RESOLUTION NO.

WHEREAS, the City of Austin's has incentivized over 1,653 affordable housing units through density bonus incentive programs;

WHEREAS, the City of Austin has created a comprehensive list of income-restricted affordable housing units subsidized or incentivized by the City;

WHEREAS, the City of Austin's Housing Smarts program provides education and training for first-time homebuyers for low income Austinites;

WHEREAS, the City of Austin provides and funds many social service programs that serve low income residents who may be in need of affordable housing;

WHEREAS, in 2017, the Housing Authority of the City of Austin (HACA) reported that it takes families about 60 days to find a landlord who will accept a Section 8 Housing Choice Voucher and about 20% of vouchers are returned; and

WHEREAS, apartments with affordable housing units incentivized by the City are required to accept Section 8 Housing Choice Vouchers;

WHEREAS, many nonprofits, such as Caritas, Easter Seals Central Texas, the Ending Community Homelessness Coalition, Casa Marianella, SAFE, Austin Tenants Council, Texas RioGrande Legal Aid, and many others, serve low income residents who are in need of affordable housing;

WHEREAS, units incentivized by the City may not be housing those who have the most difficulty finding affordable housing;

WHEREAS, various housing programs keep their own waitlists, but the City of Austin does not currently have a waitlist for available affordable units for residents in need of affordable housing;

WHEREAS, a housing priority list program could help residents suffering from domestic violence, homelessness, displacement, and discrimination find affordable housing; **NOW, THEREFORE;**

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

The Council directs the City Manager to propose a program that will connect low-income households in need of housing with available income restricted units. Such a program could:

- connect low-income households in need of housing who are engaged in City and nonprofit programs with available income restricted units;

- allow nonprofits serving low income populations, public entities such as AISD and HACA, and other City Departments to refer residents they serve to the Program; and

- connect graduates of the Housing Smarts program to low income homeownership programs.

The Council directs the City Manager to develop the Program for affordable units that do not have a waitlist program, such as incentivized affordable units, before including units that do have a waitlist program, and should consider including buildings with multiple affordable units before including buildings with fewer affordable units.

BE IT FURTHER RESOLVED:

The Council directs the City Manager to develop recommendations on how to require or incentivize landlords of affordable units to:

- provide notice to the City when an affordable unit becomes available for rent; and

- lease affordable units to tenants participating in the Program.

BE IT FURTHER RESOLVED:

If the Program becomes operational, the Council directs the City Manager to explore how the Program can assist those experiencing emergency situations, such as:

- domestic violence;

- human trafficking;

- homelessness;

- displacement qualified under the Tenant Relocation Assistance Program;

- displacement due to government action; or

- receiving rental or relocation assistance from HACA, the City of Austin, or other public entity.

ADOPTED: _____, 2018   **ATTEST**: _____

Jannette S. Goodall
City Clerk

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