

**Appendix C:**  
Council Resolution Index

# CIURS

CIUR	Resolution/ Ordinance Number	Description	Created	Due Date	Lead/Sub	Status
2108	Ordinance No. 20180911-001	Direction was given in the form of a Budget Rider to continue vetting the prospect of mortgage assistance program for low-income households [Resolution No. 20180524-040] and financial mechanisms to support the creation of residential cooperatives [Resolution No. 20180215-050]. Upon conclusion of this research, return to Council with proposed allocation from the Housing Trust Fund.	11/20/2018	9/24/2019	Neighborhood Housing and Community Development Budget Office	In Progress
2102	Ordinance No. 20180911-001	Direction was given in the form of a Budget Rider to ensure that \$250 million bonds for Affordable Housing be prioritized, together with other appropriate available resources, for urgent implementation to address rapid gentrification, displacement, and homelessness.	11/20/2018	9/24/2019	Neighborhood Housing and Community Development Budget Office Financial Service Group	Response included in February 2019 Blueprint Implementation Briefing Book
2100	20181101-025	Approve a resolution directing the CM to develop and present options for the redevelopment, renovation, and activation of the Travis County Exposition Center and the surrounding 128-acre site.	11/7/2018	5/1/2019	Austin Parks & Recreation Department Neighborhood Housing and Community Development Planning and Zoning Department	In Progress
2090	20181004-042	Approve a resolution directing the City Manager to solicit plans for the development of 1215 Red River and 606 E. 12th Street.	10/12/2018	10/29/2018	Economic Development Department Office of Real Estate Services Neighborhood Housing and Community Development	In Progress; <a href="http://www.ci.austin.tx.us/edims/pio/document.cfm?id=310148">http://www.ci.austin.tx.us/edims/pio/document.cfm?id=310148</a>
2089	20181004-038	Approve a resolution directing the City Manager to explore and provide recommendations on how to create community benefits on the City-owned property located at 312 East Wonsley Drive, including cons ....	10/12/2018	1/23/2019	Economic Development Department Office of Real Estate Services Austin Public Health Neighborhood Housing and Community Development Austin Parks & Recreation Department	In Progress
2076	20180823-077	Approve a resolution directing the City Manager to develop recommendations regarding amendments to City Code and regulating plans necessary to recalibrate density bonus program affordability requirem.....	8/23/2018	2/13/2019	Neighborhood Housing and Community Development Planning and Zoning Department	In Progress
2075	20180823-076	Approval a resolution relating to acquiring and preserving multi-family developments and mobile home parks occupied by households who earn less than 60 percent of the median family income (MFI).	8/23/2018	11/22/2018	Neighborhood Housing and Community Development Office of Real Estate Services	Response included in February 2019 Blueprint Implementation Briefing Book
2073	20180809-111	Approve a resolution finding that CodeNEXT is no longer a suitable mechanism to achieve its stated goals and directing the City Manager to develop and propose a new process leading to a Land Developm.....	8/13/2018	2/6/2019	Planning and Zoning Department Neighborhood Housing and Community Development Office of Performance Management	In Progress

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2063	20180628-080	Approve a resolution relating to a program to connect low-income households in need of housing with available income restricted units.	7/11/2018	10/29/2018	Neighborhood Housing and Community Development	In Progress; <a href="http://www.ci.austin.tx.us/edims/pio/document.tcm?id=305723">http://www.ci.austin.tx.us/edims/pio/document.tcm?id=305723</a>
2055	20180628-063	Approve a resolution relating to notification and relocation assistance for tenants who reside or resided at a multi-family or mobile home property that is the subject of an application that will res ....	7/5/2018	2/28/2019	Neighborhood Housing and Community Development	In Progress; <a href="http://www.ci.austin.tx.us/edims/pio/document.tcm?id=312542">http://www.ci.austin.tx.us/edims/pio/document.tcm?id=312542</a>
2035	20180510-052	Approve a resolution relating to tenant protections for a rental property required to register under City Code Chapter 4-14 (Registration of Rental Property).	5/21/2018	11/26/2018	Neighborhood Housing and Community Development Law Austin Code Department	In Progress; <a href="http://www.ci.austin.tx.us/edims/pio/document.tcm?id=312499">http://www.ci.austin.tx.us/edims/pio/document.tcm?id=312499</a>
2034	20180510-051	Approve a resolution relating to private activity bonds for residential rental developments and protections for tenants.	5/21/2018	2/28/2019	Neighborhood Housing and Community Development	In Progress; <a href="http://www.ci.austin.tx.us/edims/pio/document.tcm?id=312543">http://www.ci.austin.tx.us/edims/pio/document.tcm?id=312543</a>
2033	20180510-050	Approve a resolution initiating code amendments to City Code Title 25 and uncodified ordinances to prohibit source of income discrimination and to require eviction protections for tenants of developm ....	5/21/2018	2/26/2019	Neighborhood Housing and Community Development Law	In Progress; <a href="http://www.ci.austin.tx.us/edims/pio/document.tcm?id=305724">http://www.ci.austin.tx.us/edims/pio/document.tcm?id=305724</a>
2029	20180510-046	Approve a resolution directing the City Manager to review and analyze the "People's Plan" recommendations and provide an analysis to Council and the Anti-Displacement Task Force.	5/18/2018	2/28/2019	Neighborhood Housing and Community Development Watershed Protection Department Planning and Zoning Department Equity Office	In Progress; <a href="http://www.ci.austin.tx.us/edims/pio/document.tcm?id=313458">http://www.ci.austin.tx.us/edims/pio/document.tcm?id=313458</a>
2022	20180426-032	Approve a resolution relating to an educational campaign that seeks to empower vulnerable families when selling or buying a home.	5/7/2018	10/29/2018	Neighborhood Housing and Community Development Intergovernmental Relations	In Progress; <a href="http://www.ci.austin.tx.us/edims/pio/document.tcm?id=305723">http://www.ci.austin.tx.us/edims/pio/document.tcm?id=305723</a>
2021	20180426-031	Approve a resolution relating to comprehensive eviction counseling services and representation for residential tenants.	5/7/2018	10/31/2018	Neighborhood Housing and Community Development Human Resources	In Progress; <a href="http://www.ci.austin.tx.us/edims/pio/document.tcm?id=310559">http://www.ci.austin.tx.us/edims/pio/document.tcm?id=310559</a>

## CIURS

CIUR	Resolution/ Ordinance Number	Description	Created	Due Date	Lead/Sub	Status
2020	20180426-030	Approve a resolution endorsing Austin's Action Plan to End Homelessness and directing the City Manager to provide regular updates regarding community needs related to homelessness.	5/7/2018	10/24/2018	Austin Public Health Office of Performance Management Austin Police Department Neighborhood Housing and Community Development	In Progress; <a href="http://www.ci.austin.tx.us/edims/pio/document.cfm?id=310639">http://www.ci.austin.tx.us/edims/pio/document.cfm?id=310639</a>
2015	20180308-010	Approve a resolution relating to the distribution of affordable housing units for low- and moderate-income households.	3/9/2018	2/28/2019	Neighborhood Housing and Community Development Law	In Progress; <a href="http://www.ci.austin.tx.us/edims/pio/document.cfm?id=313459">http://www.ci.austin.tx.us/edims/pio/document.cfm?id=313459</a>
2014	20180301-023	Approve a resolution directing the City Manager to study and propose potential updates to the City's Tax Increment Financing (TIF) policy and to align the TIF policy with the Strategic Housing Bluepr ....	3/9/2018	1/28/2019	Financial Service Group Neighborhood Housing and Community Development	In Progress
2008	20180215-050	Approve a resolution relating to residential cooperative purchase policies and the creative financial mechanisms that could be used to support those policies.	2/16/2018	2/15/2019	Neighborhood Housing and Community Development Law	In Progress; <a href="http://www.ci.austin.tx.us/edims/pio/document.cfm?id=310560">http://www.ci.austin.tx.us/edims/pio/document.cfm?id=310560</a>
2000	C14-2016-0135	Zoning Ordinance/Public Hearing Closed: C14-2016-0135 - 2500 N. Lamar - District 9 - Conduct a public hearing and approve second and third readings of an ordinance amending City Code Title 25 by rezo ....	2/8/2018	2/22/2019	Law Neighborhood Housing and Community Development	In Progress
1938	20170928-050	Approve a resolution relating to the creation of Neighborhood Empowerment Zones and a Multifamily Property Tax Exemption Program to improve access to affordable housing.	10/3/2017	6/21/2018	Financial Service Group Neighborhood Housing and Community Development	In Progress; <a href="http://www.ci.austin.tx.us/edims/pio/document.cfm?id=302506">http://www.ci.austin.tx.us/edims/pio/document.cfm?id=302506</a>
1071	20130808-062	Approve a resolution directing the City Manager to work with necessary staff and outside stakeholders to create a standard affordability impact evaluation process that measures the increase in costs, ....	8/8/2013	9/30/2013	Planning and Zoning Department Neighborhood Housing and Community Development Economic Development Department Financial Service	In Progress

## CLOSED CIURS

2039	20180524-040	Approve a resolution relating to mortgage assistance programs for low-income households.	5/25/2018	2/28/2019	Neighborhood Housing and Community Development	<a href="http://www.ci.austin.tx.us/edims/pio/document.cfm?id=312544">http://www.ci.austin.tx.us/edims/pio/document.cfm?id=312544</a>
2104	Ordinance No. 20180911-001	Approve an ordinance adopting the City of Austin Budget for Fiscal Year 2018-2019, beginning on October 1, 2018, and ending on September 30, 2019. Direction was given in the form of a Budget Rider.....	11/20/2018	9/24/2019	Austin Public Health Budget Office Austin Police Department Neighborhood Housing and Community Development	<a href="http://www.ci.austin.tx.us/edims/pio/document.cfm?id=307135">http://www.ci.austin.tx.us/edims/pio/document.cfm?id=307135</a>

# CIURS

CIUR	Resolution/ Ordinance Number	Description	Created	Due Date	Lead/Sub	Status
2066	20180322-061	Approve a resolution directing the City Manager to provide City Council with different scenarios showing what percentage of tax increment in the Homestead Preservation Reinvestment Zone No. 1 should .....	8/1/2018	8/28/2018	Neighborhood Housing and Community Development	<a href="http://www.ci.austin.tx.us/edims/pio/document.cfm?id=304614">http://www.ci.austin.tx.us/edims/pio/document.cfm?id=304614</a>
2061	20180628-130	Approve a resolution directing the City Manager to analyze the proposal from Precourt Sports Ventures, begin negotiations for a Major League Soccer stadium to be located at 10414 McKalla Place, and t ....	7/5/2018	10/4/2018	Economic Development Department Neighborhood Housing and Community Development Small and Minority Business Resources Austin Parks & Recreation Department Austin Transportation Department Purchasing Office Austin Water Office of Real Estate Services	<a href="http://www.ci.austin.tx.us/edims/pio/document.cfm?id=305055">http://www.ci.austin.tx.us/edims/pio/document.cfm?id=305055</a>
2053	20180628-060	Approve a resolution directing the City Manager to solicit plans for the development of 10414 McKalla Place.	7/3/2018	10/15/2018	Economic Development Department Neighborhood Housing and Community Development Small and Minority Business Resources Austin Parks & Recreation Department Austin Transportation Department Purchasing Office Austin Water Office of Real Estate Services	<a href="http://www.ci.austin.tx.us/edims/pio/document.cfm?id=303117">http://www.ci.austin.tx.us/edims/pio/document.cfm?id=303117</a>
2018	20180322-099	Approve a resolution directing the City Manager to conduct further analysis of 10414 McKalla Place as a major league soccer stadium site and to provide a detailed assessment of potential community be ....	3/28/2018	6/5/2018	Economic Development Department Austin Parks & Recreation Department Office of Real Estate Services Neighborhood Housing and Community Development Communications and Public Information Office Financial Service Group Austin Transportation Department Austin Water Austin Energy Austin Fire Department Austin Police Department Emergency Medical Services	<a href="http://www.ci.austin.tx.us/edims/document.cfm?id=299938">http://www.ci.austin.tx.us/edims/document.cfm?id=299938</a>

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CIUR	Resolution/ Ordinance Number	Description	Created	Due Date	Lead/Sub	Status
1990	20171214-067	Approve a resolution directing the City Manager to recommend an analytic process to determine an appropriate compensation that property owners would provide to the City to demolish single-family and .....	1/5/2018	5/22/2018	Neighborhood Housing and Community Development Development Services Department Planning and Zoning Department Office of Real Estate Services	<a href="http://www.ci.austin.tx.us/edims/document.cfm?id=299167">http://www.ci.austin.tx.us/edims/document.cfm?id=299167</a>
1984	201707-058	Approve a resolution directing the City Manager to explore options for the City-owned property within the St. John neighborhood.	12/11/2017	10/4/2018	Economic Development Department Austin Parks & Recreation Department Austin Public Health Equity Office Neighborhood Housing and Community Development Financial Service Group Office of Real Estate Services	<a href="http://www.ci.austin.tx.us/edims/pio/document.cfm?id=303117">http://www.ci.austin.tx.us/edims/pio/document.cfm?id=303117</a>
1983	20160616-030	Approve a resolution providing additional direction to the City Manager with respect to the management of the Housing Trust Fund.	11/30/2017	10/1/2018	Neighborhood Housing and Community Development	<a href="http://www.ci.austin.tx.us/edims/document.cfm?id=306916">http://www.ci.austin.tx.us/edims/document.cfm?id=306916</a>
1980	20171109-089	Approve a resolution relating to the expenditure of the Downtown Density Bonus Program's funds for low-barrier permanent supportive housing vouchers.	11/13/2017	12/20/2017	Neighborhood Housing and Community Development Austin Public Health	<a href="http://www.ci.austin.tx.us/edims/document.cfm?id=294889">http://www.ci.austin.tx.us/edims/document.cfm?id=294889</a>
1945	20171005-030	Approve a resolution relating to residential leases, guarantors, and tenants' rights.	10/5/2017	1/25/2018	Austin Public Health Human Resources Neighborhood Housing and Community Development	<a href="http://www.ci.austin.tx.us/edims/document.cfm?id=291910">http://www.ci.austin.tx.us/edims/document.cfm?id=291910</a>
1929	20170817-056	Approve a resolution initiating amendments to the regulating plan for the Plaza Saltillo Transit-Oriented Development (TOD) Station Area relating to the density bonus program and directing the City M.....	8/28/2017	9/10/2018	Neighborhood Housing and Community Development Planning and Zoning Department	<a href="http://www.ci.austin.tx.us/edims/document.cfm?id=297770">http://www.ci.austin.tx.us/edims/document.cfm?id=297770</a>
1928	20170817-056	Approve a resolution relating to a citizens' task force on displacement issues.	8/28/2017	2/12/2018	Neighborhood Housing and Community Development Equity Office Planning and Zoning Department Purchasing Office Office of the City Clerk	<a href="http://www.ci.austin.tx.us/edims/document.cfm?id=305751">http://www.ci.austin.tx.us/edims/document.cfm?id=305751</a>
1927	20170817-051	Approve a resolution relating to housing cooperatives.	8/28/2017	1/19/2018	Neighborhood Housing and Community Development Equity Office	<a href="http://www.ci.austin.tx.us/edims/document.cfm?id=294886">http://www.ci.austin.tx.us/edims/document.cfm?id=294886</a>

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CIUR	Resolution/ Ordinance Number	Description	Created	Due Date	Lead/Sub	Status
1920	20170817-055	Approve a resolution relating to a gentrification, displacement, and mapping community vulnerability study.	8/18/2017	10/8/2018	Neighborhood Housing and Community Development Planning and Zoning Department Equity Office Law	<a href="http://www.ci.austin.tx.us/edims/document.cfm?id=307347">http://www.ci.austin.tx.us/edims/document.cfm?id=307347</a>
1918	20170810-033	Approve a resolution directing the City Manager to identify potential properties for a temporary, short-term shelter to serve individuals experiencing homelessness. Please note the due date for th.....	8/15/2017	8/24/2017	Austin Parks & Recreation Department Austin Public Health Office of Real Estate Services Homeland Security & Emergency Management Neighborhood Housing and Community Development	<a href="http://www.ci.austin.tx.us/edims/pio/document.cfm?id=282678">http://www.ci.austin.tx.us/edims/pio/document.cfm?id=282678</a>
1915	20170803-058	Posting Language: Approve a resolution directing the City Manager to add certain information to the City's Resources for Renters webpage. BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN: ....	8/3/2017	8/25/2017	Neighborhood Housing and Community Development	<a href="http://www.ci.austin.tx.us/edims/pio/document.cfm?id=282796">http://www.ci.austin.tx.us/edims/pio/document.cfm?id=282796</a>
1914	20170803-057	Approve a resolution relating to the Low-Income Housing Tax Credit Program.	8/3/2017	3/6/2018	Neighborhood Housing and Community Development	<a href="http://www.ci.austin.tx.us/edims/document.cfm?id=300108">http://www.ci.austin.tx.us/edims/document.cfm?id=300108</a>
1911	20170615-067	Approve a resolution relating to consideration of private activity bond issuance approval for qualified residential rental projects that acquire and rehabilitate existing residential structures.	7/10/2017	12/8/2017	Neighborhood Housing and Community Development Financial Service Group	<a href="http://www.ci.austin.tx.us/edims/document.cfm?id=286146">http://www.ci.austin.tx.us/edims/document.cfm?id=286146</a>
1900	20170622-035	Approve a resolution directing the City Manager to draft a business plan related to establishing a Veterans Resource Center.	6/22/2017	12/20/2017	Human Resources Austin Public Health Office of Real Estate Services Communications and Technology Management Neighborhood Housing and Community Development Purchasing Office Communications and Public Information Office	<a href="http://www.ci.austin.tx.us/edims/document.cfm?id=290190">http://www.ci.austin.tx.us/edims/document.cfm?id=290190</a>
1889	20160914-002	Approve an ordinance amending the Fiscal Year 2016-2017 Development Services Department Capital Budget (Ordinance Number 20160914-002) to appropriate \$500,000 from the Development Surcharge Fee to fu ....	4/25/2017	8/30/2018	Development Services Department Neighborhood Housing and Community Development	<a href="http://www.ci.austin.tx.us/edims/pio/document.cfm?id=309002">http://www.ci.austin.tx.us/edims/pio/document.cfm?id=309002</a>
1884	20170413-025	Approve a resolution relating to preserving and creating affordable housing along certain priority corridors.	4/17/2017	2/20/2018	Neighborhood Housing and Community Development Corridor Program Implementation Office Austin Transportation Department Equity Office	<a href="http://www.ci.austin.tx.us/edims/document.cfm?id=294890">http://www.ci.austin.tx.us/edims/document.cfm?id=294890</a>

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CIUR	Resolution/ Ordinance Number	Description	Created	Due Date	Lead/Sub	Status
1883	20170413-024	Approve a resolution relating to procedures for implementing affordable housing goals in the Austin Strategic Housing Plan.	4/17/2017	12/20/2017	Neighborhood Housing and Community Development Equity Office	<a href="http://www.ci.austin.tx.us/edims/document.cfm?id=294887">http://www.ci.austin.tx.us/edims/document.cfm?id=294887</a>
1879	20170406-029	Approve a resolution receiving the report and recommendations from the Mayor's Task Force on Institutional Racism & Systemic Inequities and directing the City Manager to review the report and recomme.....	4/13/2017	2/27/2018	Equity Office Neighborhood Housing and Community Development Telecommunications and Regulatory Affairs Human Resources Austin Code Department Austin Police Department Downtown Austin Community Court Municipal Court Austin Public Health Small and Minority Business Resources	<a href="http://www.austintexas.gov/edims/document.cfm?id=292037">http://www.austintexas.gov/edims/document.cfm?id=292037</a>
1873	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 o ....	3/24/2017	11/29/2017	Office of Real Estate Services Neighborhood Housing and Community Development	<a href="http://www.ci.austin.tx.us/edims/document.cfm?id=289533">http://www.ci.austin.tx.us/edims/document.cfm?id=289533</a>
1871	20170302-040	Approve a resolution regarding 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 PI .....	3/6/2017	12/20/2017	Neighborhood Housing and Community Development Planning and Zoning Department Financial Service	<a href="http://www.ci.austin.tx.us/edims/document.cfm?id=294885">http://www.ci.austin.tx.us/edims/document.cfm?id=294885</a>
1863	20170126-043	Approve a resolution directing 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 paymen .....	2/21/2017	8/20/2018	Austin Public Health Downtown Austin Community Court Financial Service Group Neighborhood Housing and Community Development	<a href="http://www.ci.austin.tx.us/edims/document.cfm?id=304281">http://www.ci.austin.tx.us/edims/document.cfm?id=304281</a>
1862	20170126-038	Approve a resolution regarding demolished market-affordable units. BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN: The City Manager is directed to work with City staff and CodeNEXT con .....	2/21/2017	2/21/2017	Neighborhood Housing and Community Development Development Services Department	<a href="http://www.ci.austin.tx.us/edims/document.cfm?id=309227">http://www.ci.austin.tx.us/edims/document.cfm?id=309227</a>
1850	20170202-040	Approve a resolution initiating an amendment to the City's Energy Code to require that new residential and commercial buildings are constructed to be solar-ready.	2/2/2017	10/11/2017	Development Services Department Austin Energy Neighborhood Housing and Community Development	<a href="http://www.austintexas.gov/edims/document.cfm?id=279788">http://www.austintexas.gov/edims/document.cfm?id=279788</a>



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1847	20170126-038	Approve a resolution regarding demolished market-affordable units.	1/26/2017	8/30/2018	Development Services Department Planning and Zoning Department Neighborhood Housing and Community Development	<a href="http://www.ci.austin.tx.us/edims/document.cfm?id=309227">http://www.ci.austin.tx.us/edims/document.cfm?id=309227</a>
1840	20161215-031	Approve a resolution authorizing the City Manager to fund a pilot program for employer-assisted housing (related to the Grove PUD). Resolves: The City Council authorizes the City Manager to provi ....	12/16/2016	2/12/2018	Neighborhood Housing and Community Development Law Financial Service Group	<a href="http://www.ci.austin.tx.us/edims/document.cfm?id=294884">http://www.ci.austin.tx.us/edims/document.cfm?id=294884</a>
1837	20160914-001	Approve an ordinance adopting the Operating Budget for Fiscal Year 2016-2017, beginning on October 1, 2016, and ending on September 30, 2017. The following direction was given to staff in the form.....	11/21/2016	12/8/2017	Neighborhood Housing and Community Development Economic Development Department Law Planning and Zoning Department Financial Service Group Development Services Department	<a href="http://www.ci.austin.tx.us/edims/pio/document.cfm?id=280600">http://www.ci.austin.tx.us/edims/pio/document.cfm?id=280600</a>
1832	20160914-001	The following direction was given to staff in the form of a budget rider related to the use of the Housing Trust Fund. 1) To avoid using the affordable Housing Trust Fund for salaries, studies, consu ....	11/16/2016	10/1/2018	Neighborhood Housing and Community Development	<a href="http://www.ci.austin.tx.us/edims/document.cfm?id=306915">http://www.ci.austin.tx.us/edims/document.cfm?id=306915</a>
1823	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 ad.....	11/4/2016	1/5/2018	Financial Service Group Office of Real Estate Services Neighborhood Housing and Community Development Economic Development Department	<a href="http://www.ci.austin.tx.us/edims/document.cfm?id=291038">http://www.ci.austin.tx.us/edims/document.cfm?id=291038</a>
1817	20161020-027	Posting Language: Approve a resolution relating to funding repairs for manufactured homes. Directs the City Manager to explore various funding options at the national, state, and local levels, inc.....	10/21/2016	10/11/2017	Neighborhood Housing and Community Development	<a href="http://www.ci.austin.tx.us/edims/document.cfm?id=286145">http://www.ci.austin.tx.us/edims/document.cfm?id=286145</a>
1814	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 emer ....	10/14/2016	8/27/2018	Economic Development Department Neighborhood Housing and Community Development Office of Real Estate Services	<a href="http://www.ci.austin.tx.us/edims/document.cfm?id=291036">http://www.ci.austin.tx.us/edims/document.cfm?id=291036</a>
1813	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 ....	10/14/2016	12/20/2017	Neighborhood Housing and Community Development Economic Development Department Office of Real Estate Services Law Financial Service	<a href="http://www.ci.austin.tx.us/edims/document.cfm?id=291035">http://www.ci.austin.tx.us/edims/document.cfm?id=291035</a>

# CIURS

CIUR	Resolution/ Ordinance Number	Description	Created	Due Date	Lead/Sub	Status
1810	20161006-050	Posting language: 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 h ....	10/10/2016	12/15/2016	Neighborhood Housing and Community Development	<a href="http://www.austintexas.gov/edims/document.cfm?id=268225">http://www.austintexas.gov/edims/document.cfm?id=268225</a>
1781	20160616-035	Approve a resolution related to a Fair Housing Initiative that includes, but is not limited to, the following components: inclusionary zoning, affordable housing, voluntary housing programs, the City.....	6/30/2016	3/6/2018	Neighborhood Housing and Community Development Office of Real Estate Services Planning and Zoning Department Law Financial Service Economic Development Department	<a href="http://www.ci.austin.tx.us/edims/document.cfm?id=291034">http://www.ci.austin.tx.us/edims/document.cfm?id=291034</a>
1750	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 ownersh.....	4/7/2016	8/26/2016	Neighborhood Housing and Community Development	<a href="http://www.ci.austin.tx.us/edims/pio/document.cfm?id=260767">http://www.ci.austin.tx.us/edims/pio/document.cfm?id=260767</a>
1736	20160303-018	Approve a resolution directing 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. 2015.....	3/3/2016	12/2/2016	Planning and Zoning Department Neighborhood Housing and Community Development Austin Water Financial Service Law	<a href="http://www.austintexas.gov/edims/document.cfm?id=268676">http://www.austintexas.gov/edims/document.cfm?id=268676</a>
1732	20160225-048	Approve a resolution initiating historic zoning for Rosewood Courts located at 2001 Rosewood Avenue, Austin, Texas 78702 and supporting the nomination and inclusion of Rosewood Courts in the National.....	2/25/2016	6/25/2018	Planning and Zoning Department Neighborhood Housing and Community Development Office of the City Clerk	<a href="http://www.austintexas.gov/edims/document.cfm?id=296130">http://www.austintexas.gov/edims/document.cfm?id=296130</a>
1725	20160211-058	Approve a resolution initiating amendments to the Land Development Code (Title 25), excluding Article 14 of Chapter 25-1, relating to the application of site development regulations to projects for w.....	2/11/2016	3/14/2017	Development Services Department Watershed Protection Department Planning and Zoning Department Austin Parks & Recreation Department Neighborhood Housing and Community Development	<a href="http://www.ci.austin.tx.us/edims/pio/document.cfm?id=255870">http://www.ci.austin.tx.us/edims/pio/document.cfm?id=255870</a>
1704	20151217-074	Approve a resolution amending Resolution No. 000907-72 by increasing the percentage of tax revenue dedicated to the Housing Trust Fund derived from developments built on formerly-owned City property ....	12/18/2015	9/8/2016	Neighborhood Housing and Community Development Financial Service	The Budget Office revised the transfer-in for the HTF back down to 40% of tax revenue in July 2016.

