.

4. Establish a policy that all future general obligation bond elections include at least 20% of the bonds for low income housing.

5. Establish a policy similar to the City of Houston's that all new Tax Increment Zones or other quasi-governmental entities created by the City be required

to dedicate at least 1/3 of their revenue to the LIHTF for both preservation and construction of low income housing.

6. Amend all density bonus programs so that developers have the mandatory option to pay a fee in lieu equal in an amount to the economic value of the required on-site affordable units.

7. Require that all City public employee pension funds investigate and consider investing in low income housing within the Austin city limits.

RESOLUTION TO ADOPT RIGHT TO STAY AND RIGHT TO RETURN PROGRAMS FOR EAST AUSTIN

WHEREAS, the City of Austin has promoted for decades destructive, racist policies in East Austin resulting in segregation, economic marginalization, environmental injustice, and neglected infrastructure; and

WHEREAS, the City has designated East Austin as a "desired development zone", and the City has failed to take action to prevent wholesale gentrification or to stop massive displacement of lower income residents of color, devastating their neighborhoods, community relationships and culture; and

WHEREAS, Right to Stay and Right to Return programs would begin to alleviate and make reparations for Austin's years of racist zoning, inequitable development, and total disregard of the residents of the Eastside; and

WHEREAS, Right to Stay programs exist in many cities, including Houston, Texas, and contain specific strategies and concrete tools to help both renters and homeowners who are historically residents of lower income communities of color to remain in their historic homes, such as:

1) working with nonprofits and other local government entities to develop policies to reduce or freeze property taxes for low income residents and seniors in the target districts;
2) outreach to all seniors in the target districts to ensure they apply for and receive homestead and senior property tax exemptions;
3) creating well-funded home repair programs to enable elderly and disabled district homeowners to receive needed repairs, even without clear legal title, and a legal program to help clear titles;
4) funding and staffing fully an on-line housing application process, such as in Portland, Oregon, that lists all available affordable units in one location accessible to the target populations; and this database would include unit size, number of bedrooms, bathrooms, rent and costs; and
5) enforcing strictly the building codes for multi-family apartments to ensure that affordable housing remains habitable, with a focus on housing that has received government subsidies; and

WHEREAS, Right to Return programs include specific strategies and tools to assist people of color who grew up in or are otherwise members of generations of families of color of East Austin to return to East Austin; and.

WHEREAS, Portland, Oregon's "right-to-remain or return" policy is a model that Austin should look to and that contains these essential features:

1) funding and staffing to fully support bringing former residents back to a gentrified area (with people displaced or at risk of displacement having priority access to housing developed through this initiative);
2) supporting production of units that can lead to home ownership for returning working families, including different housing types such as modular-manufactured-mobile-tiny units, condominium apartments with multiple bedrooms, and rent-to-own options; and
3) using public-owned property to build new land-banked and land trust homes for lower-income former East Austin residents of color who want to return, with a variety of housing; **NOW, THEREFORE**

BE IT RESOLVED:

The City Council directs the City Manager to develop within 60 days a comprehensive plan, budget, and ordinance for the Council's consideration to adopt and fund an effective, robust Right to Return and Right to Stay Program for East Austin.

RESOLUTION FOR THE USE OF CITY OWNED LAND FOR LOW INCOME HOUSING

WHEREAS, the City of Austin currently faces a critical shortage of housing for purchase and for rent that is affordable to low income families; and

WHEREAS, in 2015 in zip code 78702 median household income is $41,016, so affordable rent is $1,025 a month, or an affordable mortgage of $166,537, while housing in that zip code is selling at the median list price of $399,000, more than twice the amount the median income household can afford; and

WHEREAS, in 2015 median household income for zip code 78721 is $37,234, so affordable rent is $931 a month, or an affordable mortgage of $151,181 but the median list price is $323,000; and

WHEREAS, in 2015 median household income for zip code 78741 is $31,658, so affordable rent is $791 a month, or an affordable mortgage of $128,537 but the median list price is $371,000; and

WHEREAS, in 2015 median household income for zip code 78744 is $42,400, so affordable monthly rent is $1,061, or an affordable mortgage of $172,319 but the median list price is $252,000; and

WHEREAS, the Neighborhood Housing and Community Development staff has estimate that between 48,000 and 60,000 units of affordable housing represents the current housing shortage, yet the city's Density Bonus program only expects to provide 1,100 units over the next ten years, meaning that the shortage may well have doubled by the end of the next decade; and

WHEREAS, the City of Austin has funded projects in the past (Rosewood/Glen Oaks Neighborhood and the neighborhood near Brooke Elementary School in the 1980s, and Govalle and Montopolis Neighborhoods in the 2000s) to help low income families purchase single family homes by using land that is city owned to reduce construction costs; and

WHEREAS, the City of Austin has within its power to promote the general welfare of the community and to mitigate the adverse family impacts of involuntary residential displacement; 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 50% of household income towards housing costs; and

WHEREAS, families play a critical role in maintaining strong communities, directly impacting a broad range of issues from jobs to public schools to the local economy to the environment and our future as a city; and

WHEREAS, families and children are a protected class under the Fair Housing Act; and

WHEREAS, Imagine Austin, the city's comprehensive planning document, specifically recognizes the need for family-friendly development citywide; and

WHEREAS, the City of Austin owns land parcels throughout its jurisdiction; and

WHEREAS, using publicly owned lands for affordable housing is an effective strategy for creating affordable housing; and

WHEREAS, many cities leverage opportunities for affordable housing by utilizing city-owned properties for this purpose; and

WHEREAS, the Community Development Commission has recommended the promotion of manufactured housing as a way to reduce costs of single family housing for low income families; and

WHEREAS, the Neighborhood Housing and Community Development staff have repeatedly identified the use of city-owned land for affordable housing as an essential affordable housing strategy; and

WHEREAS, the City Council approved goals to address housing needs in Austin April 14, 2017, including preventing households from being priced out of Austin,

fostering equitable communities, investing in housing for those most in need, creating new and affordable housing choices for all Austinites in all parts of town, and helping Austinites reduce their household costs; NOW THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
The City Council directs the City Manager to identify no less than four properties owned by the City of Austin that can be quickly made available for building by March, 2018.

BE IT FURTHER RESOLVED:
The City Council directs the City Manager to release a Request for Proposals (RFP) to local non-profits to place manufactured and/or construct single family homes on those properties adequate to house no less than 100 low income families by May, 2018.

BE IT FURTHER RESOLVED:
The City Council directs the City Manager to release four additional properties through the same process by August 2018.

RESOLUTION TO ESTABLISH INTERIM DEVELOPMENT REGULATIONS IN AREAS WITH INADEQUATE DRAINAGE

WHEREAS, recent increases in redevelopment, coupled with undersized, collapsed and nonexistent storm water infrastructure has exacerbated flooding in residential areas within the Onion Creek, Williamson Creek, Walnut Creek and Boggy Creek watersheds

WHEREAS, current development regulations and storm water infrastructure are insufficient to prevent drainage systems from exceeding capacity or to address storm water issues associated with infill development;;

WHEREAS, Section 11.086 of the Texas Water Code generally prohibits diverting or impounding surface waters in a manner that damages the property of another through overflow;

WHEREAS, the interim development regulations adopted by the ordinance that results from passage of this resolution help to ensure greater compliance with state law and to protect the health, safety, and welfare of residents by limiting development that would further overburden existing storm water infrastructure, while studies can proceed to measure the impact of redevelopment of older properties and the effect of redevelopment on aging infrastructure;

WHEREAS, the City of Austin is currently engaged in a comprehensive rewrite of its land development code, which among other things, will address appropriate regulations for redevelopment and other more permanent solutions to improve storm water infrastructure;

WHEREAS, the regulations adopted by the ordinance that results from passage of this resolution are intended as an interim measure, until more permanent solutions are set in place;

WHEREAS, this resolution proposes the following definitions and measurements for use in development of the regulations:

- Commercial Use Building means a structure used for one or more of the commercial uses defined under Section 25-2-4 of the Land Development Code, including without limitation a vertical mixed use structure defined under Section 25-2, Subchapter E of the Land Development Code;
- Director means the Director of the Watershed Protection Department and Development Services Department;
- Flood Prone Zone shall refer to all properties located within the Onion Creek, Williamson Creek, Walnut Creek, Boggy Creek watersheds as more particularly defined under Section 25-8-2 of the Land Development Code;
- Gross Floor Area means the total square feet of all enclosed space within a structure, regardless of its dimensions, that is not otherwise exempted from the calculation of gross floor area under an explicit provision of the Land Development Code; and
- Residential Use Building means a structure used for one or more of the residential uses defined under Section 25-2-3 of the Land Development Code;

WHEREAS, for all properties located within the Flood Prone Zone, applications for building and demolition permits for a commercial use or residential use building must comply with the following to be accepted for filing:

- An application for a demolition or relocation permit for a Commercial Use or Residential Use Building must be filed concurrently with a application for a either of the next two types of permit ;
- For a building permit for a Residential Use Building or a site plan for a Commercial Use Building on a lot where a structure has been or will be demolished or relocated, the new structure's size is limited to a maximum Gross Floor Area equal to one hundred fifteen percent (115%) of the Gross Floor Area of the existing or pre-existing structure located on the lot; in the case that a lot is combined with an adjacent lot or lots, the new structure's size is limited to maximum Gross Floor Area equal to one hundred fifteen percent (115%) of total, combined Gross Floor Area of any existing or pre-existing structures on such combined lots;
- For a remodel permit to increase the size of a Residential Use Building or a Commercial Use Building, the structure's size after the remodel is

limited to a maximum Gross Floor Area equal to one hundred fifteen percent (115%) of the Gross Floor Area of the existing structure; and