# CIURS

CIUR	Resolution/ Ordinance Number	Description	Created	Due Date	Lead/Sub	Status
1694	20151210-030	Approve a resolution related to CodeNEXT, affordable housing options, and fair housing choice.	12/10/2015	9/10/2018	Neighborhood Housing and Community Development	<a href="http://www.ci.austin.tx.us/edims/pio/document.cfm?id=305281">http://www.ci.austin.tx.us/edims/pio/document.cfm?id=305281</a>
1678	20151119-092	Conduct a public hearing and consider an ordinance amending City Code Title 25 related to planned unit development density bonuses. Council also directed the City Manager to ensure that regulation ....	11/20/2015	6/13/2018	Planning and Zoning Department Neighborhood Housing and Community Development	<a href="http://www.ci.austin.tx.us/edims/document.cfm?id=235368">http://www.ci.austin.tx.us/edims/document.cfm?id=235368</a>
1677	20151119-080	Approve an ordinance on third reading to amend City Code Title 25 relating to secondary dwelling units. (THE PUBLIC HEARING FOR THIS ITEM WAS HELD AND CLOSED ON JUNE 18, 2015). Council approved th ....	11/20/2015	6/13/2018	Planning and Zoning Department Neighborhood Housing and Community Development	CodeNEXT Draft 3 incorporated accessory dwelling units and secondary units as options in residential, mainstreet and mixed use zones.
1673	20151112-027	Approve a resolution initiating code amendments related to relocation requirements for developments that will result in displacement of tenants.	11/13/2015	9/8/2016	Neighborhood Housing and Community Development Development Services Department Law Planning and Zoning Department	<a href="http://www.ci.austin.tx.us/edims/document.cfm?id=262236">http://www.ci.austin.tx.us/edims/document.cfm?id=262236</a>
1669	20151015-038	Approve a resolution initiating 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 Ci.....	10/19/2015	11/2/2015	Planning and Zoning Department Neighborhood Housing and Community Development	<a href="http://www.ci.austin.tx.us/edims/document.cfm?id=304364">http://www.ci.austin.tx.us/edims/document.cfm?id=304364</a>
1668	20151015-053	Approve a resolution initiating a code amendment to address the lack of an on-site affordable housing density bonus program for multifamily properties and to adjust the requirements of Multifamily R.....	10/19/2015	6/30/2016	Planning and Zoning Department Neighborhood Housing and Community Development	<a href="http://www.ci.austin.tx.us/edims/pio/document.cfm?id=249164">http://www.ci.austin.tx.us/edims/pio/document.cfm?id=249164</a>
1661	20151015-038	Approve a resolution initiating 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 Ci.....	10/16/2015	8/26/2016	Neighborhood Housing and Community Development Planning and Zoning Department	<a href="http://www.ci.austin.tx.us/edims/document.cfm?id=304364">http://www.ci.austin.tx.us/edims/document.cfm?id=304364</a>
1636	20150604-051	Approve a resolution related to the use of homestead preservation districts and homestead preservation reinvestments zones to address affordable housing issues in Austin. The City Manager is direc ....	7/30/2015	12/18/2015	Neighborhood Housing and Community Development	<a href="http://www.ci.austin.tx.us/edims/pio/document.cfm?id=235411">http://www.ci.austin.tx.us/edims/pio/document.cfm?id=235411</a>
1582	20141211-110	Approve a resolution supporting the application by Austin Travis County Integral Care and its affiliates to the Texas Department of Housing and Community Affairs for the 2015 Low Income Housing Tax C.....	3/31/2015	5/6/2015	Neighborhood Housing and Community Development	Approved resolution was sent to TDHCA in 2014.

# CIURS

CIUR	Resolution/ Ordinance Number	Description	Created	Due Date	Lead/Sub	Status
1524	20141211-120	Approve a resolution directing the City Manager to evaluate all possible funding sources to implement the Colony Park Master Plan.	12/12/2014	12/7/2015	Financial Service Neighborhood Housing and Community Development Austin Parks & Recreation Department Public Works Watershed Protection Department Capital Planning Office of Real Estate Services Planning and Development Review Department Economic Development Department Austin Transportation Department	<a href="http://www.ci.austin.tx.us/edims/pio/document.cfm?id=235536">http://www.ci.austin.tx.us/edims/pio/document.cfm?id=235536</a>
1498	20141211-122	Approve a resolution directing the City Manager to provide recommendations and an implementation plan for a corporation to assist with economic development within 180 days.	12/11/2014	3/6/2017	Economic Development Department Neighborhood Housing and Community Development	<a href="http://www.ci.austin.tx.us/edims/pio/document.cfm?id=264962">http://www.ci.austin.tx.us/edims/pio/document.cfm?id=264962</a>
1445	20141016-037	Approve a resolution directing 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 re.....	10/17/2014	11/26/2014	Neighborhood Housing and Community Development Planning and Development Review Department Austin Water Public Works	<a href="http://www.ci.austin.tx.us/edims/pio/document.cfm?id=222288">http://www.ci.austin.tx.us/edims/pio/document.cfm?id=222288</a>
1444	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 Cite....	10/17/2014	9/2/2015	Neighborhood Housing and Community Development Financial Service	<a href="http://www.ci.austin.tx.us/edims/pio/document.cfm?id=234473">http://www.ci.austin.tx.us/edims/pio/document.cfm?id=234473</a>
1443	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 .....	10/17/2014	11/19/2014	Neighborhood Housing and Community Development Planning and Development Review Department Public Works	<a href="http://www.ci.austin.tx.us/edims/pio/document.cfm?id=222070">http://www.ci.austin.tx.us/edims/pio/document.cfm?id=222070</a>
1438	20140925-090	Approve a resolution initiating a code amendment to City Code Chapter 25-2 relating to the in lieu donation affordable housing option for planned unit developments.	10/6/2014	7/29/2015	Neighborhood Housing and Community Development Planning and Development Review Department	<a href="http://www.ci.austin.tx.us/edims/pio/document.cfm?id=243379">http://www.ci.austin.tx.us/edims/pio/document.cfm?id=243379</a>
1432	20141002-044	Approve a resolution directing the City Manager to develop a "Good Landlord Program" for private sector landlords that meet high standards or help assist with difficult-to-house individuals, to prese.....	10/3/2014	7/1/2016	Neighborhood Housing and Community Development	<a href="http://www.ci.austin.tx.us/edims/pio/document.cfm?id=251967">http://www.ci.austin.tx.us/edims/pio/document.cfm?id=251967</a>

# CIURS

CIUR	Resolution/ Ordinance Number	Description	Created	Due Date	Lead/Sub	Status
1431	20141002-043	Approve a resolution establishing Permanent Supportive Housing (PSH) as the primary intervention to end chronic homelessness and setting a target of 400 PSH units, with a minimum of 200 dedicated to .....	10/3/2014	11/6/2017	Neighborhood Housing and Community Development Austin Public Health	<a href="http://www.ci.austin.tx.us/edims/document.tcfm?id=294938">http://www.ci.austin.tx.us/edims/document.tcfm?id=294938</a>
1419	20140925-088	Approve a resolution directing 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 .....	9/26/2014	7/29/2015	Neighborhood Housing and Community Development Office of Real Estate Services	<a href="http://www.ci.austin.tx.us/edims/pio/document.tcfm?id=234668">http://www.ci.austin.tx.us/edims/pio/document.tcfm?id=234668</a>
1389	20140807-102	Posting language: Approve a resolution directing the City Manager to explore the feasibility of a municipally issued identification card. The City Manager shall report back to the City Council by.....	8/13/2014	12/18/2014	Austin Public Health Human Resources Neighborhood Housing and Community Development Austin Police Department Law	<a href="http://www.ci.austin.tx.us/edims/pio/document.tcfm?id=223649">http://www.ci.austin.tx.us/edims/pio/document.tcfm?id=223649</a>
1380	20140807-104	Approve a resolution directing the city manager to include neighboring connectivity, public amenity maintenance and governance, and financing options within and adjacent to the 208-acre Colony Park S .....	8/8/2014	12/18/2014	Neighborhood Housing and Community Development Austin Transportation Department Public Works Austin Parks & Recreation Department Economic Development Department Planning and Development Review Department Office of Real Estate Services Financial Service Capital Planning Watershed Protection Department	<a href="http://www.austintexas.gov/edims/document.tcfm?id=224095">http://www.austintexas.gov/edims/document.tcfm?id=224095</a>
1374	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 Valle.....	8/7/2014	12/4/2014	Economic Development Department Office of Real Estate Services Austin Water Planning and Development Review Department Watershed Protection Department Austin Parks & Recreation Department Neighborhood Housing and Community Development	<a href="http://www.ci.austin.tx.us/edims/pio/document.tcfm?id=223648">http://www.ci.austin.tx.us/edims/pio/document.tcfm?id=223648</a>
1372	20140807-098	Approve a resolution directing the City Manager to enter into discussions with Skillpoint Alliance regarding their future facility needs and potential lease of City property.	8/7/2014	11/25/2014	Neighborhood Housing and Community Development Office of Real Estate Services	<a href="http://www.ci.austin.tx.us/edims/pio/document.tcfm?id=222076">http://www.ci.austin.tx.us/edims/pio/document.tcfm?id=222076</a>

# CIURS

CIUR	Resolution/ Ordinance Number	Description	Created	Due Date	Lead/Sub	Status
1338	20140515-033	Approve a resolution directing the City Manager to explore options and take appropriate actions to maintain the availability of affordable housing units during the rehabilitation or demolition and re.....	6/19/2014	5/22/2015	Neighborhood Housing and Community Development	<a href="http://www.ci.austin.tx.us/edims/document.cfm?id=212691">http://www.ci.austin.tx.us/edims/document.cfm?id=212691</a>
1323	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 t.....	6/12/2014	1/20/2015	Economic Development Department Small and Minority Business Resources Neighborhood Housing and Community Development	<a href="http://www.ci.austin.tx.us/edims/pio/document.cfm?id=213390">http://www.ci.austin.tx.us/edims/pio/document.cfm?id=213390</a>
1305	20130926-075	Approve a resolution directing the City Manager to explore distance to transit stops and the provision of accessible housing units as criteria to be scored in the Rental Housing Development Assistanc .....	5/16/2014	7/21/2014	Neighborhood Housing and Community Development	<a href="http://www.ci.austin.tx.us/edims/pio/document.cfm?id=211703">http://www.ci.austin.tx.us/edims/pio/document.cfm?id=211703</a>
1297	20140501-042	Approve a resolution directing the City Manager to work with the South Lamar Neighborhood to propose a mitigation plan for needs in the neighborhood that address the challenges of infill development,.....	5/1/2014	10/7/2014	Planning and Development Review Department Neighborhood Housing and Community Development Public Works Watershed Protection Department Austin Transportation Department	<a href="http://www.ci.austin.tx.us/edims/pio/document.cfm?id=218648">http://www.ci.austin.tx.us/edims/pio/document.cfm?id=218648</a>
1296	20140417-048	Posting Language: Approve a resolution directing the City Manager to process an ordinance that amends Chapter 5-1 (Housing Discrimination) of the City Code to prohibit discrimination based on an in.....	5/1/2014	9/10/2014	Human Resources Neighborhood Housing and Community Development Law	<a href="http://www.ci.austin.tx.us/edims/pio/document.cfm?id=216587">http://www.ci.austin.tx.us/edims/pio/document.cfm?id=216587</a>
1285	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 .....	4/23/2014	12/12/2014	Austin Public Library Neighborhood Housing and Community Development Austin Transportation Department	<a href="http://www.ci.austin.tx.us/edims/pio/document.cfm?id=214901">http://www.ci.austin.tx.us/edims/pio/document.cfm?id=214901</a>
1275	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.	4/18/2014	9/3/2014	Office of Real Estate Services Neighborhood Housing and Community Development	<a href="http://www.ci.austin.tx.us/edims/pio/document.cfm?id=216309">http://www.ci.austin.tx.us/edims/pio/document.cfm?id=216309</a>
1274	20140410-026	Approve a resolution initiating a code amendment to amend the "Transit" criteria included in Section 25-1-703(B)(4) related to the S.M. A.R.T. Housing Program requirements that specifies that a projec.....	4/17/2014	11/19/2014	Neighborhood Housing and Community Development Planning and Development Review Department	<a href="http://www.ci.austin.tx.us/edims/pio/document.cfm?id=220446">http://www.ci.austin.tx.us/edims/pio/document.cfm?id=220446</a>
1263	20140327-040	Approve a resolution initiating amendments to Title 25 of the City Code and directing the City Manager to develop an ordinance that reduces or eliminates parking and site area requirements for dwelli .....	3/28/2014	12/15/2014	Planning and Development Review Department Neighborhood Housing and Community Development	<a href="http://www.ci.austin.tx.us/edims/document.cfm?id=223872">http://www.ci.austin.tx.us/edims/document.cfm?id=223872</a>

# CIURS

CIUR	Resolution/ Ordinance Number	Description	Created	Due Date	Lead/Sub	Status
1261	20140327-037	Posting language: 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 Tran.....	3/28/2014	5/9/2017	Austin Transportation Department Economic Development Department Neighborhood Housing and Community Development Planning and Development Review Department	During its April 13, 2017 meeting, City Council passed Resolution 20170413-024, which directs staff to develop a multi-year plan to implement the Austin Strategic Housing Plan. The directives in this latest resolution capture the work directed by Council as part of the prior resolution contained in this CIUR.
1249	20140320-048	Approve a resolution directing the City Manager to develop a Housing First Permanent Supportive Housing (PSH) project through a formal solicitation process and prepare a report to Council on recommen ....	3/21/2014	8/20/2014	Neighborhood Housing and Community Development Austin Public Health	<a href="http://www.ci.austin.tx.us/edims/pio/document.cfm?id=215525">http://www.ci.austin.tx.us/edims/pio/document.cfm?id=215525</a>
1248	20140320-055	Approve a resolution directing the City Manager to conduct community outreach focused on short-term and long-term efforts related to Onion Creek emergency response and floodplain buyout programs.	3/20/2014	8/19/2014	Watershed Protection Department Office of Real Estate Services Homeland Security & Emergency Management Austin Police Department Austin Fire Department Emergency Medical Services Communications and Public Information Office Neighborhood Housing and Community Development Austin Public Health	<a href="http://www.ci.austin.tx.us/edims/pio/document.cfm?id=214913">http://www.ci.austin.tx.us/edims/pio/document.cfm?id=214913</a>
1234	20140227-047	Approve a resolution amending the City's legislative agenda to include support for prioritizing access to transit for the Texas Department of Housing and Community Affairs Low Income Tax Credit p ....	3/5/2014	4/8/2014	Intergovernmental Relations Neighborhood Housing and Community Development	The legislative program was amended to include the TDHCA Low Income Tax Credit Program
1213	20140213-044	Approve a resolution directing the City Manager to develop a financing and funding plan for Homestead Preservation Districts and determine criteria for designating whether land is unproductive, under.....	2/21/2014	12/22/2014	Financial Service Neighborhood Housing and Community Development Office of Real Estate Services Planning and Development Review Department	<a href="http://www.ci.austin.tx.us/edims/pio/document.cfm?id=223669">http://www.ci.austin.tx.us/edims/pio/document.cfm?id=223669</a>

## CIURS

CIUR	Resolution/ Ordinance Number	Description	Created	Due Date	Lead/Sub	Status
1210	n/a m 25 on the 2/13/14 Agen	Authorize the Urban Renewal Agency of the City of Austin to negotiate and execute all documents and instruments necessary or desirable to sell approximately 26,206 square feet of vacant land, locally ....	2/13/2014	2/25/2014	Office of Real Estate Services Neighborhood Housing and Community Development Community Service Group	<a href="http://www.ci.austin.tx.us/edims/pio/documents.t.cfm?id=206193">http://www.ci.austin.tx.us/edims/pio/documents.t.cfm?id=206193</a>
1209	n/a m 24 on the 2/13/14 Agen	Authorize the Urban Renewal Agency of the City of Austin to negotiate and execute all documents and instruments necessary or desirable to sell an approximately 13,200-square-foot vacant lot, locally .....	2/13/2014	2/25/2014	Office of Real Estate Services Neighborhood Housing and Community Development Community Service Group	<a href="http://www.ci.austin.tx.us/edims/pio/documents.t.cfm?id=206193">http://www.ci.austin.tx.us/edims/pio/documents.t.cfm?id=206193</a>



**Appendix D:**  
Displacement Mitigation Recommendations that Contributed to  
1-2 Year Work Plan

## **Summary of Recommended Displacement Mitigation Strategies to be Implemented in the Short Term by Neighborhood Housing and Community Development and the Office of Innovation iTeam**

### **Policy Changes:**

1. Preference policy to prioritize new City-subsidized affordable units for income-qualified households that are appropriately sized to the unit and/or have ties to the city
2. Increase communities of color participation in NHCD's affordable housing investment recommendations and displacement mitigation activities
3. Incorporate robust tenant protections for all rental properties receiving city support
4. Recalibrate, streamline & expand density bonus programs to serve renters at or below 60% below median family income (MFI)

### **Outreach / Connecting Eligible Community Members with Services:**

5. Market NHCD-subsidized affordable units to people of color in gentrifying areas
6. Streamline the application process for affordable units
7. The Office of Innovation's iTeam will prototype a neighborhood-based process, informed by lived experience that aims to alleviate acute displacement pressure for residents. The process should facilitate and effectively connect:
  - People of color to easily- accessible database of affordable units
  - Households in need to opportunities to reduce utility costs
  - Seniors in need to service providers that address displacement
  - Eligible homeowners with property tax exemptions
  - Tenants facing displacement with assistance programs

### **Programs & Services:**

8. Modify and expand home repair programs in gentrifying areas
9. Support tenant organizing and engagement and provide legal and other assistance to tenants facing eviction
10. Provide tenant relocation assistance and emergency rental assistance
11. Land bank in gentrifying areas to acquire and develop affordable housing
12. Prioritize the creation of deeply affordable (30% and below median family income) units
13. Proactively monitor affordable properties at risk of losing affordability to try to extend affordability periods
14. Support capacity building for Community Development Corporations
15. Increase fair housing enforcement and education

## Sources of Recommendations for Displacement Mitigation Strategies to be Implemented in the Short Term

### Policy Changes:

#### 1. Preference policy to prioritize new City-subsidized affordable units for income-qualified households that are appropriately sized to the unit and/or have ties to the city

##### *In response to **The People’s Plan** recommendations to*

- *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)*
- *adopt and fund an effective, robust Right to Return and Right to Stay Program for East Austin*

##### *In response to the **Task Force on Anti-Displacement** recommendations to*

- *Adopt and implement programs to support the implementation of a “Right to Remain and Right to Return” policy: Develop and adopt a “Right to Remain and Right to Return” policy [1]*
- *Adopt and implement programs to support the implementation of a “Right to Remain and Right to Return” policy: Develop policies and programs to support residents at risk of displacement and outreach strategies to effectively connect these residents with available resources, particularly those included in this report from the Anti-Displacement Task Force [2]*
- *Adopt and implement programs to support the implementation of a “Right to Remain and Right to Return” policy: Previously displaced residents should be prioritized: on waitlists for City financed, incentivized, and endorsed housing; and for programs that are designed to assist first-time homebuyers. [3]*
- *Adopt initiatives to mitigate its effects on Austinites: Prioritize previously displaced residents on waitlists for City-financed, endorsed, and incentivized housing. [77]*

##### *In response to the **Task Force on Institutional Racism and Systemic Disparities** recommendation to:*

- *Adopt an Austin version of Portland’s criteria for bringing former residents back to gentrified areas. “People displaced or at risk of displacement from the study area will have priority access to housing developed through this initiative. Similar policies have been implemented in New York, Massachusetts, California, as well as through Home Forward here in Portland. The Bureau has been and will continue to work with the City Attorney’s office and the Office of Equity and Human Rights to develop this program’s mechanics.” See <https://www.portlandoregon.gov/phb/article/517174> The City of New York also has a “right to remain or return” policy. Austin’s own Guadalupe Neighborhood Development Corporation (GNDC) is the only remaining CDC in Austin that is trying to and actually*

*bringing former East Austinites back home through targeting people who are former residents or East Austin.*

***In response to the UT UpRooted report recommendation to:***

- *Assist renters who have been displaced with relocating in their neighborhoods.*
- *Give displaced residents and residents at risk of displacement higher priority on waiting lists for affordable housing programs in their community.*

## **2. Increase communities of color participation in NHCD's affordable housing investment recommendations and displacement mitigation activities**

***In response to The People's Plan recommendations to***

- *establish a Low-Income Housing Trust Fund focused on households making 60% of less of median income,*
- *establish a Management Agent to administer the LIHTF, with diverse membership, including lower income residents, both homeowners and renters, and community representatives*

***In response to the Task Force on Institutional Racism and Systemic Disparities recommendation to:***

- *follow the Denver model to have essential strategic input on uses of a dedicated housing fund, which was formed to "ensure that the best of local wisdom, experience, and housing expertise would help steer this critical work forward."*

***In response to the Task Force on Anti-Displacement recommendations to***

- *The Austin Affordable Housing Incentive Advisory Board should be responsible for reviewing and making recommendations to the city council on proposed expenditures from the Housing Trust Fund. [103]*