WHEREAS, the City Council may waive by ordinance the moratoria imposed by adoption of this resolution as ordinance if the City Council determines and makes specific, detailed findings by 3/4th vote of the entire council that:

- The development regulations in the ordinance resulting from implementation of this resolution imposes undue hardship on the applicant;
- The development proposed by the applicant will not adversely affect, directly or indirectly, the public health, safety, and welfare; and
- The Director determined that the development proposed by the applicant will reduce the flowing impact to other properties, as compared to pre-development conditions; **NOW, THEREFORE**

BE IT RESOLVED:

The City Council directs the City Manager to prepare administrative rules deemed necessary for implementation of this resolution. The requirements of this resolution control in the event of a conflict with any administrative rules;
The City Council waives the requirement for Planning Commission review of the ordinance adopting this resolution;
The City Council finds that the flooding impacts resulting from development in the Floor Prone Zone constitutes an emergency. Because of the emergency, the City Council further directs the City Manager to prepare the ordinance for City Council to adopt immediately for the immediate preservation of the public peace, health, and safety.

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 BT 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.

RESOLUTION TO IMPLEMENT AUSTIN ENVIRONMENTAL QUALITY REVIEW

WHEREAS, the City of Austin has the responsibility to examine the impacts of its discretionary activities upon the natural and cultural environment; and;

WHEREAS, the path to a sustainable future discussed in the Imagine Austin Plan and the Climate Protection Plan require us to consider the cumulative impacts our actions may have on our fragile environment; and;

WHEREAS, we must scrupulously examine the environmental justice implications of our
decisions; and;

WHEREAS, analysis and disclosure of environmental impacts will improve quantitative and qualitative understanding of central and enduring public health concerns such as residential displacement, ground level ozone levels, neighborhood character effects, as well as many other impacts; and;

WHEREAS, analysis and disclosure of environmental impacts empowers citizens with
information they can use to make important individual and family health decisions; and;

WHEREAS, the National Environmental Policy Act of 1969 stands as one of President Lyndon B. Johnson's greatest environmental achievements and its language and intent can be implemented locally; and;

WHEREAS, cities such as New York and others already perform routine environmental quality reviews; **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:

- Establish an environmental quality review program.

- Develop an environmental quality review technical manual.
- Establish an environmental quality subcommittee of the Environmental Commission or the Joint Sustainability Committee.

Exhibit G

RESOLUTION NO. 20180308-010

WHEREAS, intense development pressures and gentrification have led to the displacement of long-time Austin residents and families from their established communities; and

WHEREAS, Section 2.2.1. of the Institutional Racism and Systemic Inequities Task Force's report encourages the City of Austin to "adopt an Austin version of Portland's criteria for bringing former residents back to gentrified areas"; and

WHEREAS, the Task Force report encourages the City to work with the City Attorney's office and the Equity Office to formulate a policy that will encourage displaced households to have additional opportunities to return to Austin; and

WHEREAS, the Austin City Council approved Resolution No. 20170817-053, which created a residents' anti-displacement task force, to be referred to as "Anti-Displacement Task Force," to review and recommend specific strategies for displacement prevention.

WHEREAS, Council approved Resolution No. 20170817-055 to negotiate an interlocal with The University of Texas to conduct a study of gentrification within Austin, including the mapping of vulnerable neighborhoods; and

WHEREAS, Council approved the execution of the interlocal on September 28, 2017; and

WHEREAS, this study's data could inform the legal assessment and tenets of a "right to return" policy; **NOW, THEREFORE,**

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

The Council directs the City Manager to propose a preference policy that relates to the distribution of affordable housing units for low- and moderate-income households based on generational ties to the City. The proposed policy must be designed to further the City's obligation to affirmatively further fair housing and should include a method to prioritize the waitlist for programs and resources, such as homeownership and rental assistance programs, for low- and moderate-income households who are displaced.

BE IT FURTHER RESOLVED:

The Council directs the City Manager to propose a preference policy that relates to the distribution of affordable housing units for low- and moderate-income households based on household size. The proposed policy must be designed to further the City's obligation to affirmatively further fair housing.

BE IT FURTHER RESOLVED:

The Council directs the City Manager to analyze each proposed policy for operational and legal issues; and to provide Council and the Anti-Displacement Task Force with the analysis no later than May 25, 2018.

ADOPTED: March 8, 2018 **ATTEST:** Jannette S. Goodall

Jannette S. Goodall
City Clerk