## **3. Incorporate robust tenant protections for all rental properties receiving city support**

***In response to the Task Force on Anti-Displacement recommendations to***

- *Adopt initiatives to support affordable housing production and preservation with adequate resident protections: Any rental property which benefits from City dollars, a City endorsement or City incentives must have a standardized set of robust tenant protections including just cause eviction, an opportunity to cure alleged lease violations, an opportunity to rent regardless of source of income, limited tenant screening, and requirements for notice prior to entry. [55]*

***In response to the UT UpRooted report recommendation to:***

- *Have Mandatory tenant protections for all rental properties receiving city support. The City could require residential properties receiving city support or approval (such as city rental housing development funds and property tax abatements, as well as federal Low Income Housing Tax Credit and tax-exempt bond projects) to provide a designated set of robust tenant protections. Some of these tenant protections could also be extended to properties in the City’s Repeat Offender Program for code violations. Tenant protections could include: (1) organizing protections (see also below under strategy 1e), (2) opportunities to cure alleged lease violations, (3) rights of first refusal to purchase (see below under strategy 1d), (4) longer advanced notice of rent increases, (5) lease renewal protections (i.e., barring non-renewals without just cause), and (6) caps on rent increases.*

**4. Recalibrate, streamline & expand density bonus programs to serve renters at or below 60% below median family income (MFI)**

***In response to The People’s Plan recommendations to***

- *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.*

***In response to the Task Force on Anti-Displacement report recommendation to:***

- *The city council should ensure that the incentives provided to private developers maximize their contribution to affordable housing. Where to set density bonuses in terms of rent levels, affordability terms, type and size of units, on-site housing vs “fee in lieu” and terms for discounted public purchase of units in private developments for affordable housing are complex real estate investment calculations [100]*

***In response to the UT UpRooted report recommendation to:***

- *Expansion and modifications to Austin’s density bonus programs. A number of current city initiatives and policies call for expanding and modifying Austin’s density bonus programs to make them more effective. The City’s Strategic Housing Blueprint calls for tying any increase in development capacity in Austin’s Activity Centers and Corridors to an affordability requirement. The Blueprint also calls for the City’s density bonus programs to incentivize and provide additional opportunities for housing units with two bedrooms or more, particularly in high opportunity areas. The Council has also recently adopted a resolution for staff to work on recalibrating density bonus fees to incentivize more on-site affordable housing.*

***Matched with The Strategic Housing Blueprint recommendation to:***

- *Explore all possible mechanisms, including those requiring legislative changes, to incentivize the development of income-restricted affordable housing through fee waivers, including impact fees. Identify all current fees and potential future fees.*
- *Implement Density Bonus Program for Missing Middle Housing*
- *Implement Consistent Density Bonus Programs for Centers and Corridors*

## **Outreach / Connecting Eligible Community Members with Services:**

### **5. Market NHCD-subsidized affordable units to people of color in gentrifying areas**

#### ***In response to the Task Force on Institutional Racism and Systemic Disparities recommendation to:***

- *Market housing, both renter and owner-occupied, to people of color in both gentrifying neighborhoods and in traditionally segregated white neighborhoods. Tie together housing, transit, jobs, and schools to result in thriving communities.*

#### ***In response to the Task Force on Anti-Displacement recommendations to:***

- *Work with nonprofits and for profits to affirmatively market housing, both renter and owner-occupied, to people of color and people with disabilities in both gentrifying neighborhoods and in traditionally segregated white neighborhoods. [67]*

### **6. Streamline the application process for affordable units**

#### ***In response to The People's Plan recommendations to:***

- *fund and staff 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;*

#### ***In response to the Task Force on Institutional Racism and Systemic Disparities recommendation to:***

- *Adopt the online application being developed for the city of Portland, OR that lists all available affordable units in one location accessible to the target populations such as health clinics and community centers. This database would include unit size, number of bedrooms, bathrooms, rent and other fees. The current density bonus units of affordable housing are spread over town in many projects, and the target population cannot know where to look for or find an affordable unit even if one is available. It is also probable that apartment owners do not actively seek the target populations.*

#### ***In response to the Task Force on Anti-Displacement recommendations to:***

- *Implement a program with uniform tenant eligibility standards, a central application process, and waitlist procedures for all City-financed, endorsed and incentivized housing.*

#### ***In response to the UT UpRooted report recommendation to have a:***

- *Single-entry, online affordable housing application portal. Portland, Oregon, recently funded a start-up app, OneAppOregon.com, to help residents identify affordable apartments they qualify for and to streamline the application process. Residents submit one application*

online and view a listing of all properties they are qualified to rent. New York City also operates a single-entry application process. The City of Austin recently created an online directory listing income-restricted affordable housing funded or incentivized by the City or Austin Housing Finance Corporation. This directory is an important contribution to increasing vulnerable residents' access to information about affordable housing opportunities, but it does not list rent-restricted units funded through other housing programs, and does not include a mechanism for determining eligibility. Residents must still go to each property's website to determine how to qualify, and they must apply individually to each property.

**Matched with *The Strategic Housing Blueprint* recommendation to:**

- *Develop a Real-Time Database of Housing: The goal of creating a "real-time" database of available affordable housing units, services, resources, and incentives to better connect buyers and renters with affordable housing was identified in the Imagine Austin Comprehensive Plan. At the department level, additional local funding for staffing and administration will be necessary to create and monitor this database.*

**7. The Office of Innovation's iTeam will prototype a neighborhood-based process, informed by lived experience, that aims to alleviate acute displacement pressure for residents. The process should facilitate and effectively connect:**

- **People of color to easily- accessible database of affordable units**
- **Households in need to opportunities to reduce utility costs**
- **Seniors in need to service providers that address displacement**
- **Eligible homeowners with property tax exemptions**
- **Tenants facing displacement with assistance programs**
- **The iTeam could employ other [potential actions](#) based on the needs of the neighborhood**

***In response to *The People's Plan* recommendations to:***

- *outreach to all seniors in the target districts to ensure they apply for and receive homestead and senior property tax exemptions*

***In response to the *Task Force on Anti-Displacement* recommendations to***

- *Partner with a non-profit organization to develop a one-stop-shop (e.g., Office of Housing Stability) to: (i) integrate all assistance programs, simplify processes and develop a targeted outreach program to ensure that seniors, low-income homeowners, long-time homeowners and disabled homeowners in neighborhoods experiencing displacement: ● Are taking full advantage of all exemptions/rebates relating to taxes & utilities; ● Receive assistance regarding property sales/transfers to protect equity/assets of homeowners; ● Receive assistance with probate and estate planning; ● Are able to access home repair programs; and ● Receive support from NHCD's financial empowerment program. ● Understand options relating to property tax deferrals. (ii) connect homeowners and renters*

*with displacement assistance and resources. (iii) conduct outreach and education to the public on housing and development issues. (iv) connect with non-profits and academic institutions involved in displacement work.*

- *Partner with service providers providing services to seniors (e.g., Meals on Wheels) to reach seniors where they live; and via regular presentations at senior centers and neighborhood centers; working with Texas Rio Grande Legal Aid, the Texas Legal Service Center, local higher education partners and other non-profit partners to organize legal clinics and one-on-one counseling and resources to help seniors with probate and estate planning.*

***In response to the UT UpRooted report recommendation to:***

- *Improve vulnerable residents' access to information about affordable housing opportunities and streamline the application process.*
- *Homestead Preservation Center. By funding a new Homestead Preservation Center, the City of Austin could support education about homestead exemptions and other property rights and responsibilities that come with homeownership, targeting services towards vulnerable households in gentrifying neighborhoods who do not have an exemption or are delinquent on their taxes or mortgages. The center could also provide vulnerable residents with financial counseling to help them reduce debt—and with legal assistance to help eligible owners (such as heirs-property owners and mobile home owners, who often do not have an exemption) qualify for homestead exemptions. Another function of the center, which the city could operate through a partnership with a nonprofit, could be proactive outreach to help vulnerable owners negotiate payment plans with the tax collector and mortgage modifications with their lenders.*
- *Homestead exemption enrollment program. Short of creating a Homestead Preservation Center, the City of Austin could provide funding to a community-based nonprofit, such as Meals on Wheels Central Texas, to conduct in-person outreach to homeowners without a tax exemption and provide on-the-spot assistance signing up for the homestead exemptions they qualify for.*

***Matched with The Strategic Housing Blueprint recommendation to:***

- *Improve Access to Affordable Quality Communications and Digital Services: Continue to expand support for the City's Digital Inclusion Plan and Digital Inclusion Strategic Plan and ensure access to such services in the development of all affordable housing, both new and rehabilitated.*
- *Increase Opportunities for Households to Reduce Utility Costs: The City should review existing programs which encourage weatherization as well as efficient household appliances, fixtures and mechanical systems. Programs should be explored that reduce initial costs for sustainable features such as solar energy. Incentives should be provided to actively seek participation from both renters and landlords*

**Programs/Services:**

**8. Expand home repair programs in gentrifying areas**

***In response to The People's Plan recommendations to***



- *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;*

***In response to the Task Force on Institutional Racism and Systemic Disparities recommendation to:***

- *Continue the home repair programs for homeowners the Austin currently runs, but also create home repair programs to enable elderly and disabled district homeowners to receive needed repairs without clear legal title, and a legal program to help clear titles on many-generations owned properties (one of our Work Group members has already begun work on creating such a program free to qualified homeowners).*

***In response to the Task Force on Anti-Displacement recommendations to***

- *Continue to support home repair assistance programs for low-income homeowners to prevent their involuntary displacement stemming from housing habitability problems. [16]*

***In response to the UT UpRooted report recommendation to:***

- *Assist vulnerable homeowners in gentrifying neighborhoods with repairs to their homes. Expand Austin’s home repair assistance programs in gentrifying neighborhoods. The City of Austin currently offers two home repair programs: (1) the Home Rehabilitation Loan Program, which provides a partially forgivable, zero percent loan for low-income households to bring their homes up to code; and (2) an Emergency Home Repair Program through the Austin Area Urban League for low-income homeowners facing a life-threatening condition. Both of these programs provide critical repairs to help low-income residents stay in their homes and, with additional funding targeted towards serving low-income residents in gentrifying areas, could help mitigate the displacement of additional vulnerable homeowners.*

**9. Land bank in gentrifying areas to acquire and develop affordable housing**

***In response to The People’s Plan recommendations to***

- *use 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*

***In response to the Task Force on Institutional Racism and Systemic Disparities recommendation to:***

- *Using public-owned property to build new land-banked and land trust homes for low-income former East Austin residents of color who want to return, including a variety of housing including manufactured, mobile, modular and tiny homes.*

***In response to the Task Force on Anti-Displacement recommendations to***

- *Significant investments in land acquisition, affordable housing production and preservation should only be approved if there is a guarantee for long-term affordability. [18]*
- *Use community land trust as a way of preserving existing affordable housing units as well as to ensure long-term affordability of new affordable housing units. [24]*
- *Establish a City-controlled or joint City/County controlled community land trust (e.g., Austin Land Assemblage Authority) that can facilitate affordable housing development on publicly-owned property as well as on land acquired for the purpose of developing affordable housing. This City or City/County land trust can serve as a safeguard to community land trusts operated by non-profit entities, should those entities dissolve or choose to discontinue management of a community land trust that they control. [25]*
- *Establish a mobile home park resident acquisition program through resident acquisition and management. [23]*
- *Consider designating some of the tracts identified in VI-E and located in gentrifying areas as parcels that may be used for the establishment of new mobile home parks, for example the undeveloped City-owned land/campus on Levander Loop. [29]*

***In response to the UT UpRooted report recommendation to:***

- *Intervene early to acquire control of land in strategic locations of gentrifying neighborhoods.*
- *Acquisition and land banking of property for future affordable housing development. Even if plans or funds are not yet in place to build a new affordable housing development, the city can acquire parcels of land of varying sizes in neighborhoods that are at risk or in the early stages of gentrifying, while prices are still relatively affordable, and bank that land for future affordable housing development. The land is then made available to developers for construction of affordable housing and other community amenities. A land bank best serves the needs of gentrifying neighborhoods when it works in tandem with a community land trust, making the land available via a 99-year lease to ensure permanent affordability of the land.*
- *Dedicate surplus public land to affordable housing development.*
- *Public land for affordable housing policy. A public land for affordable housing policy could include a number of components to address current barriers to redeveloping surplus land with affordable housing, including: (1) setting a clear and enforceable city policy regarding the minimum level of affordable housing that must be included on redeveloped city land that is suitable to residential development; (2) adopting annual goals for the number of city parcels to redevelop with affordable housing; (3) incorporating a requirement that any city-owned land be first offered for affordable housing development; and (4) to cut through inter-department politics and silos, creating a new city position that reports directly to the city manager and who would regularly assess opportunities for developing affordable housing on public land and kick-start the redevelopment process.*
- *Comprehensive mobile home park resident acquisition program.*
- *Comprehensive mobile home preservation program. Comprehensive mobile home preservation programs typically focus on resident and nonprofit acquisition of mobile home parks.*

***Matched with The Strategic Housing Blueprint recommendation to:***

- *Undertake Strategic Land Banking: Land banks and other real estate acquisition initiatives help affordable housing developers meet one of their greatest challenges: securing properties and sites on which to build affordable and/or mixed income housing. The City of Austin should strategically acquire and hold land in underdeveloped activity centers and corridors, making it available to private or non-profit developers for the construction of affordable housing as these areas develop.*
- *Maximize Public Property to Build or Include Affordable Housing: Intense competition for limited land drives up cost and makes it challenging to build affordable homes for low-income residents. Publicly owned land is a public asset that must be used strategically to achieve multiple public benefits, including the creation of affordable homes in our community.*

## **10. Support tenant organizing and engagement and provide legal and other assistance to tenants facing eviction**

### ***In response to the Task Force on Anti-Displacement recommendations to***

- *Fund programs to support Austinites in navigating eviction proceedings and in negotiating appropriate settlements that minimize the impacts of eviction. [76]*
- *Invest public dollars to support tenant engagement and organizing around housing development so that residents know where they can go and are aware of the existing resources that they can leverage well before a displacement event occurs. [44]*
- *Enact an Eviction Notification Ordinance where landlords will be required to notify the City when they intend to evict a substantial number of a property's leases in less than a year period. [56]*
- *Assess the feasibility and legality of providing more robust protections to Austinite renters and implement such protections to the greatest extent possible. Possible protections include just cause eviction protections, anti-retaliation and anti-harassment protections, an opportunity for tenants to cure lease violations, and a right to organize. [54]*
- *Work with the Texas Legislature to expand protections for tenants from displacement that are available to tenants in many other states. These protections include: just cause evictions, anti-retaliation and anti-harassment, providing tenants an opportunity to cure lease violations (except non-payment) and guaranteeing tenants a right to organize. [48]*

### ***In response to the UT UpRooted report recommendation to:***

- *Increase city legal protections for renters to reduce evictions and other forms of displacement in gentrifying neighborhoods.*
- *Expansion of legal and mediation support for tenants facing eviction. Research shows that providing legal support to tenants in eviction proceedings dramatically reduces the number of evictions and thus also reduces the negative impacts to both families and communities that flow from evictions. These impacts include shelter costs associated with homelessness, and the harm to students and school districts of moving students to new campuses.*
- *Financial support for tenant organizing and tenant engagement. Before a displacement event occurs, renters need to know their rights and options and need organizing support so they can effectively advocate for their interests. Austin provides some financial support for tenant engagement through Building and Strengthening Tenant Action (BASTA), which*

could be expanded to support tenants in acquiring their units and engaging in other advocacy actions to mitigate displacement.

- *Tenant right-to-organize ordinance. Tenants do not currently have the right to organize into tenant associations and engage in organizing activities in their apartment complexes unless they are living in public housing or certain classes of federally-subsidized housing. Austin could adopt an ordinance providing similar protections for all tenants.*
- *Invest in community organizing and legal support to assist tenants and other communities with forming and operating associations, building inclusive neighborhood organizations, and actively participating in planning and redevelopment decisions, including through negotiated agreements. Community organizing is a process of bringing people together and coordinating efforts to promote their common interests. Community organizing is a critical tool for increasing the participation and impact of vulnerable residents in shaping private and public decisions that affect their homes and communities. It can include popular education regarding planning and local issues and also the negotiation of specific agreements with developers and property owners that ensure that development projects are more responsive to the needs of the community.*

## **11. Provide tenant relocation assistance and emergency rental assistance**

### ***In response to the Task Force on Anti-Displacement recommendations to***

- *Immediately fund the City of Austin relocation assistance program so that relocation payments can be promptly given to eligible families and the contemplated nonprofit agency can begin aiding affected families, conduct the needed nexus study, amend the relocation ordinance to include a lookback period for tenants who lived in units for one year prior to a permit or site plan request, and explore further methods to ensure that the effects of displacement are mitigated and families who wish to can remain in Austin, including rapid response supportive services. [74]*
- *Increase funding for emergency rental assistance and increase awareness of assistance resources, through outreach programs. [75]*

### ***In response to the UT UpRooted report recommendation to:***

- *Increased local funding for emergency rental assistance. Emergency rental assistance programs provide short-term, direct relief to residents facing an immediate threat of eviction from their rental homes in gentrifying neighborhoods. In Austin, the Travis County Family Support Services provides a limited amount of rental assistance to tenants at risk of eviction. With additional funding, programs like this could help mitigate the displacement of additional vulnerable renters and target renters in gentrifying neighborhoods.*
- *City relocation assistance requirements tied to increased rents. Modeled on Portland's new Mandatory Rental Relocation Association Program, the City could adopt an ordinance requiring landlords to provide monetary relocation assistance when landlords increase rents by at least 10 percent a year.*

### ***Matched with The Strategic Housing Blueprint recommendation to:***

- *Implement Tenant Relocation Assistance Program: Austin City Council approved an ordinance establishing requirements for property owners or developers to provide advance*

*notice to tenants when the apartment buildings or mobile home parks they live in will be demolished or closed. The ordinance also created a relocation assistance program for low-income renters and mobile home park tenants who are displaced by new development.*

## **12. Prioritize the creation of deeply affordable (30% and below median family income) units**

*In response to the **Task Force on Anti-Displacement** recommendations to*

- Require that 85% of bond funds approved for affordable housing target families whose income is 50% MFI or less with at least half of these funds being targeted to families at earning 30% MFI or less. [17]*
- City staff estimates that roughly \$3 million dollars in fees are waived annually for the Smart Housing Program. These waivers usually provide short term (5 year) affordability for households above the populations most vulnerable to displacement. Rather than budget for Smart Housing waivers, the city should dedicate an equal amount for targeted anti-gentrification investments that provide permanent affordability for displacement-vulnerable households at lower income levels. [91]*
- Prioritize investing in units for the most underserved populations according to regular housing market analysis. Public funds should not be used to invest in housing that the market is already sufficiently providing. Currently, this means investment should be directed at housing with deep affordability serving families at or under 30% AMI. [51]*

*Matched with **The Strategic Housing Blueprint** recommendation to:*

- Invest In Housing for Those Most in Need Adopt a balanced approach to provide affordable housing resources for low-income workers, seniors, people with disabilities and the thousands of people experiencing homelessness. (\*indicates strategies with highest potential impact)*
- Support the Creation of Deeply Affordable Units Serving People at 20% MFI and Below: The term “deep affordability” refers to the level of affordability needed to serve extremely low-income households. Focusing resources and funding on housing that is affordable to this income bracket would ensure that the most vulnerable receive assistance in obtaining housing.*

## **13. Proactively monitor affordable properties at risk of losing affordability to try to extend affordability periods**

*In response to the **Task Force on Anti-Displacement** recommendations to*

- Preserve existing subsidized affordable housing stock by monitoring properties at-risk of leaving affordability programs, informing residents, housing advocacy groups and the public of potential losses, and identifying resources necessary to aid in preservation efforts. The City should prioritize investing in and securing financing for properties at-risk of losing affordability, including through purchasing properties during rights of first refusal and qualified contract periods [62]*

***In response to the UT UpRooted report recommendation to:***

- *Strategy 3a. Create programs and policies for proactively identifying, monitoring, and preserving at-risk affordable multifamily rental properties in gentrifying neighborhoods.*
- *Affordable housing preservation network. Modeled on the successful D.C. Preservation Network, an Austin-based preservation group could likewise regularly convene community-based organizations, tenant groups, government agencies, and other stakeholders to identify and monitor at-risk multifamily properties and collaborate on preservation efforts, including engaging with property owners.*
- *Database to track at-risk properties. Preservation databases track at-risk properties by incorporating detailed information about properties' expiring subsidies, habitability and code violations, and other indicators of vulnerability, gathering information from on-the-ground resources, including stakeholders in a preservation network*

***Matched with The Strategic Housing Blueprint recommendation to:***

- *Provide Additional Funding to Monitor Austin's Affordable Housing Investments: NHCD continues to strengthen its monitoring function and identify opportunities for process improvement. Staff estimate that approximately 3,200 affordable units will require monitoring in FY 2016-17. To augment existing staff capacity, NHCD will look to third-party vendors to assist in performing physical inspections for a subset of the portfolio.*

## **14. Support capacity building for Community Development Corporations**

***In response to the UT UpRooted report recommendation to support:***

- *Capacity building support and incubation of neighborhood-centered community development corporations. Austin has a small base of neighborhood-centered community development corporations (CDCs) run by community members and could benefit from increasing the number and scope of CDCs. Community development corporations are nonprofit, community-based organizations focused on improving the quality of life in the neighborhoods they serve and are often focused on affordable housing. CDCs such as Guadalupe Neighborhood Development Corporation in Austin are governed by residents of the neighborhoods served by the CDC, empowering residents to shape the future of their community. Establishing a successful CDC requires extensive capacity building and leadership development, which the city could support by: (1) funding local experts to help incubate and provide technical assistance to CDCs, (2) providing seed and on-going administrative funding for CDCs, and (3) funding leadership development programs for residents. City support for community organizing, discussed in other sections of this report, could also be linked to the formation and support of CDCs.*

## **15. Increase fair housing enforcement and education**

***In response to the Task Force on Institutional Racism and Systemic Disparities recommendation to:***

- *Enforce Fair Housing laws, which in Austin today are for all practical purposes ignored. The City must aggressively root out all vestiges of housing discrimination through law*

enforcement actions based on a widespread program of testing and prosecution using the only effective fair housing enforcement technique—matched pair testing.

***In response to the Task Force on Anti-Displacement recommendations to***

- *Aggressively enforce Fair Housing laws. Fair Housing enforcement in Austin is currently inadequate. Enforcement should be directed against the two types of Fair Housing violations: 1) transactional discrimination between two private parties; and 2) systemic discrimination that results in patterns and practices of unlawful residential segregation. Transactional discrimination can be very subtle and difficult for home seekers to detect. And when it is not detected, it is not reported. The low levels of fair housing enforcement activities on the part of the Austin Human Relations Commission are a result of passive enforcement of Fair Housing laws which is solely complaint driven. The City should increase funding to more effective programs by the Austin Tenants Council to proactively conduct fair housing testing investigations to identify, document, and eliminate systemic housing discrimination. The City's goal should be to expand the Austin Tenants Council Fair Housing Program to provide Austinites with a best practice, proactive Fair Housing testing enforcement program modeled after the Fair Housing Justice Center of New York City. Assessment and combating systemic discrimination an ongoing responsibility of the city. The City's Analysis of Impediments to Fair Housing is the vehicle for assessment and the document that sets forth the city's strategy to combating systemic discrimination. The City Council should hold an annual work session to assess the state of Fair Housing in Austin and to make necessary changes to the transactional testing, systemic assessment and policies and enforcement. The City must aggressively root out all vestiges of housing discrimination through active Fair Housing law enforcement actions based on a program of assessment, testing, diligent investigation and prosecution. [68]*

***Matched with The Strategic Housing Blueprint recommendation to:***

- *Implement the City of Austin's Fair Housing Action Plan and Bolster Enforcement of Existing Fair Housing Requirements: The City of Austin's Analysis of Impediments to Fair Housing Choice includes a Fair Housing Action Plan with specific actions to affirmatively further fair housing choice. These actions include several opportunities through the city's zoning code. It is recommended that the City of Austin pursue implementation of the Fair Housing Action Plan in its entirety. All units and projects which use City of Austin funding must comply with Fair Housing, Section 504 and the City's Visitability requirements.*
- *HIGH PRIORITY FAIR HOUSING BARRIERS IN AUSTIN*
  - 1) *Lack of affordable housing disproportionately impacts protected classes with lower incomes and higher poverty rates.*
  - 2) *Lack of affordable housing citywide exacerbates segregation created through historical policies and practices.*
  - 3) *The City is limited in its ability by state law to use inclusionary zoning as a tool to broaden housing choice.*
  - 4) *Information on housing choice is not widely available in language other than English and/or in accessible formats. Information for people who are members of protected classes about possibilities to live in housing that was created in higher opportunity areas through city incentive and developer agreement programs is limited.*
  - 5) *Complaint data signals non-compliance of property owners and builders with accessibility requirements.*

**Appendix E:**

All Displacement Mitigation Recommendations by Report



## RECEIVED RECOMMENDATIONS - BY REPORT

	Report	Recommendation	Synthesis Result
1	Anti-Displacement Task Force	Transparent discussion of fee-in-lieu	Contributed to Displacement Mitigation Strategy
2	Anti-Displacement Task Force	Invest public dollars on tenant engagement	Contributed to Displacement Mitigation Strategy
3	Anti-Displacement Task Force	Legal provisions for City/County community land trust	Contributed to Displacement Mitigation Strategy
4	Anti-Displacement Task Force	Set target for 85% of bonds to go to 50% MFI or less; families 30% MFI or less	Contributed to Displacement Mitigation Strategy
5	Anti-Displacement Task Force	Publicly-owned property for affordable homeownership and rental	Contributed to Displacement Mitigation Strategy
6	Anti-Displacement Task Force	Develop a one-stop shop to integrate assistance programs	Contributed to Displacement Mitigation Strategy
7	Anti-Displacement Task Force	Establish an Austin land bank	Contributed to Displacement Mitigation Strategy
8	Anti-Displacement Task Force	Budget for longer term affordability than fee waivers	Contributed to Displacement Mitigation Strategy
9	Anti-Displacement Task Force	Tax abatement program in reinvestment zones; require home repair program participation	Contributed to Displacement Mitigation Strategy
10	Anti-Displacement Task Force	Right to Remain and Right to Return policy.	Contributed to Displacement Mitigation Strategy
11	Anti-Displacement Task Force	Fund programs to support Austinites in navigating eviction proceedings	Contributed to Displacement Mitigation Strategy
12	Anti-Displacement Task Force	Increase funding for emergency rental assistance	Contributed to Displacement Mitigation Strategy
13	Anti-Displacement Task Force	Density bonus citizen's review committee	Contributed to Displacement Mitigation Strategy
14	Anti-Displacement Task Force	Develop policies, programs, outreach strategies - right to return/remain	Contributed to Displacement Mitigation Strategy
15	Anti-Displacement Task Force	Proactively identify and notify homeowners qualified for homestead exemption	Contributed to Displacement Mitigation Strategy
16	Anti-Displacement Task Force	Revise density bonus program to require affordability	Contributed to Displacement Mitigation Strategy
17	Anti-Displacement Task Force	Monitor properties at-risk of leaving affordability programs	Contributed to Displacement Mitigation Strategy
18	Anti-Displacement Task Force	Prioritize previously displaced residents	Contributed to Displacement Mitigation Strategy
19	Anti-Displacement Task Force	Prioritize investing in units for the most underserved - at or under 30% AMI	Contributed to Displacement Mitigation Strategy
20	Anti-Displacement Task Force	Partner with service providers working with seniors	Contributed to Displacement Mitigation Strategy
21	Anti-Displacement Task Force	Prioritize previously displaced residents on waitlists	Contributed to Displacement Mitigation Strategy
22	Anti-Displacement Task Force	Fund the City of Austin relocation assistance program	Contributed to Displacement Mitigation Strategy

## RECEIVED RECOMMENDATIONS - BY REPORT

	Report	Recommendation	Synthesis Result
23	Anti-Displacement Task Force	Standardized set of robust tenant protections for properties benefiting from city dollars	Contributed to Displacement Mitigation Strategy
24	Anti-Displacement Task Force	Continue to support home repair assistance programs	Contributed to Displacement Mitigation Strategy
25	Anti-Displacement Task Force	Automatically enroll seniors for tax exemption if birth date on file	Contributed to Displacement Mitigation Strategy
26	Anti-Displacement Task Force	Density bonuses + property tax abatement	Contributed to Displacement Mitigation Strategy
27	Anti-Displacement Task Force	Austin Affordable Housing Incentive Advisory Board makes recommendations to Council on Housing Trust Fund	Contributed to Displacement Mitigation Strategy
28	Anti-Displacement Task Force	Recalibrate density bonus fee-in-lieu	Contributed to Displacement Mitigation Strategy
29	Anti-Displacement Task Force	Extend density bonus fees-in-lieu	Contributed to Displacement Mitigation Strategy
30	Anti-Displacement Task Force	Discuss affordable housing needs with other public entities	Contributed to Displacement Mitigation Strategy
31	Anti-Displacement Task Force	Implement a program with uniform tenant eligibility standards	Contributed to Displacement Mitigation Strategy
32	Anti-Displacement Task Force	Work with nonprofits and for profits to affirmatively market housing to people of color	Contributed to Displacement Mitigation Strategy
33	Anti-Displacement Task Force	Investment approach for public money for extremely long-term affordable housing	Contributed to Displacement Mitigation Strategy
34	Anti-Displacement Task Force	Mobile home park resident acquisition program	Contributed to Displacement Mitigation Strategy
35	Anti-Displacement Task Force	City/County controlled community land trust on public property	Contributed to Displacement Mitigation Strategy
36	Anti-Displacement Task Force	Advisory board oversight of City/County community land trust	Contributed to Displacement Mitigation Strategy
37	Anti-Displacement Task Force	Create fair share policies for each neighborhood. Identify affordability, integration, diversity and inclusion goals	Currently being implemented or Completed
38	Anti-Displacement Task Force	Community land trust	Currently being implemented or Completed
39	Anti-Displacement Task Force	Continually update UT Gentrification study maps	Currently being implemented or Completed
40	Anti-Displacement Task Force	Invest only in guarantees of permanent affordability through retained ownership or CLT	Currently being implemented or Completed
41	Anti-Displacement Task Force	Establish a Neighborhood Stabilization Loan Program	Not actionable solely by NHCD

## RECEIVED RECOMMENDATIONS - BY REPORT

	Report	Recommendation	Synthesis Result
42	Anti-Displacement Task Force	Assist homeowners to avoid displacement from predatory mortgage financing	Not actionable solely by NHCD
43	Anti-Displacement Task Force	Financial assistance program for homeowners at risk of displacement due to predatory lending	Not actionable solely by NHCD
44	Anti-Displacement Task Force	Implement a Troubled Buildings Program	Not actionable solely by NHCD
45	Anti-Displacement Task Force	Establish a senior volunteer tax break + senior volunteer program	Contributed to Displacement Mitigation Strategy
46	Anti-Displacement Task Force	Cultural Land Trust public-private partnership	Not actionable solely by NHCD
47	Anti-Displacement Task Force	Joint Center for Urban Affordability, Integration, Diversity and Inclusion at local universities	Not actionable solely by NHCD
48	Anti-Displacement Task Force	Require TIFs to sell bonds to buy land or older apartments	Not actionable solely by NHCD
49	Anti-Displacement Task Force	Use surplus city-owned land to establish a robust cultural land trust	Not actionable solely by NHCD
50	Anti-Displacement Task Force	Lobby for allowing property tax waivers for affordable housing	Not actionable solely by NHCD
51	Anti-Displacement Task Force	Allow homeowners to subdivide and sell a portion of their lots	Not actionable solely by NHCD
52	Anti-Displacement Task Force	Create TIFs in areas that are experiencing rapid development	Not actionable solely by NHCD
53	Anti-Displacement Task Force	Pursue legislative action on tax exemption if necessary	Not actionable solely by NHCD
54	Anti-Displacement Task Force	Next year's budget = allocating \$16 million	Not actionable solely by NHCD
55	Anti-Displacement Task Force	Increase opportunities for residents to participate meaningfully in planning and development	Not actionable solely by NHCD
56	Anti-Displacement Task Force	Use 30% of Tax-Increment Financing (TIF) Districts to create and preserve affordable housing	Not actionable solely by NHCD
57	Anti-Displacement Task Force	Investment of \$16 million in general fund dollars in the Housing Trust Fund	Not actionable solely by NHCD
58	Anti-Displacement Task Force	Policy - new TIFs dedicate 30% to housing	Not actionable solely by NHCD
59	Anti-Displacement Task Force	Adopt Small Area Fair Market Rents for Section 8 voucher holders	Not actionable solely by NHCD

## RECEIVED RECOMMENDATIONS - BY REPORT

	Report	Recommendation	Synthesis Result
60	Anti-Displacement Task Force	Grant special senior and/or homestead tax exemptions	Not actionable solely by NHCD
61	Anti-Displacement Task Force	Ensure equal access to Austin Energy programs for multi-family renters	Not actionable solely by NHCD
62	Anti-Displacement Task Force	Prevent shifting tax burden to renters / small businesses; bring together other Texas cities	Not actionable solely by NHCD
63	Anti-Displacement Task Force	Designate tracts in VI-E for new mobile home parks	Not actionable solely by NHCD
64	Anti-Displacement Task Force	Develop an "Opportunity Fund" as private fundraising vehicle	Not actionable solely by NHCD
65	Anti-Displacement Task Force	Dedicated bond funds to a robust cultural land trust	Not actionable solely by NHCD
66	Anti-Displacement Task Force	Adopt a Community Benefits Agreement Ordinance	Not actionable solely by NHCD
67	Anti-Displacement Task Force	City retain ownership and lease to developer, half units at 50% MFI or less	Not actionable solely by NHCD
68	Anti-Displacement Task Force	Ongoing investments in affordable housing through bonds	Not actionable solely by NHCD
69	Anti-Displacement Task Force	Ease land restrictions and viable financing options	Not actionable solely by NHCD
70	Anti-Displacement Task Force	Neighborhood Stabilization Overlay (Neighborhood Conservation District)	Not actionable solely by NHCD
71	Anti-Displacement Task Force	Explore alternative assessment approaches to rental housing	Not actionable solely by NHCD
72	Anti-Displacement Task Force	Allocate at least \$300 million every bond election to the acquisition, development and preservation of affordable housing	Not actionable solely by NHCD
73	Anti-Displacement Task Force	Austin Energy should waive set up fees and deposits for previously displaced tenants	Not actionable solely by NHCD
74	Anti-Displacement Task Force	Make funding these efforts a priority in structuring budget	Not actionable solely by NHCD
75	Anti-Displacement Task Force	Budget policy - add'l tax revenue from new development allocated to efforts	Not actionable solely by NHCD
76	Anti-Displacement Task Force	Require a formal assessment of "affordable housing potential" of IV-E tracts	Not actionable solely by NHCD
77	Anti-Displacement Task Force	Third-party analysis of current fees and ordinances that small businesses are charged	Not actionable solely by NHCD

## RECEIVED RECOMMENDATIONS - BY REPORT

	Report	Recommendation	Synthesis Result
78	Anti-Displacement Task Force	Make economic development incentives meaningful for small businesses	Not actionable solely by NHCD
79	Anti-Displacement Task Force	Adopt regulatory changes to treat manufactured housing as real estate	Not actionable solely by NHCD
80	Anti-Displacement Task Force	Legacy business registry	Not actionable solely by NHCD
81	Anti-Displacement Task Force	Ombudsperson in the Economic Development Department responsible to assist small businesses	Not actionable solely by NHCD
82	Anti-Displacement Task Force	Campaign to encourage Austinites to embrace the values of affordability, integration, diversity and inclusion	Not actionable solely by NHCD
83	Anti-Displacement Task Force	Affordable units are appraised at a lower market value	Not actionable solely by NHCD
84	Anti-Displacement Task Force	Expand use of Neighborhood Conservation Combining Districts and Historic Districts	Not actionable solely by NHCD
85	Anti-Displacement Task Force	Ensure new development regulations do not create or exacerbate displacement	Not actionable solely by NHCD
86	Anti-Displacement Task Force	Floodplain maps change - assess, mitigate economic impact of need for flood insurance	Not actionable solely by NHCD
87	Anti-Displacement Task Force	Financial assistance program for lower-income homeowners to purchase federal flood insurance	Not actionable solely by NHCD
88	Anti-Displacement Task Force	Defend Austin's right to enact policies and ordinances to combat residential segregation	Not actionable solely by NHCD
89	Anti-Displacement Task Force	Next 10 years 20% of every GO bond allocated to housing	Not actionable solely by NHCD
90	Anti-Displacement Task Force	Prioritize timing of bonds proceeds for housing	Not actionable solely by NHCD
91	Anti-Displacement Task Force	Train and fund neighborhood-based CDCs	Not actionable solely by NHCD
92	Anti-Displacement Task Force	Austin neighborhood directed programs as living laboratories	Not actionable solely by NHCD
93	Anti-Displacement Task Force	Do not allow increased density unless tied to the provision of affordable housing	Not actionable solely by NHCD

## RECEIVED RECOMMENDATIONS - BY REPORT

	Report	Recommendation	Synthesis Result
94	Anti-Displacement Task Force	The adoption of a new land development code should not increase density in certain areas, unless the changes are tied to the provision of affordable housing	Not actionable solely by NHCD
95	Anti-Displacement Task Force	Demographic analysis when change to existing floodplain maps	Not actionable solely by NHCD
96	Anti-Displacement Task Force	Identify areas that have experienced flooding in the last five years in the watersheds and establish interim development regulations, assess drainage areas and condition of stormwater infrastructure, and develop/fund improvements	Not actionable solely by NHCD
97	Anti-Displacement Task Force	Preserve and expand the supply of existing public/government-subsidized housing	Not actionable solely by NHCD
98	Anti-Displacement Task Force	Enforce the Short Term Rental Ordinance in multifamily housing	Not actionable solely by NHCD
99	Anti-Displacement Task Force	Carry out an Assessment of Neighborhood Equity	Not actionable solely by NHCD
100	Anti-Displacement Task Force	Complete an analysis of City owned cultural and recreational facilities	Not actionable solely by NHCD
101	Anti-Displacement Task Force	Re-evaluate undeveloped property at Mueller	Beyond purview of displacement strategy
102	Anti-Displacement Task Force	Set % of tax revenues into new Homestead Preservation Districts at 30%	Question for Financial Services Department
103	Anti-Displacement Task Force	Increase % of city tax revenues into TIF of Homestead Preservation District from 10% to 30%	Question for Financial Services Department
104	Anti-Displacement Task Force	Texas Municipal League - lobby for housing linkage fee	Question for Law Department
105	Anti-Displacement Task Force	Implement rental registration	Question for Law Department
106	Anti-Displacement Task Force	Explore feasibility of expanding tenant protections	Question for Law Department
107	Anti-Displacement Task Force	Enact an Eviction Notification Ordinance	Question for Law Department
108	Anti-Displacement Task Force	Expand protections for tenants from displacement	Question for Law Department
109	Anti-Displacement Task Force	Demolition - ensure no net loss of affordable units	Question for Law Department
110	Anti-Displacement Task Force	Lobby to allow inclusionary zoning	Question for Law Department
111	Anti-Displacement Task Force	City Law Department retains senior counsel specializing in housing justice matters	Question for Law Department

## RECEIVED RECOMMENDATIONS - BY REPORT

	Report	Recommendation	Synthesis Result
112	Anti-Displacement Task Force	Implement a Tenant Opportunity to Purchase Program	Question for Law Department
113	Mayor's Task Force on Institutional Racism and Systemic Inequalities	Draw from multiple sources of funding	Contributed to Displacement Mitigation Strategy
114	Mayor's Task Force on Institutional Racism and Systemic Inequalities	Right to remain or return policy	Contributed to Displacement Mitigation Strategy
115	Mayor's Task Force on Institutional Racism and Systemic Inequalities	Home repair programs - without clear legal title	Contributed to Displacement Mitigation Strategy
116	Mayor's Task Force on Institutional Racism and Systemic Inequalities	Enforce Fair Housing laws - matched pair testing	Contributed to Displacement Mitigation Strategy
117	Mayor's Task Force on Institutional Racism and Systemic Inequalities	Special entity oversees dedicated fund	Contributed to Displacement Mitigation Strategy
118	Mayor's Task Force on Institutional Racism and Systemic Inequalities	Public-owned property to build new land-banked and land trust homes	Contributed to Displacement Mitigation Strategy
119	Mayor's Task Force on Institutional Racism and Systemic Inequalities	Online application listing all available affordable units	Contributed to Displacement Mitigation Strategy
120	Mayor's Task Force on Institutional Racism and Systemic Inequalities	Market housing to people of color in gentrifying neighborhoods	Contributed to Displacement Mitigation Strategy
121	Mayor's Task Force on Institutional Racism and Systemic Inequalities	Regular matched pair housing discrimination testing	Contributed to Displacement Mitigation Strategy
122	Mayor's Task Force on Institutional Racism and Systemic Inequalities	Support Austin Housing Authority's Section 8 mobility initiative	Contributed to Displacement Mitigation Strategy

## RECEIVED RECOMMENDATIONS - BY REPORT

	Report	Recommendation	Synthesis Result
<b>123</b>	Mayor's Task Force on Institutional Racism and Systemic Inequalities	Regional public information campaign on segregation and fair housing	Contributed to Displacement Mitigation Strategy
<b>124</b>	Mayor's Task Force on Institutional Racism and Systemic Inequalities	Neighborhood assessments of existing conditions and goals for affordability, diversity, and inclusion	Currently being implemented or Completed
<b>125</b>	Mayor's Task Force on Institutional Racism and Systemic Inequalities	Equity office report card for each Department	Currently being implemented or Completed
<b>126</b>	Mayor's Task Force on Institutional Racism and Systemic Inequalities	Incentivize the development of mixed-income rental housing	Currently being implemented or Completed
<b>127</b>	Mayor's Task Force on Institutional Racism and Systemic Inequalities	New region-wide Fair Housing Plan	Currently being implemented or Completed
<b>128</b>	Mayor's Task Force on Institutional Racism and Systemic Inequalities	Put in actual affordable communities on transportation corridors	Currently being implemented or Completed
<b>129</b>	Mayor's Task Force on Institutional Racism and Systemic Inequalities	Affordable and safe ways to access home equity without selling	Not actionable solely by NHCD
<b>130</b>	Mayor's Task Force on Institutional Racism and Systemic Inequalities	Mayor's Strike Fund	Not actionable solely by NHCD
<b>131</b>	Mayor's Task Force on Institutional Racism and Systemic Inequalities	Enforce the building codes for multifamily apartments	Not actionable solely by NHCD
<b>132</b>	Mayor's Task Force on Institutional Racism and Systemic Inequalities	Increase the property tax exemption for seniors	Not actionable solely by NHCD
<b>133</b>	Mayor's Task Force on Institutional Racism and Systemic Inequalities	Policies to mitigate gentrification - temporary rezoning moratorium	Not actionable solely by NHCD



## RECEIVED RECOMMENDATIONS - BY REPORT

	Report	Recommendation	Synthesis Result
<b>134</b>	Mayor's Task Force on Institutional Racism and Systemic Inequalities	Policies to mitigate gentrification - temporary demolition moratorium	Not actionable solely by NHCD
<b>135</b>	Mayor's Task Force on Institutional Racism and Systemic Inequalities	Allow alternate bidding process for use of housing dollars	Not actionable solely by NHCD
<b>136</b>	Mayor's Task Force on Institutional Racism and Systemic Inequalities	Establishing a Joint Center for Urban Integration, Diversity, Inclusion, and Affordability	Not actionable solely by NHCD
<b>137</b>	Mayor's Task Force on Institutional Racism and Systemic Inequalities	Austin neighborhoods to serve as living laboratories for neighborhood and housing equity and inclusion	Not actionable solely by NHCD
<b>138</b>	Mayor's Task Force on Institutional Racism and Systemic Inequalities	Workforce Training and investing in neighborhood-based Community Development Corporations	Not actionable solely by NHCD
<b>139</b>	Mayor's Task Force on Institutional Racism and Systemic Inequalities	Review new code, ordinance, plan for negative consequences	Not actionable solely by NHCD
<b>140</b>	Mayor's Task Force on Institutional Racism and Systemic Inequalities	Range of Housing Types in land development code	Not actionable solely by NHCD
<b>141</b>	Mayor's Task Force on Institutional Racism and Systemic Inequalities	Modify growth concept map - smaller lots and ADUs west of I35	Not actionable solely by NHCD
<b>142</b>	Mayor's Task Force on Institutional Racism and Systemic Inequalities	Comprehensive program to combat systemic racial inequalities	Not actionable solely by NHCD
<b>143</b>	Mayor's Task Force on Institutional Racism and Systemic Inequalities	Define "affordable" as 50% MFI; families/seniors 30% MFI	Not actionable solely by NHCD
<b>144</b>	Mayor's Task Force on Institutional Racism and Systemic Inequalities	Historical Need as criteria for Capital Improvement Fund use	Not actionable solely by NHCD

## RECEIVED RECOMMENDATIONS - BY REPORT

	Report	Recommendation	Synthesis Result
145	Mayor's Task Force on Institutional Racism and Systemic Inequalities	Right to Stay in CodeNEXT - city funded projects - not exclusively market rate housing	Not actionable solely by NHCD
146	Mayor's Task Force on Institutional Racism and Systemic Inequalities	Right to Stay in Code NEXT - modular/manufactured/mobile/tiny homes	Not actionable solely by NHCD
147	Mayor's Task Force on Institutional Racism and Systemic Inequalities	Right to Stay in CodeNEXT - development open to variety of funding models	Not actionable solely by NHCD
148	Mayor's Task Force on Institutional Racism and Systemic Inequalities	Community Empowerment - acknowledge damage of segregation	Not actionable solely by NHCD
149	Mayor's Task Force on Institutional Racism and Systemic Inequalities	Defend Austin's right to enact policies and ordinances to combat residential segregation	Question for Law Department
150	Mayor's Task Force on Institutional Racism and Systemic Inequalities	Balanced inventory in household types	Question for Law Department
151	Mayor's Task Force on Institutional Racism and Systemic Inequalities	Homeowner tax payment assistance (one time only)	Question for Law Department
152	Mayor's Task Force on Institutional Racism and Systemic Inequalities	Mandatory linkage fee	Question for Law Department
153	Mayor's Task Force on Institutional Racism and Systemic Inequalities	Develop a local fund to redress institutional racism in real estate and housing	Question for Law Department
154	People's Plan	Low Income Housing Trust Fund and Appropriations	Contributed to Displacement Mitigation Strategy
155	People's Plan	Allocate funds to Low Income Housing Trust Fund	Contributed to Displacement Mitigation Strategy
156	People's Plan	Right to Return and Right to Stay Program	Contributed to Displacement Mitigation Strategy
157	People's Plan	Establish agent to administer Low Income Housing Trust Fund	Contributed to Displacement Mitigation Strategy

## RECEIVED RECOMMENDATIONS - BY REPORT

	Report	Recommendation	Synthesis Result
158	People's Plan	Outreach to seniors to apply and receive property tax exemptions	Contributed to Displacement Mitigation Strategy
159	People's Plan	Right to return	Contributed to Displacement Mitigation Strategy
160	People's Plan	Establish a Low Income Housing Trust Fund	Contributed to Displacement Mitigation Strategy
161	People's Plan	Amend density programs	Contributed to Displacement Mitigation Strategy
162	People's Plan	On-line housing application process	Contributed to Displacement Mitigation Strategy
163	People's Plan	Well-funded home repair programs	Contributed to Displacement Mitigation Strategy
164	People's Plan	Use public owned property, land banks	Contributed to Displacement Mitigation Strategy
165	People's Plan	Project - RFP to local non-profits to place homes on city-owned land	Contributed to Displacement Mitigation Strategy
166	People's Plan	Policy - city owned land	Contributed to Displacement Mitigation Strategy
167	People's Plan	City public pension funds invest in low income housing	Not actionable solely by NHCD
168	People's Plan	Strategy - flood mitigation	Not actionable solely by NHCD
169	People's Plan	Allocate 20% of bond funds to low income housing	Not actionable solely by NHCD
170	People's Plan	Apply Neighborhood Conservation Combined Districts and Historic Districts	Not actionable solely by NHCD
171	People's Plan	Provide financial and professional assistance to neighborhoods	Not actionable solely by NHCD
172	People's Plan	Reduce or freeze property taxes	Not actionable solely by NHCD
173	People's Plan	Strategy - conservation and historic districts	Not actionable solely by NHCD
174	People's Plan	Support different affordable units, types	Not actionable solely by NHCD
175	People's Plan	Enforce building codes - affordable housing remains habitable	Not actionable solely by NHCD
176	People's Plan	Develop an environmental quality review technical manual	Not actionable solely by NHCD
177	People's Plan	Environmental quality subcommittee	Not actionable solely by NHCD
178	People's Plan	Establish an environmental quality review program	Not actionable solely by NHCD
179	People's Plan	Implement environmental quality review program	Not actionable solely by NHCD
180	People's Plan	Apply Equity Office analysis	Not actionable solely by NHCD
181	People's Plan	Project - identify city owned land	Not actionable solely by NHCD
182	People's Plan	Project - identify city owned land	Not actionable solely by NHCD

## RECEIVED RECOMMENDATIONS - BY REPORT

	Report	Recommendation	Synthesis Result
183	People's Plan	TIF dedicated to 1/3 of revenue to LIHTF	Question for Financial Services Department
184	Strategic Housing Blueprint	Invest In Housing for Those Most in Need	Contributed to Displacement Mitigation Strategy
185	Strategic Housing Blueprint	Density Bonus Program for Missing Middle Housing	Contributed to Displacement Mitigation Strategy
186	Strategic Housing Blueprint	Incentive programs	Contributed to Displacement Mitigation Strategy
187	Strategic Housing Blueprint	Public Property & affordable housing	Contributed to Displacement Mitigation Strategy
188	Strategic Housing Blueprint	Better Utilize Land for Affordable Housing	Contributed to Displacement Mitigation Strategy
189	Strategic Housing Blueprint	Increase Opportunities for Households to Reduce Utility Costs	Contributed to Displacement Mitigation Strategy
190	Strategic Housing Blueprint	Improve Access to Affordable Quality Communications and Digital Services	Contributed to Displacement Mitigation Strategy
191	Strategic Housing Blueprint	Tenant Relocation Assistance Program	Contributed to Displacement Mitigation Strategy
192	Strategic Housing Blueprint	Deeply Affordable units at 20% MFI and Below	Contributed to Displacement Mitigation Strategy
193	Strategic Housing Blueprint	Fair Housing Action Plan	Contributed to Displacement Mitigation Strategy
194	Strategic Housing Blueprint	Implement Consistent Density Bonus Programs for Centers and Corridors	Contributed to Displacement Mitigation Strategy
195	Strategic Housing Blueprint	Additional Funding to Monitor Affordable Housing Investments	Contributed to Displacement Mitigation Strategy
196	Strategic Housing Blueprint	Strategic land banks	Contributed to Displacement Mitigation Strategy
197	Strategic Housing Blueprint	Develop a Real-Time Database of Housing	Contributed to Displacement Mitigation Strategy
198	Strategic Housing Blueprint	Complete an Affordable Housing Nexus Study	Contributed to Displacement Mitigation Strategy
199	Strategic Housing Blueprint	Minimize the Displacement of Core Transit Riders	Contributed to Displacement Mitigation Strategy
200	Strategic Housing Blueprint	Strengthen Scoring Criteria and Develop Policies to Prioritize Affordable Housing	Contributed to Displacement Mitigation Strategy
201	Strategic Housing Blueprint	Foster Equitable, Integrated and Diverse Communities	Currently being implemented
202	Strategic Housing Blueprint	Create New and Affordable Housing Choices for All Austinites in All Parts of Austin	Currently being implemented or Completed
203	Strategic Housing Blueprint	Expand shared equity ownership - CLTs	Currently being implemented or Completed
204	Strategic Housing Blueprint	Adopt Affordable Housing Goals	Currently being implemented or Completed
205	Strategic Housing Blueprint	At least 25 percent of new income-restricted affordable housing in high opportunity areas	Currently being implemented or Completed
206	Strategic Housing Blueprint	Revise S.M.A.R.T. Housing Program	Currently being implemented or Completed

## RECEIVED RECOMMENDATIONS - BY REPORT

	Report	Recommendation	Synthesis Result
207	Strategic Housing Blueprint	Small Scale Preservation Programs, resources	Contributed to Displacement Mitigation Strategy
208	Strategic Housing Blueprint	Preserve and Create Ownership Options for Households at 80% to 120% MFI	Contributed to Displacement Mitigation Strategy
209	Strategic Housing Blueprint	Focus Federal Funds in Housing Investments	Contributed to Displacement Mitigation Strategy
210	Strategic Housing Blueprint	Address barriers to housing for persons with criminal backgrounds	Contributed to Displacement Mitigation Strategy
211	Strategic Housing Blueprint	Leverage Low Income Housing Tax Credits (LIHTC) and Seek Legislative Changes	Not actionable solely by NHCD
212	Strategic Housing Blueprint	Strike Fund	Not actionable solely by NHCD
213	Strategic Housing Blueprint	District Plan for Central East Austin	Not actionable solely by NHCD
214	Strategic Housing Blueprint	General Obligation Bond Elections for Affordable Housing	Not actionable solely by NHCD
215	Strategic Housing Blueprint	Increase Bikeability and Walkability	Not actionable solely by NHCD
216	Strategic Housing Blueprint	Allow renting a portion of house as separate	Not actionable solely by NHCD
217	Strategic Housing Blueprint	Utilize Planned Unit Developments (PUDs) to Provide a Range of Affordability	Not actionable solely by NHCD
218	Strategic Housing Blueprint	Flexible Occupancy Limits	Not actionable solely by NHCD
219	Strategic Housing Blueprint	Development of Smaller Houses on Smaller Lots	Not actionable solely by NHCD
220	Strategic Housing Blueprint	Multifamily Property Tax Exemption	Not actionable solely by NHCD
221	Strategic Housing Blueprint	Coordinate preservation with infrastructure investments	Not actionable solely by NHCD
222	Strategic Housing Blueprint	Incentives for living wage jobs	Not actionable solely by NHCD
223	Strategic Housing Blueprint	Additional Local Fund Appropriations for Affordable Housing	Not actionable solely by NHCD
224	Strategic Housing Blueprint	Help Austinites Reduce their Household Costs	Not actionable solely by NHCD
225	Strategic Housing Blueprint	National Housing Trust Fund	Not actionable solely by NHCD
226	Strategic Housing Blueprint	Private Sector Participation in Affordable and/or Workforce Housing	Not actionable solely by NHCD
227	Strategic Housing Blueprint	Streamline City Codes and Permitting Processes	Not actionable solely by NHCD
228	Strategic Housing Blueprint	Relax Regulations on both Internal and External Accessory Dwelling Units (ADUs)	Not actionable solely by NHCD
229	Strategic Housing Blueprint	Link Housing Choices with Transportation Choices	Not actionable solely by NHCD

## RECEIVED RECOMMENDATIONS - BY REPORT

	Report	Recommendation	Synthesis Result
230	Strategic Housing Blueprint	Relax Regulations on More Affordable Housing Products	Not actionable solely by NHCD
231	Strategic Housing Blueprint	Create Pre-Approved Standard Plans for Infill Development	Not actionable solely by NHCD
232	Strategic Housing Blueprint	Comprehensive Parking Reform	Not actionable solely by NHCD
233	Strategic Housing Blueprint	Relax Regulations on Housing Cooperatives (Co-ops)	Not actionable solely by NHCD
234	Strategic Housing Blueprint	Ensure Access to Affordable Care and a Healthful Environment	Not actionable solely by NHCD
235	Strategic Housing Blueprint	Align Sidewalk Master Plan with Imagine Austin	Not actionable solely by NHCD
236	Strategic Housing Blueprint	Increase Access to Healthy, Affordable Food for All Residents	Not actionable solely by NHCD
237	Strategic Housing Blueprint	Consider Building and Fire Code Modifications	Not actionable solely by NHCD
238	Strategic Housing Blueprint	Homelessness - Social Impact Bonds / Pay for Success	Beyond purview of displacement strategy
239	Strategic Housing Blueprint	Homestead Preservation District Tools	Question for Financial Services Department
240	Strategic Housing Blueprint	Tax Increment Financing	Question for Financial Services Department
241	Strategic Housing Blueprint	Protect Renters from Discrimination Based on Source of Income	Question for Law Department
242	Strategic Housing Blueprint	Strategy - Prevent pricing out	Question for Law Department
243	Strategic Housing Blueprint	Pursue Legislation to Allow Inclusionary Zoning	Question for Law Department
244	Strategic Housing Blueprint	Pursue Legislation to Allow Rent Control	Question for Law Department
245	Strategic Housing Blueprint	Property Tax Exemption - risk of displacement	Question for Law Department
246	Strategic Housing Blueprint	Flat Dollar-Amount Homestead Exemption	Question for Law Department
247	Uprooted Gentrification Study	Acquisition and land banking of property for future	Contributed to Displacement Mitigation Strategy
248	Uprooted Gentrification Study	Retain city or community ownership of land or long-term resale restrictions	Contributed to Displacement Mitigation Strategy
249	Uprooted Gentrification Study	Financial support for tenant organizing and tenant engagement	Contributed to Displacement Mitigation Strategy
250	Uprooted Gentrification Study	City expansion and funding for tenant relocation assistance and counseling	Contributed to Displacement Mitigation Strategy
251	Uprooted Gentrification Study	Homestead exemption enrollment program	Contributed to Displacement Mitigation Strategy
252	Uprooted Gentrification Study	Invest in community organizing and legal support	Contributed to Displacement Mitigation Strategy

## RECEIVED RECOMMENDATIONS - BY REPORT

	Report	Recommendation	Synthesis Result
253	Uprooted Gentrification Study	City relocation assistance requirements tied to increased rents	Contributed to Displacement Mitigation Strategy
254	Uprooted Gentrification Study	Increased local funding for emergency rental assistance	Contributed to Displacement Mitigation Strategy
255	Uprooted Gentrification Study	Expand Austin's home repair assistance programs in gentrifying neighborhoods	Contributed to Displacement Mitigation Strategy
256	Uprooted Gentrification Study	Assist renters who have been displaced with relocating in their neighborhoods	Contributed to Displacement Mitigation Strategy
257	Uprooted Gentrification Study	Be proactive with at-risk affordable multifamily rental properties	Contributed to Displacement Mitigation Strategy
258	Uprooted Gentrification Study	Homestead Preservation Center	Contributed to Displacement Mitigation Strategy
259	Uprooted Gentrification Study	Tax abatement program for homeowners	Contributed to Displacement Mitigation Strategy
260	Uprooted Gentrification Study	Affordable housing preservation network	Contributed to Displacement Mitigation Strategy
261	Uprooted Gentrification Study	Strategy 5a. Give at-risk and displace residents higher priority on waiting lists	Contributed to Displacement Mitigation Strategy
262	Uprooted Gentrification Study	Support ability of low-income homeowners to build an external accessory dwelling unit	Contributed to Displacement Mitigation Strategy
263	Uprooted Gentrification Study	Assist vulnerable homeowners in gentrifying neighborhoods with repairs to their homes.	Contributed to Displacement Mitigation Strategy
264	Uprooted Gentrification Study	Capacity building support and incubation of neighborhood-centered community development corporations	Contributed to Displacement Mitigation Strategy
265	Uprooted Gentrification Study	Database to track at-risk properties	Contributed to Displacement Mitigation Strategy
266	Uprooted Gentrification Study	Intervene early to acquire control of land in strategic locations of gentrifying neighborhoods	Contributed to Displacement Mitigation Strategy
267	Uprooted Gentrification Study	Mandatory tenant protections for all rental properties receiving city support	Contributed to Displacement Mitigation Strategy
268	Uprooted Gentrification Study	Expansion of legal and mediation support for tenants facing eviction	Contributed to Displacement Mitigation Strategy
269	Uprooted Gentrification Study	Increase city legal protections for renters to reduce evictions	Contributed to Displacement Mitigation Strategy
270	Uprooted Gentrification Study	Property tax abatement program	Contributed to Displacement Mitigation Strategy
271	Uprooted Gentrification Study	Property tax exemptions via publicly-owned land	Contributed to Displacement Mitigation Strategy

## RECEIVED RECOMMENDATIONS - BY REPORT

	Report	Recommendation	Synthesis Result
272	Uprooted Gentrification Study	Public land for affordable housing policy	Contributed to Displacement Mitigation Strategy
273	Uprooted Gentrification Study	Single-entry, online affordable housing application portal	Contributed to Displacement Mitigation Strategy
274	Uprooted Gentrification Study	Expansion and modifications to Austin's density bonus programs	Contributed to Displacement Mitigation Strategy
275	Uprooted Gentrification Study	Improve vulnerable residents' access to information	Contributed to Displacement Mitigation Strategy
276	Uprooted Gentrification Study	Dedicate surplus public land to affordable housing development	Contributed to Displacement Mitigation Strategy
277	Uprooted Gentrification Study	Land acquisition fund	Contributed to Displacement Mitigation Strategy
278	Uprooted Gentrification Study	Be proactive in preserving mobile home parks	Contributed to Displacement Mitigation Strategy
279	Uprooted Gentrification Study	Support mobile home residents' acquisition of mobile home parks and ability to stay in their communities.	Contributed to Displacement Mitigation Strategy
280	Uprooted Gentrification Study	Comprehensive mobile home preservation program	Contributed to Displacement Mitigation Strategy
281	Uprooted Gentrification Study	LIHTC properties to commit to a 55-year affordability term	Contributed to Displacement Mitigation Strategy
282	Uprooted Gentrification Study	Comprehensive mobile home park resident acquisition program	Contributed to Displacement Mitigation Strategy
283	Uprooted Gentrification Study	Support tenants to be active participants in displacement mitigation	Contributed to Displacement Mitigation Strategy
284	Uprooted Gentrification Study	Affordable rental housing preservation of officer	Currently being implemented or Completed
285	Uprooted Gentrification Study	Community land trusts	Currently being implemented or Completed
286	Uprooted Gentrification Study	Shared equity appreciation	Currently being implemented or Completed
287	Uprooted Gentrification Study	Relocation fee for mobile home parks	Currently being implemented or Completed
288	Uprooted Gentrification Study	Increase resident and community ownership of land	Currently being implemented or Completed
289	Uprooted Gentrification Study	Enhanced fair lending education and enforcement	Contributed to Displacement Mitigation Strategy
290	Uprooted Gentrification Study	Neighborhood stabilization loan program	Not actionable solely by NHCD
291	Uprooted Gentrification Study	Assist low-income homeowners with accessing the equity in their home through non-predatory products	Not actionable solely by NHCD
292	Uprooted Gentrification Study	Provide direct financial relief to vulnerable renters	Not actionable solely by NHCD
293	Uprooted Gentrification Study	Senior volunteer tax break coupled with a senior volunteer program	Contributed to Displacement Mitigation Strategy
294	Uprooted Gentrification Study	Small-site acquisition program	Contributed to Displacement Mitigation Strategy



## RECEIVED RECOMMENDATIONS - BY REPORT

	Report	Recommendation	Synthesis Result
295	Uprooted Gentrification Study	Utilize property tax relief to preserve rental properties	Not actionable solely by NHCD
296	Uprooted Gentrification Study	Strengthen vulnerable residents' ability to have a voice and active role	Not actionable solely by NHCD
297	Uprooted Gentrification Study	Adoption of inclusionary zoning in Austin's Homestead Preservation District	Not actionable solely by NHCD
298	Uprooted Gentrification Study	Partnership with county tax assessor to expand notice of property tax deferrals	Not actionable solely by NHCD
299	Uprooted Gentrification Study	Create and support planning processes focusing on mitigating displacement	Not actionable solely by NHCD
300	Uprooted Gentrification Study	Neighborhood stabilization voucher program	Not actionable solely by NHCD
301	Uprooted Gentrification Study	Allow homeowners to subdivide and sell a portion of their lots while remaining in place	Not actionable solely by NHCD
302	Uprooted Gentrification Study	Increase ability of vulnerable homeowners to cover housing costs by generating income from their homes and lots	Not actionable solely by NHCD
303	Uprooted Gentrification Study	Freeze on property taxes for homeowners who are seniors or disabled	Not actionable solely by NHCD
304	Uprooted Gentrification Study	Increase in the city's senior homestead exemption	Not actionable solely by NHCD
305	Uprooted Gentrification Study	Allow for creation of internal accessory dwelling units	Not actionable solely by NHCD
306	Uprooted Gentrification Study	Extend mobile home zoning to all mobile home parks and include mobile home preservation	Not actionable solely by NHCD
307	Uprooted Gentrification Study	Community homeownership loan fund	Not actionable solely by NHCD
308	Uprooted Gentrification Study	Residential infill project	Not actionable solely by NHCD
309	Uprooted Gentrification Study	Enact land-use restrictions that disincentivize redevelopment and demolitions	Not actionable solely by NHCD
310	Uprooted Gentrification Study	Community-driven, neighborhood-scale displacement mitigation plans	Not actionable solely by NHCD
311	Uprooted Gentrification Study	Private preservation investment funds	Not actionable solely by NHCD
312	Uprooted Gentrification Study	Lower the property tax burdens for vulnerable homeowners	Not actionable solely by NHCD
313	Uprooted Gentrification Study	Leverage the power of hot real estate markets	Not actionable solely by NHCD
314	Uprooted Gentrification Study	Public-private below market debt funds	Not actionable solely by NHCD

## RECEIVED RECOMMENDATIONS - BY REPORT

	Report	Recommendation	Synthesis Result
315	Uprooted Gentrification Study	Designate new sites for mobile home zoning	Not actionable solely by NHCD
316	Uprooted Gentrification Study	Community impact analyses	Not actionable solely by NHCD
317	Uprooted Gentrification Study	City ordinance requiring mandatory community engagement plans	Not actionable solely by NHCD
318	Uprooted Gentrification Study	Reduce barriers to participating in planning and land use decisions	Not actionable solely by NHCD
319	Uprooted Gentrification Study	Deconstruction ordinance	Not actionable solely by NHCD
320	Uprooted Gentrification Study	Neighborhood stabilization overlay	Not actionable solely by NHCD
321	Uprooted Gentrification Study	Comprehensive community engagement strategy	Not actionable solely by NHCD
322	Uprooted Gentrification Study	Support tenant acquisitions of their apartment units	Question for Financial Services Department
323	Uprooted Gentrification Study	Create a preservation fund	Question for Financial Services Department
324	Uprooted Gentrification Study	Tenant right-to-organize ordinance.	Question for Law Department
325	Uprooted Gentrification Study	Community Preference Policy.	Question for Law Department
326	Uprooted Gentrification Study	Enhanced legal protections and organizing support for mobile home park residents	Question for Law Department
327	Uprooted Gentrification Study	Tenant right-to-purchase program ordinance	Question for Law Department
328	Uprooted Gentrification Study	City right of first refusal/right to purchase for rent-restricted properties being sold	Question for Law Department
329	Uprooted Gentrification Study	Emergency homestead stabilization fund	Question for Law Department
330	Uprooted Gentrification Study	Eviction notification ordinance/required notice to city	Question for Law Department
331	Uprooted Gentrification Study	Improvements to the city's anti-retaliation ordinance and anti-harassment protections for tenants	Question for Law Department
332	Uprooted Gentrification Study	Notice requirements	Question for Law Department
333	Uprooted Gentrification Study	Rental registration and proactive inspection program.	Question for Law Department
334	Uprooted Gentrification Study	Require longer affordability terms in new affordable multifamily properties	Question for Law Department
335	Austin's Action Plan to End Homelessness	Homelessness Housing & Service - CodeNEXT promotes low-barrier units	Beyond purview of displacement strategy
336	Austin's Action Plan to End Homelessness	Homelessness Disparities - individual and system housing barriers addressed	Beyond purview of displacement strategy
337	Austin's Action Plan to End Homelessness	Homelessness Disparities - analyze root causes for subpopulations	Beyond purview of displacement strategy

## RECEIVED RECOMMENDATIONS - BY REPORT

	Report	Recommendation	Synthesis Result
338	Austin's Action Plan to End Homelessness	Homelessness Disparities - vision understand pipeline - better safety nets	Beyond purview of displacement strategy
339	Austin's Action Plan to End Homelessness	Homelessness System - target resources to prevention	Beyond purview of displacement strategy
340	Austin's Action Plan to End Homelessness	Homelessness Housing & Service - preserving affordable units	Beyond purview of displacement strategy
341	Austin's Action Plan to End Homelessness	Homelessness Disparities - evaluate for reaching all subpopulations	Beyond purview of displacement strategy
342	Austin's Action Plan to End Homelessness	Homelessness System - reduce time to provide assistance	Beyond purview of displacement strategy
343	Austin's Action Plan to End Homelessness	Homelessness System - support research on prevention	Beyond purview of displacement strategy
344	Austin's Action Plan to End Homelessness	Homelessness Disparities - address root causes w/ broader system coordination	Beyond purview of displacement strategy
345	Austin's Action Plan to End Homelessness	Homelessness System - supportive services prevent returns	Beyond purview of displacement strategy
346	Austin's Action Plan to End Homelessness	Homelessness Housing & Service - action - advocate to expand benefits	Beyond purview of displacement strategy
347	Austin's Action Plan to End Homelessness	Homelessness System - right niche gets into Rapid Re-Housing	Beyond purview of displacement strategy
348	Austin's Action Plan to End Homelessness	Homelessness Disparities - better tailor outreach, staffing, service delivery	Beyond purview of displacement strategy
349	Austin's Action Plan to End Homelessness	Homelessness Disparities - create new partnerships (equity office)	Beyond purview of displacement strategy
350	Austin's Action Plan to End Homelessness	Homelessness Housing & Service - partner to get at unused/underused sources	Beyond purview of displacement strategy
351	Austin's Action Plan to End Homelessness	Homelessness Disparities - create affordable housing opportunities	Beyond purview of displacement strategy
352	Austin's Action Plan to End Homelessness	Homelessness System - align funding	Beyond purview of displacement strategy

**Appendix F:**

All Displacement Mitigation Recommendations by Synthesis Result

## RECEIVED RECOMMENDATIONS- BY SYNTHESIS RESULT

	Synthesis Result	Recommendation	Report
1	Contributed to Displacement Mitigation Strategy	Draw from multiple sources of funding	Mayor's Task Force on Institutional Racism and Systemic Inequalities
2	Contributed to Displacement Mitigation Strategy	Right to remain or return policy	Mayor's Task Force on Institutional Racism and Systemic Inequalities
3	Contributed to Displacement Mitigation Strategy	Home repair programs - without clear legal title	Mayor's Task Force on Institutional Racism and Systemic Inequalities
4	Contributed to Displacement Mitigation Strategy	Enforce Fair Housing laws - matched pair testing	Mayor's Task Force on Institutional Racism and Systemic Inequalities
5	Contributed to Displacement Mitigation Strategy	Special entity oversees dedicated fund	Mayor's Task Force on Institutional Racism and Systemic Inequalities
6	Contributed to Displacement Mitigation Strategy	Public-owned property to build new land-banked and land trust homes	Mayor's Task Force on Institutional Racism and Systemic Inequalities
7	Contributed to Displacement Mitigation Strategy	Online application listing all available affordable units	Mayor's Task Force on Institutional Racism and Systemic Inequalities
8	Contributed to Displacement Mitigation Strategy	Market housing to people of color in gentrifying neighborhoods	Mayor's Task Force on Institutional Racism and Systemic Inequalities
9	Contributed to Displacement Mitigation Strategy	Regular matched pair housing discrimination testing	Mayor's Task Force on Institutional Racism and Systemic Inequalities
10	Contributed to Displacement Mitigation Strategy	Support Austin Housing Authority's Section 8 mobility initiative	Mayor's Task Force on Institutional Racism and Systemic Inequalities
11	Contributed to Displacement Mitigation Strategy	Regional public information campaign on segregation and fair housing	Mayor's Task Force on Institutional Racism and Systemic Inequalities
12	Contributed to Displacement Mitigation Strategy	Draw from multiple sources of funding	Mayor's Task Force on Institutional Racism and Systemic Inequalities
13	Contributed to Displacement Mitigation Strategy	Low Income Housing Trust Fund and Appropriations	People's Plan
14	Contributed to Displacement Mitigation Strategy	Allocate funds to Low Income Housing Trust Fund	People's Plan
15	Contributed to Displacement Mitigation Strategy	Right to Return and Right to Stay Program	People's Plan
16	Contributed to Displacement Mitigation Strategy	Establish agent to administer Low Income Housing Trust Fund	People's Plan
17	Contributed to Displacement Mitigation Strategy	Outreach to seniors to apply and receive property tax exemptions	People's Plan

## RECEIVED RECOMMENDATIONS- BY SYNTHESIS RESULT

	Synthesis Result	Recommendation	Report
18	Contributed to Displacement Mitigation Strategy	Right to return	People's Plan
19	Contributed to Displacement Mitigation Strategy	Establish a Low Income Housing Trust Fund	People's Plan
20	Contributed to Displacement Mitigation Strategy	Amend density programs	People's Plan
21	Contributed to Displacement Mitigation Strategy	On-line housing application process	People's Plan
22	Contributed to Displacement Mitigation Strategy	Well-funded home repair programs	People's Plan
23	Contributed to Displacement Mitigation Strategy	Use public owned property, land banks	People's Plan
24	Contributed to Displacement Mitigation Strategy	Project - RFP to local non-profits to place homes on city-owned land	People's Plan
25	Contributed to Displacement Mitigation Strategy	Policy - city owned land	People's Plan
26	Contributed to Displacement Mitigation Strategy	Invest In Housing for Those Most in Need	Strategic Housing Blueprint
27	Contributed to Displacement Mitigation Strategy	Density Bonus Program for Missing Middle Housing	Strategic Housing Blueprint
28	Contributed to Displacement Mitigation Strategy	Incentive programs	Strategic Housing Blueprint
29	Contributed to Displacement Mitigation Strategy	Public Property & affordable housing	Strategic Housing Blueprint
30	Contributed to Displacement Mitigation Strategy	Better Utilize Land for Affordable Housing	Strategic Housing Blueprint
31	Contributed to Displacement Mitigation Strategy	Increase Opportunities for Households to Reduce Utility Costs	Strategic Housing Blueprint
32	Contributed to Displacement Mitigation Strategy	Improve Access to Affordable Quality Communications and Digital Services	Strategic Housing Blueprint
33	Contributed to Displacement Mitigation Strategy	Tenant Relocation Assistance Program	Strategic Housing Blueprint

## RECEIVED RECOMMENDATIONS- BY SYNTHESIS RESULT

	Synthesis Result	Recommendation	Report
34	Contributed to Displacement Mitigation Strategy	Deeply Affordable units at 20% MFI and Below	Strategic Housing Blueprint
35	Contributed to Displacement Mitigation Strategy	Fair Housing Action Plan	Strategic Housing Blueprint
36	Contributed to Displacement Mitigation Strategy	Implement Consistent Density Bonus Programs for Centers and Corridors	Strategic Housing Blueprint
37	Contributed to Displacement Mitigation Strategy	Additional Funding to Monitor Affordable Housing Investments	Strategic Housing Blueprint
38	Contributed to Displacement Mitigation Strategy	Strategic land banks	Strategic Housing Blueprint
39	Contributed to Displacement Mitigation Strategy	Develop a Real-Time Database of Housing	Strategic Housing Blueprint
40	Contributed to Displacement Mitigation Strategy	Complete an Affordable Housing Nexus Study	Strategic Housing Blueprint
41	Contributed to Displacement Mitigation Strategy	Minimize the Displacement of Core Transit Riders	Strategic Housing Blueprint
42	Contributed to Displacement Mitigation Strategy	Strengthen Scoring Criteria and Develop Policies to Prioritize Affordable Housing	Strategic Housing Blueprint
43	Contributed to Displacement Mitigation Strategy	Small Scale Preservation Programs, resources	Strategic Housing Blueprint
44	Contributed to Displacement Mitigation Strategy	Preserve and Create Ownership Options for Households at 80% to 120% MFI	Strategic Housing Blueprint
45	Contributed to Displacement Mitigation Strategy	Focus Federal Funds in Housing Investments	Strategic Housing Blueprint
46	Contributed to Displacement Mitigation Strategy	Address barriers to housing for persons with criminal backgrounds	Strategic Housing Blueprint
47	Contributed to Displacement Mitigation Strategy	Transparent discussion of fee-in-lieu	Anti-Displacement Task Force
48	Contributed to Displacement Mitigation Strategy	Invest public dollars on tenant engagement	Anti-Displacement Task Force
49	Contributed to Displacement Mitigation Strategy	Legal provisions for City/County community land trust	Anti-Displacement Task Force

## RECEIVED RECOMMENDATIONS- BY SYNTHESIS RESULT

	Synthesis Result	Recommendation	Report
50	Contributed to Displacement Mitigation Strategy	Set target for 85% of bonds to go to 50% MFI or less; families 30% MFI or less	Anti-Displacement Task Force
51	Contributed to Displacement Mitigation Strategy	Publicly-owned property for affordable homeownership and rental	Anti-Displacement Task Force
52	Contributed to Displacement Mitigation Strategy	Develop a one-stop shop to integrate assistance programs	Anti-Displacement Task Force
53	Contributed to Displacement Mitigation Strategy	Establish an Austin land bank	Anti-Displacement Task Force
54	Contributed to Displacement Mitigation Strategy	Budget for longer term affordability than fee waivers	Anti-Displacement Task Force
55	Contributed to Displacement Mitigation Strategy	Tax abatement program in reinvestment zones; require home repair program participation	Anti-Displacement Task Force
56	Contributed to Displacement Mitigation Strategy	Right to Remain and Right to Return policy.	Anti-Displacement Task Force
57	Contributed to Displacement Mitigation Strategy	Fund programs to support Austinites in navigating eviction proceedings	Anti-Displacement Task Force
58	Contributed to Displacement Mitigation Strategy	Increase funding for emergency rental assistance	Anti-Displacement Task Force
59	Contributed to Displacement Mitigation Strategy	Density bonus citizen's review committee	Anti-Displacement Task Force
60	Contributed to Displacement Mitigation Strategy	Develop policies, programs, outreach strategies - right to return/remain	Anti-Displacement Task Force
61	Contributed to Displacement Mitigation Strategy	Proactively identify and notify homeowners qualified for homestead exemption	Anti-Displacement Task Force
62	Contributed to Displacement Mitigation Strategy	Revise density bonus program to require affordability	Anti-Displacement Task Force
63	Contributed to Displacement Mitigation Strategy	Monitor properties at-risk of leaving affordability programs	Anti-Displacement Task Force
64	Contributed to Displacement Mitigation Strategy	Prioritize previously displaced residents	Anti-Displacement Task Force
65	Contributed to Displacement Mitigation Strategy	Prioritize investing in units for the most underserved - at or under 30% AMI	Anti-Displacement Task Force



## RECEIVED RECOMMENDATIONS- BY SYNTHESIS RESULT

	Synthesis Result	Recommendation	Report
66	Contributed to Displacement Mitigation Strategy	Partner with service providers working with seniors	Anti-Displacement Task Force
67	Contributed to Displacement Mitigation Strategy	Prioritize previously displaced residents on waitlists	Anti-Displacement Task Force
68	Contributed to Displacement Mitigation Strategy	Fund the City of Austin relocation assistance program	Anti-Displacement Task Force
69	Contributed to Displacement Mitigation Strategy	Standardized set of robust tenant protections for properties benefiting from city dollars	Anti-Displacement Task Force
70	Contributed to Displacement Mitigation Strategy	Continue to support home repair assistance programs	Anti-Displacement Task Force
71	Contributed to Displacement Mitigation Strategy	Automatically enroll seniors for tax exemption if birth date on file	Anti-Displacement Task Force
72	Contributed to Displacement Mitigation Strategy	Density bonuses + property tax abatement	Anti-Displacement Task Force
73	Contributed to Displacement Mitigation Strategy	Austin Affordable Housing Incentive Advisory Board makes recommendations to Council on Housing Trust Fund	Anti-Displacement Task Force
74	Contributed to Displacement Mitigation Strategy	Recalibrate density bonus fee-in-lieu	Anti-Displacement Task Force
75	Contributed to Displacement Mitigation Strategy	Extend density bonus fees-in-lieu	Anti-Displacement Task Force
76	Contributed to Displacement Mitigation Strategy	Discuss affordable housing needs with other public entities	Anti-Displacement Task Force
77	Contributed to Displacement Mitigation Strategy	Implement a program with uniform tenant eligibility standards	Anti-Displacement Task Force
78	Contributed to Displacement Mitigation Strategy	Work with nonprofits and for profits to affirmatively market housing to people of color	Anti-Displacement Task Force
79	Contributed to Displacement Mitigation Strategy	Investment approach for public money for extremely long-term affordable housing	Anti-Displacement Task Force
80	Contributed to Displacement Mitigation Strategy	Mobile home park resident acquisition program	Anti-Displacement Task Force
81	Contributed to Displacement Mitigation Strategy	City/County controlled community land trust on public property	Anti-Displacement Task Force

## RECEIVED RECOMMENDATIONS- BY SYNTHESIS RESULT

	Synthesis Result	Recommendation	Report
82	Contributed to Displacement Mitigation Strategy	Advisory board oversight of City/County community land trust	Anti-Displacement Task Force
83	Contributed to Displacement Mitigation Strategy	Establish a senior volunteer tax break + senior volunteer program	Anti-Displacement Task Force
84	Contributed to Displacement Mitigation Strategy	Acquisition and land banking of property for future	Uprooted - UT Gentrification Study
85	Contributed to Displacement Mitigation Strategy	Retain city or community ownership of land or long-term resale restrictions	Uprooted - UT Gentrification Study
86	Contributed to Displacement Mitigation Strategy	Financial support for tenant organizing and tenant engagement	Uprooted - UT Gentrification Study
87	Contributed to Displacement Mitigation Strategy	City expansion and funding for tenant relocation assistance and counseling	Uprooted - UT Gentrification Study
88	Contributed to Displacement Mitigation Strategy	Homestead exemption enrollment program	Uprooted - UT Gentrification Study
89	Contributed to Displacement Mitigation Strategy	Invest in community organizing and legal support	Uprooted - UT Gentrification Study
90	Contributed to Displacement Mitigation Strategy	City relocation assistance requirements tied to increased rents	Uprooted - UT Gentrification Study
91	Contributed to Displacement Mitigation Strategy	Increased local funding for emergency rental assistance	Uprooted - UT Gentrification Study
92	Contributed to Displacement Mitigation Strategy	Expand Austin's home repair assistance programs in gentrifying neighborhoods	Uprooted - UT Gentrification Study
93	Contributed to Displacement Mitigation Strategy	Assist renters who have been displaced with relocating in their neighborhoods	Uprooted - UT Gentrification Study
94	Contributed to Displacement Mitigation Strategy	Be proactive with at-risk affordable multifamily rental properties	Uprooted - UT Gentrification Study
95	Contributed to Displacement Mitigation Strategy	Homestead Preservation Center	Uprooted - UT Gentrification Study
96	Contributed to Displacement Mitigation Strategy	Tax abatement program for homeowners	Uprooted - UT Gentrification Study
97	Contributed to Displacement Mitigation Strategy	Affordable housing preservation network	Uprooted - UT Gentrification Study

## RECEIVED RECOMMENDATIONS- BY SYNTHESIS RESULT

	Synthesis Result	Recommendation	Report
98	Contributed to Displacement Mitigation Strategy	Give at-risk and displace residents higher priority on waiting lists	Uprooted - UT Gentrification Study
99	Contributed to Displacement Mitigation Strategy	Support ability of low-income homeowners to build an external accessory dwelling unit	Uprooted - UT Gentrification Study
100	Contributed to Displacement Mitigation Strategy	Assist vulnerable homeowners in gentrifying neighborhoods with repairs to their homes.	Uprooted - UT Gentrification Study
101	Contributed to Displacement Mitigation Strategy	Capacity building support and incubation of neighborhood-centered community development corporations	Uprooted - UT Gentrification Study
102	Contributed to Displacement Mitigation Strategy	Database to track at-risk properties	Uprooted - UT Gentrification Study
103	Contributed to Displacement Mitigation Strategy	Intervene early to acquire control of land in strategic locations of gentrifying neighborhoods	Uprooted - UT Gentrification Study
104	Contributed to Displacement Mitigation Strategy	Mandatory tenant protections for all rental properties receiving city support	Uprooted - UT Gentrification Study
105	Contributed to Displacement Mitigation Strategy	Expansion of legal and mediation support for tenants facing eviction	Uprooted - UT Gentrification Study
106	Contributed to Displacement Mitigation Strategy	Increase city legal protections for renters to reduce evictions	Uprooted - UT Gentrification Study
107	Contributed to Displacement Mitigation Strategy	Property tax abatement program	Uprooted - UT Gentrification Study
108	Contributed to Displacement Mitigation Strategy	Property tax exemptions via publicly-owned land	Uprooted - UT Gentrification Study
109	Contributed to Displacement Mitigation Strategy	Public land for affordable housing policy	Uprooted - UT Gentrification Study
110	Contributed to Displacement Mitigation Strategy	Single-entry, online affordable housing application portal	Uprooted - UT Gentrification Study
111	Contributed to Displacement Mitigation Strategy	Expansion and modifications to Austin's density bonus programs	Uprooted - UT Gentrification Study
112	Contributed to Displacement Mitigation Strategy	Improve vulnerable residents' access to information	Uprooted - UT Gentrification Study
113	Contributed to Displacement Mitigation Strategy	Dedicate surplus public land to affordable housing development	Uprooted - UT Gentrification Study

## RECEIVED RECOMMENDATIONS- BY SYNTHESIS RESULT

	Synthesis Result	Recommendation	Report
114	Contributed to Displacement Mitigation Strategy	Land acquisition fund	Uprooted - UT Gentrification Study
115	Contributed to Displacement Mitigation Strategy	Be proactive in preserving mobile home parks	Uprooted - UT Gentrification Study
116	Contributed to Displacement Mitigation Strategy	Support mobile home residents' acquisition of mobile home parks and ability to stay in their communities.	Uprooted - UT Gentrification Study
117	Contributed to Displacement Mitigation Strategy	Comprehensive mobile home preservation program	Uprooted - UT Gentrification Study
118	Contributed to Displacement Mitigation Strategy	LIHTC properties to commit to a 55-year affordability term	Uprooted - UT Gentrification Study
119	Contributed to Displacement Mitigation Strategy	Comprehensive mobile home park resident acquisition program	Uprooted - UT Gentrification Study
120	Contributed to Displacement Mitigation Strategy	Support tenants to be active participants in displacement mitigation	Uprooted - UT Gentrification Study
121	Contributed to Displacement Mitigation Strategy	Enhanced fair lending education and enforcement	Uprooted - UT Gentrification Study
122	Contributed to Displacement Mitigation Strategy	Senior volunteer tax break coupled with a senior volunteer program	Uprooted - UT Gentrification Study
123	Currently being implemented or Completed	Neighborhood assessments of existing conditions and goals for affordability, diversity, and inclusion	Mayor's Task Force on Institutional Racism and Systemic Inequalities
124	Currently being implemented or Completed	Equity office report card for each Department	Mayor's Task Force on Institutional Racism and Systemic Inequalities
125	Currently being implemented or Completed	Incentivize the development of mixed-income rental housing	Mayor's Task Force on Institutional Racism and Systemic Inequalities
126	Currently being implemented or Completed	New region-wide Fair Housing Plan	Mayor's Task Force on Institutional Racism and Systemic Inequalities
127	Currently being implemented or Completed	Put in actual affordable communities on transportation corridors	Mayor's Task Force on Institutional Racism and Systemic Inequalities
128	Currently being implemented	Foster Equitable, Integrated and Diverse Communities	Strategic Housing Blueprint
129	Currently being implemented or Completed	Create New and Affordable Housing Choices for All Austinites in All Parts of Austin	Strategic Housing Blueprint

## RECEIVED RECOMMENDATIONS- BY SYNTHESIS RESULT

	Synthesis Result	Recommendation	Report
130	Currently being implemented or Completed	Expand shared equity ownership - CLTs	Strategic Housing Blueprint
131	Currently being implemented or Completed	Adopt Affordable Housing Goals	Strategic Housing Blueprint
132	Currently being implemented or Completed	At least 25 percent of new income-restricted affordable housing in high opportunity areas	Strategic Housing Blueprint
133	Currently being implemented or Completed	Revise S.M.A.R.T. Housing Program	Strategic Housing Blueprint
134	Currently being implemented or Completed	Create fair share policies for each neighborhood. Identify affordability, integration, diversity and inclusion goals	Anti-Displacement Task Force
135	Currently being implemented or Completed	Community land trust	Anti-Displacement Task Force
136	Currently being implemented or Completed	Continually update UT Gentrification study maps	Anti-Displacement Task Force
137	Currently being implemented or Completed	Invest only in guarantees of permanent affordability through retained ownership or CLT	Anti-Displacement Task Force
138	Currently being implemented or Completed	Affordable rental housing preservation of officer	Uprooted - UT Gentrification Study
139	Currently being implemented or Completed	Community land trusts	Uprooted - UT Gentrification Study
140	Currently being implemented or Completed	Shared equity appreciation	Uprooted - UT Gentrification Study
141	Currently being implemented or Completed	Relocation fee for mobile home parks	Uprooted - UT Gentrification Study
142	Currently being implemented or Completed	Increase resident and community ownership of land	Uprooted - UT Gentrification Study
143	Question for Financial Services Department	TIF dedicated to 1/3 of revenue to LIHTF	People's Plan
144	Question for Financial Services Department	Homestead Preservation District Tools	Strategic Housing Blueprint
145	Question for Financial Services Department	Tax Increment Financing	Strategic Housing Blueprint

## RECEIVED RECOMMENDATIONS- BY SYNTHESIS RESULT

	Synthesis Result	Recommendation	Report
146	Question for Financial Services Department	Set % of tax revenues into new Homestead Preservation Districts at 30%	Anti-Displacement Task Force
147	Question for Financial Services Department	Increase % of city tax revenues into TIF of Homestead Preservation District from 10% to 30%	Anti-Displacement Task Force
148	Question for Financial Services Department	Support tenant acquisitions of their apartment units	Uprooted - UT Gentrification Study
149	Question for Financial Services Department	Create a preservation fund	Uprooted - UT Gentrification Study
150	Question for Law Department	Defend Austin's right to enact policies and ordinances to combat residential segregation	Mayor's Task Force on Institutional Racism and Systemic Inequalities
151	Question for Law Department	Balanced inventory in household types	Mayor's Task Force on Institutional Racism and Systemic Inequalities
152	Question for Law Department	Homeowner tax payment assistance (one time only)	Mayor's Task Force on Institutional Racism and Systemic Inequalities
153	Question for Law Department	Mandatory linkage fee	Mayor's Task Force on Institutional Racism and Systemic Inequalities
154	Question for Law Department	Develop a local fund to redress institutional racism in real estate and housing	Mayor's Task Force on Institutional Racism and Systemic Inequalities
155	Question for Law Department	Protect Renters from Discrimination Based on Source of Income	Strategic Housing Blueprint
156	Question for Law Department	Strategy - Prevent pricing out	Strategic Housing Blueprint
157	Question for Law Department	Pursue Legislation to Allow Inclusionary Zoning	Strategic Housing Blueprint
158	Question for Law Department	Pursue Legislation to Allow Rent Control	Strategic Housing Blueprint
159	Question for Law Department	Property Tax Exemption - risk of displacement	Strategic Housing Blueprint
160	Question for Law Department	Flat Dollar-Amount Homestead Exemption	Strategic Housing Blueprint
161	Question for Law Department	Texas Municipal League - lobby for housing linkage fee	Anti-Displacement Task Force
162	Question for Law Department	Implement rental registration	Anti-Displacement Task Force
163	Question for Law Department	Explore feasibility of expanding tenant protections	Anti-Displacement Task Force
164	Question for Law Department	Enact an Eviction Notification Ordinance	Anti-Displacement Task Force
165	Question for Law Department	Expand protections for tenants from displacement	Anti-Displacement Task Force
166	Question for Law Department	Demolition - ensure no net loss of affordable units	Anti-Displacement Task Force

## RECEIVED RECOMMENDATIONS- BY SYNTHESIS RESULT

	Synthesis Result	Recommendation	Report
167	Question for Law Department	Lobby to allow inclusionary zoning	Anti-Displacement Task Force
168	Question for Law Department	City Law Department retains senior counsel specializing in housing justice matters	Anti-Displacement Task Force
169	Question for Law Department	Implement a Tenant Opportunity to Purchase Program	Anti-Displacement Task Force
170	Question for Law Department	Tenant right-to-organize ordinance.	Uprooted - UT Gentrification Study
171	Question for Law Department	Community Preference Policy	Uprooted - UT Gentrification Study
172	Question for Law Department	Enhanced legal protections and organizing support for mobile home park residents	Uprooted - UT Gentrification Study
173	Question for Law Department	Tenant right-to-purchase program ordinance	Uprooted - UT Gentrification Study
174	Question for Law Department	City right of first refusal/right to purchase for rent-restricted properties being sold	Uprooted - UT Gentrification Study
175	Question for Law Department	Emergency homestead stabilization fund	Uprooted - UT Gentrification Study
176	Question for Law Department	Eviction notification ordinance/required notice to city	Uprooted - UT Gentrification Study
177	Question for Law Department	Improvements to the city's anti-retaliation ordinance and anti-harassment protections for tenants	Uprooted - UT Gentrification Study
178	Question for Law Department	Notice requirements	Uprooted - UT Gentrification Study
179	Question for Law Department	Rental registration and proactive inspection program.	Uprooted - UT Gentrification Study
180	Question for Law Department	Require longer affordability terms in new affordable multifamily properties	Uprooted - UT Gentrification Study
181	Not actionable solely by NHCD	Affordable and safe ways to access home equity without selling	Mayor's Task Force on Institutional Racism and Systemic Inequalities
182	Not actionable solely by NHCD	Mayor's Strike Fund	Mayor's Task Force on Institutional Racism and Systemic Inequalities
183	Not actionable solely by NHCD	Enforce the building codes for multifamily apartments	Mayor's Task Force on Institutional Racism and Systemic Inequalities
184	Not actionable solely by NHCD	Increase the property tax exemption for seniors	Mayor's Task Force on Institutional Racism and Systemic Inequalities
185	Not actionable solely by NHCD	Policies to mitigate gentrification - temporary rezoning moratorium	Mayor's Task Force on Institutional Racism and Systemic Inequalities
186	Not actionable solely by NHCD	Policies to mitigate gentrification - temporary demolition moratorium	Mayor's Task Force on Institutional Racism and Systemic Inequalities

## RECEIVED RECOMMENDATIONS- BY SYNTHESIS RESULT

	Synthesis Result	Recommendation	Report
187	Not actionable solely by NHCD	Allow alternate bidding process for use of housing dollars	Mayor's Task Force on Institutional Racism and Systemic Inequalities
188	Not actionable solely by NHCD	Establishing a Joint Center for Urban Integration, Diversity, Inclusion, and Affordability	Mayor's Task Force on Institutional Racism and Systemic Inequalities
189	Not actionable solely by NHCD	Austin neighborhoods to serve as living laboratories for neighborhood and housing equity and inclusion	Mayor's Task Force on Institutional Racism and Systemic Inequalities
190	Not actionable solely by NHCD	Workforce Training and investing in neighborhood-based Community Development Corporations	Mayor's Task Force on Institutional Racism and Systemic Inequalities
191	Not actionable solely by NHCD	Review new code, ordinance, plan for negative consequences	Mayor's Task Force on Institutional Racism and Systemic Inequalities
192	Not actionable solely by NHCD	Range of Housing Types in land development code	Mayor's Task Force on Institutional Racism and Systemic Inequalities
193	Not actionable solely by NHCD	Modify growth concept map - smaller lots and ADUs west of I35	Mayor's Task Force on Institutional Racism and Systemic Inequalities
194	Not actionable solely by NHCD	Comprehensive program to combat systemic racial inequalities	Mayor's Task Force on Institutional Racism and Systemic Inequalities
195	Not actionable solely by NHCD	Define "affordable" as 50% MFI; families/seniors 30% MFI	Mayor's Task Force on Institutional Racism and Systemic Inequalities
196	Not actionable solely by NHCD	Historical Need as criteria for Capital Improvement Fund use	Mayor's Task Force on Institutional Racism and Systemic Inequalities
197	Not actionable solely by NHCD	Right to Stay in CodeNEXT - city funded projects - not exclusively market rate housing	Mayor's Task Force on Institutional Racism and Systemic Inequalities
198	Not actionable solely by NHCD	Right to Stay in Code NEXT - modular/manufactured/mobile/tiny homes	Mayor's Task Force on Institutional Racism and Systemic Inequalities
199	Not actionable solely by NHCD	Right to Stay in CodeNEXT - development open to variety of funding models	Mayor's Task Force on Institutional Racism and Systemic Inequalities
200	Not actionable solely by NHCD	Community Empowerment - acknowledge damage of segregation	Mayor's Task Force on Institutional Racism and Systemic Inequalities
201	Not actionable solely by NHCD	City public pension funds invest in low income housing	People's Plan
202	Not actionable solely by NHCD	Strategy - flood mitigation	People's Plan
203	Not actionable solely by NHCD	Allocate 20% of bond funds to low income housing	People's Plan



## RECEIVED RECOMMENDATIONS- BY SYNTHESIS RESULT

	Synthesis Result	Recommendation	Report
204	Not actionable solely by NHCD	Apply Neighborhood Conservation Combined Districts and Historic Districts	People's Plan
205	Not actionable solely by NHCD	Provide financial and professional assistance to neighborhoods	People's Plan
206	Not actionable solely by NHCD	Reduce or freeze property taxes	People's Plan
207	Not actionable solely by NHCD	Strategy - conservation and historic districts	People's Plan
208	Not actionable solely by NHCD	Support different affordable units, types	People's Plan
209	Not actionable solely by NHCD	Enforce building codes - affordable housing remains habitable	People's Plan
210	Not actionable solely by NHCD	Develop an environmental quality review technical manual	People's Plan
211	Not actionable solely by NHCD	Environmental quality subcommittee	People's Plan
212	Not actionable solely by NHCD	Establish an environmental quality review program	People's Plan
213	Not actionable solely by NHCD	Implement environmental quality review program	People's Plan
214	Not actionable solely by NHCD	Apply Equity Office analysis	People's Plan
215	Not actionable solely by NHCD	Project - identify city owned land	People's Plan
216	Not actionable solely by NHCD	Project - identify city owned land	People's Plan
217	Not actionable solely by NHCD	Leverage Low Income Housing Tax Credits (LIHTC) and Seek Legislative Changes	Strategic Housing Blueprint
218	Not actionable solely by NHCD	Strike Fund	Strategic Housing Blueprint
219	Not actionable solely by NHCD	District Plan for Central East Austin	Strategic Housing Blueprint
220	Not actionable solely by NHCD	General Obligation Bond Elections for Affordable Housing	Strategic Housing Blueprint
221	Not actionable solely by NHCD	Increase Bikeability and Walkability	Strategic Housing Blueprint
222	Not actionable solely by NHCD	Allow renting a portion of house as separate	Strategic Housing Blueprint
223	Not actionable solely by NHCD	Utilize Planned Unit Developments (PUDs) to Provide a Range of Affordability	Strategic Housing Blueprint
224	Not actionable solely by NHCD	Flexible Occupancy Limits	Strategic Housing Blueprint
225	Not actionable solely by NHCD	Development of Smaller Houses on Smaller Lots	Strategic Housing Blueprint
226	Not actionable solely by NHCD	Multifamily Property Tax Exemption	Strategic Housing Blueprint
227	Not actionable solely by NHCD	Coordinate preservation with infrastructure investments	Strategic Housing Blueprint

## RECEIVED RECOMMENDATIONS- BY SYNTHESIS RESULT

	Synthesis Result	Recommendation	Report
<b>228</b>	Not actionable solely by NHCD	Incentives for living wage jobs	Strategic Housing Blueprint
<b>229</b>	Not actionable solely by NHCD	Additional Local Fund Appropriations for Affordable Housing	Strategic Housing Blueprint
<b>230</b>	Not actionable solely by NHCD	Help Austinites Reduce their Household Costs	Strategic Housing Blueprint
<b>231</b>	Not actionable solely by NHCD	National Housing Trust Fund	Strategic Housing Blueprint
<b>232</b>	Not actionable solely by NHCD	Private Sector Participation in Affordable and/or Workforce Housing	Strategic Housing Blueprint
<b>233</b>	Not actionable solely by NHCD	Streamline City Codes and Permitting Processes	Strategic Housing Blueprint
<b>234</b>	Not actionable solely by NHCD	Relax Regulations on both Internal and External Accessory Dwelling Units (ADUs)	Strategic Housing Blueprint
<b>235</b>	Not actionable solely by NHCD	Link Housing Choices with Transportation Choices	Strategic Housing Blueprint
<b>236</b>	Not actionable solely by NHCD	Relax Regulations on More Affordable Housing Products	Strategic Housing Blueprint
<b>237</b>	Not actionable solely by NHCD	Create Pre-Approved Standard Plans for Infill Development	Strategic Housing Blueprint
<b>238</b>	Not actionable solely by NHCD	Comprehensive Parking Reform	Strategic Housing Blueprint
<b>239</b>	Not actionable solely by NHCD	Relax Regulations on Housing Cooperatives (Co-ops)	Strategic Housing Blueprint
<b>240</b>	Not actionable solely by NHCD	Ensure Access to Affordable Care and a Healthful Environment	Strategic Housing Blueprint
<b>241</b>	Not actionable solely by NHCD	Align Sidewalk Master Plan with Imagine Austin	Strategic Housing Blueprint
<b>242</b>	Not actionable solely by NHCD	Increase Access to Healthy, Affordable Food for All Residents	Strategic Housing Blueprint
<b>243</b>	Not actionable solely by NHCD	Consider Building and Fire Code Modifications	Strategic Housing Blueprint
<b>244</b>	Not actionable solely by NHCD	Establish a Neighborhood Stabilization Loan Program	Anti-Displacement Task Force
<b>245</b>	Not actionable solely by NHCD	Assist homeowners to avoid displacement from predatory mortgage financing	Anti-Displacement Task Force
<b>246</b>	Not actionable solely by NHCD	Financial assistance program for homeowners at risk of displacement due to predatory lending	Anti-Displacement Task Force
<b>247</b>	Not actionable solely by NHCD	Implement a Troubled Buildings Program	Anti-Displacement Task Force
<b>248</b>	Not actionable solely by NHCD	Cultural Land Trust public-private partnership	Anti-Displacement Task Force
<b>249</b>	Not actionable solely by NHCD	Joint Center for Urban Affordability, Integration, Diversity and Inclusion at local universities	Anti-Displacement Task Force

## RECEIVED RECOMMENDATIONS- BY SYNTHESIS RESULT

	Synthesis Result	Recommendation	Report
250	Not actionable solely by NHCD	Require TIFs to sell bonds to buy land or older apartments	Anti-Displacement Task Force
251	Not actionable solely by NHCD	Use surplus city-owned land to establish a robust cultural land trust	Anti-Displacement Task Force
252	Not actionable solely by NHCD	Lobby for allowing property tax waivers for affordable housing	Anti-Displacement Task Force
253	Not actionable solely by NHCD	Allow homeowners to subdivide and sell a portion of their lots	Anti-Displacement Task Force
254	Not actionable solely by NHCD	Create TIFs in areas that are experiencing rapid development	Anti-Displacement Task Force
255	Not actionable solely by NHCD	Pursue legislative action on tax exemption if necessary	Anti-Displacement Task Force
256	Not actionable solely by NHCD	Next year's budget = allocating \$16 million	Anti-Displacement Task Force
257	Not actionable solely by NHCD	Increase opportunities for residents to participate meaningfully in planning and development	Anti-Displacement Task Force
258	Not actionable solely by NHCD	Use 30% of Tax-Increment Financing (TIF) Districts to create and preserve affordable housing	Anti-Displacement Task Force
259	Not actionable solely by NHCD	Investment of \$16 million in general fund dollars in the Housing Trust Fund	Anti-Displacement Task Force
260	Not actionable solely by NHCD	Policy - new TIFs dedicate 30% to housing	Anti-Displacement Task Force
261	Not actionable solely by NHCD	Adopt Small Area Fair Market Rents for Section 8 voucher holders	Anti-Displacement Task Force
262	Not actionable solely by NHCD	Grant special senior and/or homestead tax exemptions	Anti-Displacement Task Force
263	Not actionable solely by NHCD	Ensure equal access to Austin Energy programs for multi-family renters	Anti-Displacement Task Force
264	Not actionable solely by NHCD	Prevent shifting tax burden to renters / small businesses; bring together other Texas cities	Anti-Displacement Task Force
265	Not actionable solely by NHCD	Designate tracts in VI-E for new mobile home parks	Anti-Displacement Task Force
266	Not actionable solely by NHCD	Develop an "Opportunity Fund" as private fundraising vehicle	Anti-Displacement Task Force
267	Not actionable solely by NHCD	Dedicated bond funds to a robust cultural land trust	Anti-Displacement Task Force
268	Not actionable solely by NHCD	Adopt a Community Benefits Agreement Ordinance	Anti-Displacement Task Force

## RECEIVED RECOMMENDATIONS- BY SYNTHESIS RESULT

	Synthesis Result	Recommendation	Report
269	Not actionable solely by NHCD	City retain ownership and lease to developer, half units at 50% MFI or less	Anti-Displacement Task Force
270	Not actionable solely by NHCD	Ongoing investments in affordable housing through bonds	Anti-Displacement Task Force
271	Not actionable solely by NHCD	Ease land restrictions and viable financing options	Anti-Displacement Task Force
272	Not actionable solely by NHCD	Neighborhood Stabilization Overlay (Neighborhood Conservation District)	Anti-Displacement Task Force
273	Not actionable solely by NHCD	Explore alternative assessment approaches to rental housing	Anti-Displacement Task Force
274	Not actionable solely by NHCD	Allocate at least \$300 million every bond election to the acquisition, development and preservation of affordable housing	Anti-Displacement Task Force
275	Not actionable solely by NHCD	Austin Energy should waive set up fees and deposits for previously displaced tenants	Anti-Displacement Task Force
276	Not actionable solely by NHCD	Make funding these efforts a priority in structuring budget	Anti-Displacement Task Force
277	Not actionable solely by NHCD	Budget policy - add'l tax revenue from new development allocated to efforts	Anti-Displacement Task Force
278	Not actionable solely by NHCD	Require a formal assessment of "affordable housing potential" of IV-E tracts	Anti-Displacement Task Force
279	Not actionable solely by NHCD	Third-party analysis of current fees and ordinances that small businesses are charged	Anti-Displacement Task Force
280	Not actionable solely by NHCD	Make economic development incentives meaningful for small businesses	Anti-Displacement Task Force
281	Not actionable solely by NHCD	Adopt regulatory changes to treat manufactured housing as real estate	Anti-Displacement Task Force
282	Not actionable solely by NHCD	Legacy business registry	Anti-Displacement Task Force
283	Not actionable solely by NHCD	Ombudsperson in the Economic Development Department responsible to assist small businesses	Anti-Displacement Task Force
284	Not actionable solely by NHCD	Campaign to encourage Austinites to embrace the values of affordability, integration, diversity and inclusion	Anti-Displacement Task Force

## RECEIVED RECOMMENDATIONS- BY SYNTHESIS RESULT

	Synthesis Result	Recommendation	Report
285	Not actionable solely by NHCD	Affordable units are appraised at a lower market value	Anti-Displacement Task Force
286	Not actionable solely by NHCD	Expand use of Neighborhood Conservation Combining Districts and Historic Districts	Anti-Displacement Task Force
287	Not actionable solely by NHCD	Ensure new development regulations do not create or exacerbate displacement	Anti-Displacement Task Force
288	Not actionable solely by NHCD	Floodplain maps change - assess, mitigate economic impact of need for flood insurance	Anti-Displacement Task Force
289	Not actionable solely by NHCD	Financial assistance program for lower-income homeowners to purchase federal flood insurance	Anti-Displacement Task Force
290	Not actionable solely by NHCD	Defend Austin's right to enact policies and ordinances to combat residential segregation	Anti-Displacement Task Force
291	Not actionable solely by NHCD	Next 10 years 20% of every GO bond allocated to housing	Anti-Displacement Task Force
292	Not actionable solely by NHCD	Prioritize timing of bonds proceeds for housing	Anti-Displacement Task Force
293	Not actionable solely by NHCD	Train and fund neighborhood-based CDCs	Anti-Displacement Task Force
294	Not actionable solely by NHCD	Austin neighborhood directed programs as living laboratories	Anti-Displacement Task Force
295	Not actionable solely by NHCD	Do not allow increased density unless tied to the provision of affordable housing	Anti-Displacement Task Force
296	Not actionable solely by NHCD	The adoption of a new land development code should not increase density in certain areas, unless the changes are tied to the provision of affordable housing	Anti-Displacement Task Force
297	Not actionable solely by NHCD	Demographic analysis when change to existing floodplain maps	Anti-Displacement Task Force
298	Not actionable solely by NHCD	Identify areas that have experienced flooding in the last five years in the watersheds and establish interim development regulations, assess drainage areas and condition of stormwater infrastructure, and develop/fund improvements	Anti-Displacement Task Force
299	Not actionable solely by NHCD	Preserve and expand the supply of existing public/government-subsidized housing	Anti-Displacement Task Force

## RECEIVED RECOMMENDATIONS- BY SYNTHESIS RESULT

	Synthesis Result	Recommendation	Report
300	Not actionable solely by NHCD	Enforce the Short Term Rental Ordinance in multifamily housing	Anti-Displacement Task Force
301	Not actionable solely by NHCD	Carry out an Assessment of Neighborhood Equity	Anti-Displacement Task Force
302	Not actionable solely by NHCD	Complete an analysis of City owned cultural and recreational facilities	Anti-Displacement Task Force
303	Not actionable solely by NHCD	Neighborhood stabilization loan program	Uprooted - UT Gentrification Study
304	Not actionable solely by NHCD	Assist low-income homeowners with accessing the equity in their home through non-predatory products	Uprooted - UT Gentrification Study
305	Not actionable solely by NHCD	Provide direct financial relief to vulnerable renters	Uprooted - UT Gentrification Study
306	Not actionable solely by NHCD	Utilize property tax relief to preserve rental properties	Uprooted - UT Gentrification Study
307	Not actionable solely by NHCD	Strengthen vulnerable residents' ability to have a voice and active role	Uprooted - UT Gentrification Study
308	Not actionable solely by NHCD	Adoption of inclusionary zoning in Austin's Homestead Preservation District	Uprooted - UT Gentrification Study
309	Not actionable solely by NHCD	Partnership with county tax assessor to expand notice of property tax deferrals	Uprooted - UT Gentrification Study
310	Not actionable solely by NHCD	Create and support planning processes focusing on mitigating displacement	Uprooted - UT Gentrification Study
311	Not actionable solely by NHCD	Neighborhood stabilization voucher program	Uprooted - UT Gentrification Study
312	Not actionable solely by NHCD	Allow homeowners to subdivide and sell a portion of their lots while remaining in place	Uprooted - UT Gentrification Study
313	Not actionable solely by NHCD	Increase ability of vulnerable homeowners to cover housing costs by generating income from their homes and lots	Uprooted - UT Gentrification Study
314	Not actionable solely by NHCD	Freeze on property taxes for homeowners who are seniors or disabled	Uprooted - UT Gentrification Study
315	Not actionable solely by NHCD	Increase in the city's senior homestead exemption	Uprooted - UT Gentrification Study
316	Not actionable solely by NHCD	Allow for creation of internal accessory dwelling units	Uprooted - UT Gentrification Study
317	Not actionable solely by NHCD	Extend mobile home zoning to all mobile home parks and include mobile home preservation	Uprooted - UT Gentrification Study
318	Not actionable solely by NHCD	Community homeownership loan fund	Uprooted - UT Gentrification Study

## RECEIVED RECOMMENDATIONS- BY SYNTHESIS RESULT

	Synthesis Result	Recommendation	Report
319	Not actionable solely by NHCD	Residential infill project	Uprooted - UT Gentrification Study
320	Not actionable solely by NHCD	Enact land-use restrictions that disincentivize redevelopment and demolitions	Uprooted - UT Gentrification Study
321	Not actionable solely by NHCD	Community-driven, neighborhood-scale displacement mitigation plans	Uprooted - UT Gentrification Study
322	Not actionable solely by NHCD	Private preservation investment funds	Uprooted - UT Gentrification Study
323	Not actionable solely by NHCD	Lower the property tax burdens for vulnerable homeowners	Uprooted - UT Gentrification Study
324	Not actionable solely by NHCD	Leverage the power of hot real estate markets	Uprooted - UT Gentrification Study
325	Not actionable solely by NHCD	Public-private below market debt funds	Uprooted - UT Gentrification Study
326	Not actionable solely by NHCD	Designate new sites for mobile home zoning	Uprooted - UT Gentrification Study
327	Not actionable solely by NHCD	Community impact analyses	Uprooted - UT Gentrification Study
328	Not actionable solely by NHCD	City ordinance requiring mandatory community engagement plans	Uprooted - UT Gentrification Study
329	Not actionable solely by NHCD	Reduce barriers to participating in planning and land use decisions	Uprooted - UT Gentrification Study
330	Not actionable solely by NHCD	Deconstruction ordinance	Uprooted - UT Gentrification Study
331	Not actionable solely by NHCD	Neighborhood stabilization overlay	Uprooted - UT Gentrification Study
332	Not actionable solely by NHCD	Comprehensive community engagement strategy	Uprooted - UT Gentrification Study
333	Beyond purview of displacement strategy	Homelessness Housing & Service - CodeNEXT promotes low-barrier units	Austin's Action Plan to End Homelessness
334	Beyond purview of displacement strategy	Homelessness Disparities - individual and system housing barriers addressed	Austin's Action Plan to End Homelessness
335	Beyond purview of displacement strategy	Homelessness Disparities - analyze root causes for subpopulations	Austin's Action Plan to End Homelessness
336	Beyond purview of displacement strategy	Homelessness Disparities - vision understand pipeline - better safety nets	Austin's Action Plan to End Homelessness
337	Beyond purview of displacement strategy	Homelessness System - target resources to prevention	Austin's Action Plan to End Homelessness
338	Beyond purview of displacement strategy	Homelessness Housing & Service - preserving affordable units	Austin's Action Plan to End Homelessness
339	Beyond purview of displacement strategy	Homelessness Disparities - evaluate for reaching all subpopulations	Austin's Action Plan to End Homelessness

## RECEIVED RECOMMENDATIONS- BY SYNTHESIS RESULT

	Synthesis Result	Recommendation	Report
340	Beyond purview of displacement strategy	Homelessness System - reduce time to provide assistance	Austin's Action Plan to End Homelessness
341	Beyond purview of displacement strategy	Homelessness System - support research on prevention	Austin's Action Plan to End Homelessness
342	Beyond purview of displacement strategy	Homelessness Disparities - address root causes w/ broader system coordination	Austin's Action Plan to End Homelessness
343	Beyond purview of displacement strategy	Homelessness System - supportive services prevent returns	Austin's Action Plan to End Homelessness
344	Beyond purview of displacement strategy	Homelessness Housing & Service - action - advocate to expand benefits	Austin's Action Plan to End Homelessness
345	Beyond purview of displacement strategy	Homelessness System - right niche gets into Rapid Re-Housing	Austin's Action Plan to End Homelessness
346	Beyond purview of displacement strategy	Homelessness Disparities - better tailor outreach, staffing, service delivery	Austin's Action Plan to End Homelessness
347	Beyond purview of displacement strategy	Homelessness Disparities - create new partnerships (equity office)	Austin's Action Plan to End Homelessness
348	Beyond purview of displacement strategy	Homelessness Housing & Service - partner to get at unused/underused sources	Austin's Action Plan to End Homelessness
349	Beyond purview of displacement strategy	Homelessness Disparities - create affordable housing opportunities	Austin's Action Plan to End Homelessness
350	Beyond purview of displacement strategy	Homelessness System - align funding	Austin's Action Plan to End Homelessness
351	Beyond purview of displacement strategy	Homelessness - Social Impact Bonds / Pay for Success	Strategic Housing Blueprint
352	Beyond purview of displacement strategy	Re-evaluate undeveloped property at Mueller	Anti-Displacement Task Force



**Appendix G:**

Comments on the Draft Blueprint Implementation Resources

## Comments to the Occupancy Limits Sections of the Draft Strategic Housing Blueprint Implementation Plan

In 2016, the City Council took a major step to diminish economic incentives to demolish existing affordable housing. It did so when it voted to reaffirm the action of the previous Council taken in 2014 to modify the rules for occupancy limits for some new residential construction. Among the considerations for their actions was the fact that the looser regulations were giving financial incentives for the demolition of affordable existing housing. The current rules work. They have dramatically reduced the rate of demolitions of units to be replaced by high-occupancy duplexes. There are hundreds of thousands of grandfathered units that are covered by the six-person rules and that are not affected by the amendments in 2014 and 2016.

We are pleased to see the recommendation to examine construction trends before and after the City's occupancy limit change. However, we are puzzled by this sentence in Action II.7.A: "Examining construction trends before and after the City's occupancy limit change will help to determine whether the reduction in occupancy limits from six to four unrelated adults has *promoted* [emphasis added] the demolition and replacement of existing housing with newer, costlier alternatives." The intent of the ordinance change in 2014 was to *mitigate*, not promote, demolitions. Anecdotal evidence in the Northfield/North Loop neighborhood is dramatic. Before the new rules, builders of high-occupancy duplexes were motivated to demolish affordable starter homes so they could derive upwards of \$6,000 per building per month in rents. We are confident that a study will confirm that the current rules work to achieve the goals intended by the Council.

The number of bedrooms in a building or apartment is relevant to whether family housing is being built. It is not relevant to limiting the number of unrelated adults in a building. Gathering data is always a good idea. The Draft plan has no Action IV.2.C. The intended reference is to Action IV.2.B.

Regarding the Draft Plan's discussion of fair housing laws, the two-person per bedroom rule in the old HUD Keating memo was designed to prevent discrimination against families. It does not relate to rules regulating the number of unrelated persons. The City of Austin's ordinance that protects certain classes of people is a protection against acts by private persons. We fail to see how it relates to actions by the City Council to regulate occupancy. Austin's occupancy rules and the enforcement thereof do not violate fair housing laws. As a protected class, students and persons with disabilities have not been prejudiced by the current rules, and there is no basis in federal or state law for implying the contrary. The city already makes reasonable accommodation for unlicensed homes occupied by persons with disabilities, and there is more than ample grandfathered housing available to them.

The Housing Blueprint relied on a report by BBC Research & Consulting (Denver, CO) in 2014 titled *Analysis of Impediments to Fair Housing Choice City of Austin*. In its analysis of impediments to fair housing, BBC Research and Consulting says this:

“On March 20, 2014, the City of Austin amended its city code regarding dwelling unit occupancy to reduce the maximum occupancy limits in single family homes in certain zoning districts and for duplexes from six unrelated adults to four. The ordinance has a provision excluding group home type settings from the limit.

This change has the potential to raise the cost of housing for unrelated roommates since housing costs will be split among fewer occupants. It is unclear how many of Austin’s households are made up of units with five and six unrelated occupants and, thus, how many “excess” roommates need to find other housing units. [Emphasis added.] At any rate, the change in occupancy limits will create additional demand for housing for those displaced from their current units. [Emphasis added.]

Without further study of the types of households living in five- to six-roommate situations, it is also unclear if the change disproportionately impacts a certain protected class. The change is most likely to affect the city’s student population, but could also have implications for persons with disabilities who reside together in a group setting that is not a licensed group home. In this case, the city would need to make a reasonable accommodation to the ordinance to avoid fair housing violations.” (Section IV, p.18)

Staff has asserted that occupancy limits may have a negative impact on fair housing choice. BBC did not say this. It simply said that the amendment “has the potential” to raise housing cost and that the impact is “unclear”. **BBC Research & Consulting, however, made its own inaccurate statement by assuming that the 2014 amendment displaced current occupants.** BBC’s statement showed a lack of basic understanding of Austin’s ordinance for the following reasons:

- 1) It ignored that the 2014 amendment applies to only **newly constructed** dwelling units within the McMansion area.
- 2) The purpose of the 2014 amendment was to preserve affordable existing housing by taking away financial incentives for its demolition and the displacement of longtime residents – **both owners and renters.**
- 3) **The 2014 amendment did not affect the over 200,000 units grandfathered by the ordinance.** These units continue to be available for occupancy of up to six unrelated adults.
- 4) While the current number of households with more than four unrelated adults is small, the impact of items 2) and 3) is to increase the likelihood of the preservation of existing high occupancy units – both those currently used by six unrelated adults and those that might be similarly used in the future
- 5) The report ignores the common use of occupancy limits in both small and large U.S. metropolitan areas,
- 6) Both the United States Supreme Court and the U.S. Department of Justice have found that occupancy limits are not discriminatory *per se*, and
- 7) It is not shown how an occupancy limit of four in Austin would be any more discriminatory than an occupancy limit of six. Note that the Austin occupancy limit of four is above the

national average and significantly above the average in the State of Texas (based on 2014 research).

- 8) Current, long-standing (per research in 2014) apartment leasing standards limit occupancy to two unrelated adults per bedroom. Considering that approximately 90% of apartments are two or fewer bedrooms, the occupancy of four per single-family site is consistent with the multi-family standards. Continuing this line of thought, all of the “potential” negative impacts of any single-family occupancy limit would correspond to multi-family units, yet we see no similar outcry regarding occupancy limit practices in multi-family rentals.
- 9) Advocates for higher occupancy limits for unrelated adults ignore the impacts of higher occupancy, including: the reduction of the effectiveness of life safety provisions of a building; lengthened first responder times; noise, light, and other pollution; inability of public infrastructure such as water/wastewater, transportation, stormwater/flooding, green spaces, etc. to support higher densities. It is hard to see how one could call it fair housing if higher occupancy resulted in conditions that become unhealthy, unsanitary, impair first responder or other City services or expose occupants to dangers of fire hazards, collapse of structures, etc.

The 2014 amendment passed by the prior City Council with only one dissenting vote. It was renewed by the current city council in 2016 by another large margin. None of the usual real estate industry interests spoke against the 2016 action. There was clearly a community consensus in favor of the current occupancy rules.

The 2014 amendment worked. It achieved its intended purpose. It slowed dramatically the demolition of older, affordable housing to be replaced by high-occupancy, less affordable duplex buildings, particularly in the neighborhoods near the university. The change had an immediate and beneficial impact on neighborhoods, homeowners, and tenants.

December 14, 2018

Mike Hebert  
Mary Sanger  
Mike Wong



## COMMENTS ON THE DRAFT STRATEGIC HOUSING BLUEPRINT IMPLEMENTATION PLAN

[http://www.austintexas.gov/sites/default/files/files/Housing/ASHBI\\_Implementation\\_Plan\\_20181119 - EMAIL.pdf](http://www.austintexas.gov/sites/default/files/files/Housing/ASHBI_Implementation_Plan_20181119_-_EMAIL.pdf)

### Overview.

The Strategic Housing Blueprint was authored by the City of Austin Neighborhood Housing and Community Development Department (NHCD), and was approved by the City Council in April 2017. The NHCD has now submitted a draft implementation plan (the Draft Plan) having as its purpose recommendations for specific actions, priorities, and goals for meeting Austin’s housing needs based on the Blueprint. The NHCD is calling for electronic comments from the public before December 31<sup>st</sup>. The Department’s stated intent is to submit concrete recommendations to the Housing & Planning Committee of the City Council in early 2019 for later consideration by the Council.

Unfortunately, the Draft Plan is *incomplete*. The NHCD has indicated that the Draft Plan does not yet include recommendations from at least seven other plans/studies dealing with affordability, gentrification, institutional racism, fair housing, and homelessness. The Draft Plan’s strategies and proposals cannot be fully formed or evaluated in this vacuum. It is challenging for policy-makers and the community to comment on an incomplete draft plan. A second comment period should be provided after the draft is fully formed.

### Problematic Focus.

Both the Blueprint and the Draft Plan’s housing projections are based on the assumption that the City of Austin needs 135,000 housing units over 10 years. This number is a five-county regional number. The City of Austin’s housing need projected by the City demographer is 80,000 housing units.

*“[t]he vibrant housing market that exists within Austin operates at the metropolitan-level and not at the municipal-level ... it seems unrealistic to assume that the City of Austin could somehow reverse these macro trends and gain an increased share of future regional growth that will more than likely occur within the metropolitan area’s suburban realm.” (Ryan Robinson, April 11, 2017).*

**Austin’s Housing Market Without Intervention.**

The City has no legal authority or ability to effect housing production outside the City. In fact, the City of Austin issues permits for only about half of the regional units.

*Half of all units permitted in 2018(Jan-July) were in the City of Austin (2,259 single-family units and 6,192 multifamily units). <https://www.austinchamber.com/blog/08-07-2018-residential-permit-activity> The following table shows permits for the metropolitan area.*

Even without proposed interventions recommended by the Draft Plan, the market is producing units exceeding the Demographer’s suggested needs for both the City of Austin *and* the Metropolitan area. If the current rate were to continue for ten years, this would result in approximately 270,000 units.

**Most Active Large Metropolitan Areas**

Based on Housing Units Authorized by Building Permits and U.S. Census Data

	Population		Housing Permits 2017		Housing Permits 2018 thru July	
	2017	Rank	Units	Rank	Units	Rank
<b>Austin</b>	<b>2,118,827</b>	<b>31</b>	<b>26,700</b>	<b>9</b>	<b>16,809</b>	<b>6</b>

**Market Rate Housing and Affordability.**

Contrary to the suggestion in the Draft Plan, building market-rate housing will do little to affect housing affordability in Austin neighborhoods. As indicated in a study cited by the Plan in footnote 2, additional housing for high- and moderate-income households is helpful primarily on a regional basis: the “development of market rate housing is not the most effective tool to increase affordability and fight displacement at the neighborhood level.” (Miriam Zuk and Karen Chapple, Housing Production, Filtering and Displacement: Untangling the Relationships,” Institute of Governmental Studies Research Brief (Berkeley: UC Berkeley), 2016 at p. 10)

The Draft Plan should be more concerned with preserving existing affordable housing stock currently being replaced with market rate housing and the provision of low-income affordable housing which the market will not provide. Greater consideration should be given to Neighborhood Combining Conservation Districts and Historic Preservation Districts which restrict the market and are much less costly than direct public funding or tax abatements.

**Positive Elements.**

The Plan contains some good proposals. It is at its best when it points to the need for the creation of affordable housing for lower-income people and the use of public funds and other funding mechanisms to further that goal. It also recognizes the importance of preserving existing

affordable housing and having affordable housing available in all areas of the city. The Plan promotes two to three-bedroom affordable units to mitigate the ongoing flight of families from the City. And, it recognizes the need to have a more efficient permitting process (though it fails to acknowledge the City's role in those inefficiencies). These are just examples of the contributions the report makes.

### **Concerns.**

There is reason to be concerned that some of the proposed solutions will worsen the problems of displacement and will not adequately address moderate and low-income housing needs.

First, there must be a comprehensive anti-displacement plan with both public funding and regulatory market-restricting approaches, such as in the People's Plan. The NCHD must recognize that the market is the cause of displacement, and effective approaches for low-income affordable housing are counter-market and very different than for high-end housing. Because of these profound differences, the City must set up separate divisions for low-income housing and for displacement, separate from its market-rate housing programs. Otherwise, we believe the City will place its emphasis on market-rate housing to the detriment of low-income housing and anti-displacement

Second, the report falls short by promoting land use changes that rely on the housing market to solve housing affordability problems while ignoring the market forces that undermine solutions to those problems.

1. It recommends smaller lots for smaller and presumably more affordable houses, but it does not *require* that smaller or more affordable homes be built on those lots. Left to its own devices, the market invariably maximizes profits and the size of the houses allowed. It is also notable that the Plan does not limit the size of ADUs despite its view that smaller units are more affordable.
2. It proposes allowing developers to provide less parking than needed to save costs and reduce impervious cover but it does not *require* the developer to pass those savings on to residents or reserve cheaper units for residents without cars or even to actually reduce the amount of impervious cover.
3. It assumes that more density per land area produces more affordability, but it offers no data to support that conclusion and relies on the market to work against its interest and create less expensive units in a market that favors more expensive units.

In short, the Draft Plan fails to connect proposed code changes to affordable housing. It suggests new development policies that ostensibly lower construction costs, but it provides no mechanism to insure that the money saved makes its way into the pocket of the renter or home-buyer, leaving that decision instead to the market. One only has to look at the real estate listings for \$450,000 ADUs to know that the market maximizes its profits across the different housing types. We need policies that do more than just facilitate greater profits for market-rate housing developers.

Another limitation is the one-dimensional nature of the report. In places, it focuses on housing to the exclusion of other planning considerations. To be fair, it is a housing plan. But in its single-minded pursuit of more housing units, the Plan weakens regulations that represent sound community planning and ignores other important community interests. For example, it recommends the elimination or reduction of site area requirements, setback requirements, compatibility standards, and parking requirements off of corridors and outside of centers as though these standards serve no purpose and are not valued by and have not been relied upon the community. It also encourages chopping up lots, dividing houses, replacing homes with multi-unit structures and inserting additional buildings in backyards. While the use of some combination of these proposals could be justified in a given location, when applied carte blanche they risk the unintended consequences of *increasing displacement, undermining neighborhood stability, effecting values, diminishing school enrollment, causing flooding, harming the environment or overburdening the neighborhood infrastructure and street design*. There is no regulation (or entitlement) that cannot be improved or adjusted, but to dilute standards across the board that are part of the community design and that serve health and safety purposes is shortsighted – especially when it has not been demonstrated that those shortcuts will lead to housing affordability

***Instead of one-size fits all proposals, we need context-sensitive decisions that are the essence of planning and plan implementation. All corridors and centers and their surrounding areas are not the same. The efficacy and impact of a land use change will vary depending on what is on the ground. We need a process which empowers the creation of affordable housing while involving the community so that all interests are met and there can be broad support for that housing.***

### **Public Input Process.**

Because the Draft Plan is not yet complete and the electronic public comment period ends December 31, 2018, there needs to be a fresh look at the public input process. The Blueprint's primary focus is on the provision of housing; it is not surprising that the list of consulted stakeholders is heavily weighted to affordable housing advocates. However, omitted from that list are organizations that have been actively engaged in not only advocating for affordable housing but also for anti-displacement policies. They include: ANC, SOS, NAACP, PODER, the People's Plan group, and CNC. There should be an in-depth public process to ensure all voices and perspectives are considered and deliberated. As was accomplished when the Land Development Code was last updated, with the right process, consensus can be achieved.

### **Conclusion.**

Many of the recommendations dealing with affordable housing can be implemented without Land Development Code changes. These provisions should be advanced without waiting on the rewrite of the Land Development Code.

Those portions of the Draft Plan dealing with changes to the Land Development Code should be considered in the City Manager's upcoming code revision process. This will provide a



more complete discussion by a broader set of stakeholders where the positive recommendations can be incorporated into the Code and the concerns outlined above can be resolved through community dialogue. Many of the planning proposals in the Draft Plan – especially those dealing with market-rate housing – require analysis and testing in the context of the built environment. To successfully meet the future housing needs of the City we need not only good policy decisions but also ones supported by the community.

Submitted by Community Not Commodity  
December 14, 2018

- **ATC supports Objective II.4**, which speaks to the provision of notice to tenants and provision of relocation assistance to those whose homes have been sold for redevelopment. We have seen a few cases where landlords have been loath to comply with the notice requirements, leading to significant tenant hardship.
- **ATC supports Objective II.5** which supports protection of tenants whose housing income is provided by various public voucher programs.
- **Objective IV.1:** It is a positive step to require that 25% of affordable housing be constructed in high-opportunity areas.
- **Objective IV.3** identifies the streamlining of City Codes as a goal but makes no mention Codes as they relate to rental properties. Instead, it focuses only on construction related permitting. While provision of “affordable” housing is worthy of lots of attention, there ought to be some degree of concern as to the quality of said housing (at least with respect to rental properties). In other words, focus concern on quality as well as quantity.

ATC can offer evidence that this is a pretty serious consideration and, as such, ought to be formally incorporated into the blueprint. Rental registration and rental property inspections should be implemented to ensure the safety and livability of rental properties. This would also create an opportunity to generate revenue, which could be utilized to offset costs of implementation/enforcement.

Such a program could be loosely modeled on the Section 8 voucher program requirement that landlords maintain their properties at a minimal level of adequacy. If a Section 8 landlord fails to correct violations that are issued based on an annual inspection the rent subsidies stop. This is a major motivation to keep properties habitable.

Additionally, and this may be beyond the scope of this undertaking, what about a world in which landlords that fail to maintain their properties adequately, instead of continuing to collect rent as if all is well, are faced with a system that permits tenants to pay their rent (per the Property Code requirement) into a court managed escrow account. (See Cleveland Municipal Housing Court for example) Tenant remains current and landlord faces consequences, which provide motivation to make needed repairs.

- **Objective IV.6 :** The public needs to have a mechanism that easily allows them to find S.M.A.R.T housing. Additionally, S.M.A.R.T. housing participants should be required to advertise as such.

## Tomko, Jonathan

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**From:** NHCD  
**Sent:** Wednesday, January 02, 2019 9:09 AM  
**To:** Tomko, Jonathan; Leak, Erica  
**Subject:** FW: Comments on the Austin Strategic Housing Blueprint Implementation Plan  
**Attachments:** AISD School Board Approved Resolution.pdf

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**From:** Michael Curry [mailto:mcmediate@msn.com]  
**Sent:** Tuesday, January 01, 2019 3:27 PM  
**To:** NHCD <NHCD@austintexas.gov>  
**Cc:** Alter, Alison <Alison.Alter@austintexas.gov>; Cadena-Mitchell, Kurt <Kurt.Cadena-Mitchell@austintexas.gov>  
**Subject:** Comments on the Austin Strategic Housing Blueprint Implementation Plan

Dear Staff,

Thank you for the hard work reflected in the Austin Strategic Housing Blueprint Implementation Plan.

In response to your invitation to the public, I submit the following comments. No attempt has been made to list them in the order of importance or the same sequence they appear in the report.

1. The Environmental Index at p. 42 of the Atlas that accompanies the Implementation Plan addresses floodplains but fails to address the City-defined Localized Flood Identified Problem Areas.

<http://austin.maps.arcgis.com/apps/MapJournal/index.html?appid=d45481abb0804c95a8e6b033188982b9>

As explained by Staff in Watershed Protection:

“Austin, like most major US cities, has an extensive network of drainage infrastructure in the urban core that is undersized and deteriorating with age.”

“Localized flooding is a term used when flooding occurs away from creeks due to problems with the secondary drainage system. The secondary drainage system is composed of pipes, curb inlets, manholes, minor channels, roadside ditches, and culverts. This system is intended to convey stormwater runoff to the primary drainage system, the creeks. Localized flooding occurs when rainfall events overwhelm these drainage systems.”

Recommendation: Include Localized Flood Identified Problem Areas in the Environmental Index in the Atlas.

2. As the Plan acknowledges, affordable housing involves more than affordable shelter. The residents of affordable housing deserve the opportunity to attend and have safe access to nearby quality schools. The Board of the Austin Independent School District addressed these issues, including recommendations for family-sized affordable housing, teacher-affordable housing, and safe streets and accessible facilities with adequate parking for parents, teachers, and visitors near schools. Not all of these recommendations have been addressed or addressed adequately in the Plan. In the interest of brevity, I will not copy them here but refer you to the attached copy of the AISD Board resolution.

Recommendation: Incorporate those policies advanced by the AISD Board Resolution overlooked by the Implementation Plan.

3. The Report correctly emphasizes the importance of maintaining existing market-rate affordable housing. It is essential that the Plan not work against itself. If the City increases the permissible density of market-rate affordable properties or relaxes the site, setback, compatibility, and parking requirements applicable to these properties, it will incentivize demolition and redevelopment, not retention. The Plan should make clear that instead of across-the-board zoning and site-development changes, market-rate affordable housing should be maintained at its current entitlements. Owners of market-rate affordable housing should be required to provide affordability information about any proposed redevelopment before receiving a demolition permit and must commit to the same amount of equally affordable housing to receive entitlements or site-development shortcuts.

Recommendation: Retain the current density and site development regulations on market-rate affordable housing requiring the owner/developer to go through the zoning process where new entitlements can be conditioned on an equal quantity and level of affordable housing.

4. One way to preserve affordable housing is to assist qualified home-owners in keeping their homes livable through City and County home repair and weatherization assistance programs. But the City programs need to do more to help eligible residents and do it better.

Recommendation: Fully implement the repair and weatherization programs by utilizing all available funds, maintaining quality controls for the homeowners, and cutting waste and inefficiencies.

5. At times, the Plan appears to place too much reliance on “the market” to solve the unaffordability problems the market has created. As noted above, the Plan proposes relaxing or removing site development regulations, lot sizes, and parking requirements without a mechanism to ensure the cost savings flow down to the residents. Furthermore, there may not be significant cost savings. For example, allowing more units per lot may, as the Plan states, divide “the cost of land across multiple units” but that multi-unit entitlement also increases the value and, therefore the cost, of the land. There is overwhelming evidence that density *per se* does not create affordable housing. And, cutting corners on site-development regulations dilutes the protections afforded the surrounding community which must absorb the impact of higher density. These changes also assume that residents of affordable housing do not value compatibility and available parking. If there are going to be trade-offs, it is crucial that we are trading entitlements and shortcuts for something, that is, that we are in fact creating affordable housing. Left to its own devices the market will absorb cost savings in the form of additional profits and leave the community with incompatible market rate development.

Recommendation: Before broadly adopting changes to site development regulations, lot sizes, and parking requirements, provide case studies and perform pilot projects to prove that these measures result in meaningful increases in affordability. Incorporate recommendations in the Implementation Plan that recognize that site- or area specific- planning is necessary to protect the interests of all parties and to make sure that code and zoning changes, in fact, deliver meaningful affordability.

Again, thank you for your work. If you have any comments or questions, do not hesitate to contact me.

Respectfully submitted,

Michael Curry  
[mcmediate@msn.com](mailto:mcmediate@msn.com)

## CODENEXT RESOLUTION

WHEREAS, the Austin Independent School District (AISD) is committed to providing excellent learning opportunities to approximately 82,000 students at campuses throughout Austin; and,

WHEREAS, the success of AISD schools is greatly enhanced by the availability of affordable family-friendly housing for students and families and district staff throughout the city and on continued safe access to school campuses; and,

WHEREAS, the City of Austin is currently undertaking a massive rewrite of its Land Development Code, which may directly affect the availability of affordable family-friendly and workforce housing, and may also raise safety and access concerns for some campuses due to significant proposed on-site parking reductions for residential and commercial uses near schools; and,

WHEREAS, the District's recent demographic study's Student Yield Factors by Housing Type indicates that the majority of AISD families rely on single-family homes, duplexes and townhomes as their primary housing product; and,

WHEREAS, more than half of AISD students are considered economically disadvantaged, with many AISD families depending on deeply affordable housing stock or subsidized family-friendly housing – yet the vast majority of Austin's new housing units are small expensive apartments and condos, with a recent sampling of 6,895 units showing a total of just 46 AISD students in residence; and,

WHEREAS, a nationally recognized code consultant recently stated to the Austin City Council that Austin already has a higher-ratio of multi-unit housing than it needs and emphasized the importance of calibrating the code to preserve existing older "market affordable" housing, both single- and multi-unit; and,

WHEREAS, in the City's urban core, the proposal to significantly reduce on-site parking for residential and commercial uses near schools will likely increase the number of vehicles permanently parked on surrounding streets, adding to congestion, limiting parent and volunteer access, and posing serious student safety concerns for some urban campuses; and

WHEREAS, AISD and the City of Austin share a common goal of promoting diverse, inclusive schools and neighborhoods where people of all backgrounds, races and income levels have the opportunity to safely learn, work and live together;

NOW, THEREFORE, BE IT RESOLVED that the Austin Independent School District requests the City of Austin to undertake the following actions in relation to CodeNEXT:

- (1) Increase opportunities for "house-scaled" residential zones that provide for building types that have a demonstrated higher yield of students, being single-

family detached, duplexes and townhomes. Limit residential "up-zoning" to the creation of family-friendly developments affordable at 60% Median Family Income (MFI) or lower for rental units especially in areas recently affected by gentrification and loss of families or in high opportunity areas.

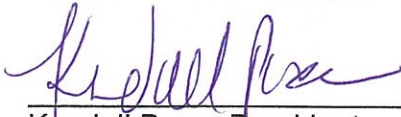
- (2) Increase opportunities for affordable workforce housing up to 120% MFI for ownership units to enable teachers to reside within the communities they serve.
- (3) Develop strategies to incentivize a range of unit sizes, and family-friendly amenities in areas zoned for multi-unit residential uses.
- (4) Increase opportunities for smaller accessory dwelling units in a variety of residential zones, including high opportunity areas, at a price range affordable for teachers and district staff.
- (5) Encourage the preservation of older "market affordable" single-family detached homes, duplexes, and multi-unit housing by not increasing entitlements on existing properties without a clear affordability requirement.
- (6) Expand the City's density bonus program to include non-residential properties and use the proceeds, as well as other appropriate funding sources or donations, to create permanently affordable family-friendly housing. Land acquired for this use should be placed in a Community Land Trust, or otherwise deed restricted for permanent affordability. Building types should be those shown to attract families, as supported by AISD demographic data (single-family homes, duplexes and townhomes), or multi-unit housing that provide family-friendly amenities and resources.
- (7) Retain current on-site parking requirements (without reductions contained in Austin Land Development Code Section 25-6-478 (A)) for residential properties within 750' and for commercial properties within 1500' of an urban core public school (as measured similar to Section 109.33 Sales Near School, Church or Hospital of the current Land Development Code), to maintain needed parking for parents, visitors, teachers and staff at school campuses. For single-family homes or duplexes, this would require two on-site parking spaces per dwelling unit. For multi-unit residential, commercial or other uses, on-site parking requirements would match those currently contained in the Austin Land Development Code, Section 25-6 Appendix A.
- (8) Lower barriers for greenfield developments to increase the citywide availability of detached single-family housing, one of the most prevalent housing type for AISD families, with particular emphasis on high opportunity areas. These barriers may include the variance requirements to subdivide creating a flag lot, lot sizes in general, and the size of accessory dwelling units.
- (9) Maintain current city occupancy limits for unrelated adults to improve opportunities for families with children to access family-size housing.

- (10) Zone existing AISD properties to a zoning designation compatible with adjacent properties to ensure continuity and predictability should a property be sold or leased in the future, with the understanding that AISD will prioritize a minimum of 25% affordable housing units for any future residential projects involving the lease or sale of AISD properties.

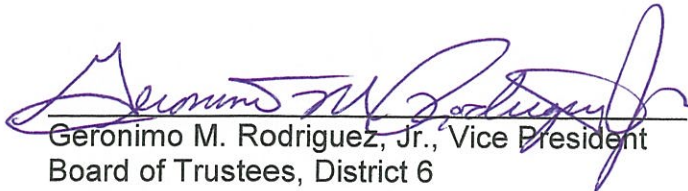
AND BE IT FURTHER RESOLVED, that the Austin Independent School District encourages the City of Austin to undertake additional policy efforts outside the Land Development Code to maintain and create family-friendly environments throughout Austin, including, but not limited to, the following:

- (11) Ensure city planning efforts include family-friendly elements in all areas of the city, such as public recreation centers, playgrounds, community spaces for childcare, parks, pools, sidewalks, health care clinics and other family amenities, and encourage expanded partnerships between the City and AISD for the shared use of such facilities.
- (12) Provide public information about ways to increase family-friendly housing, such as creating two family homes on a single lot by dividing it into condominiums.
- (13) Work with nonprofit partners and local chambers of commerce to communicate to the public available programs and opportunities for affordable workforce and family-friendly housing.

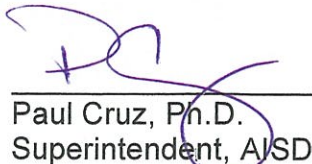
Approved on the 27 day of May, 2017.



Kendall Pace, President  
Board of Trustees, At Large 9



Geronimo M. Rodriguez, Jr., Vice President  
Board of Trustees, District 6



Paul Cruz, Ph.D.  
Superintendent, AISD

## Tomko, Jonathan

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**From:** NHCD  
**Sent:** Monday, January 07, 2019 10:22 AM  
**To:** Leak, Erica; Tomko, Jonathan  
**Subject:** FW: Public Comments on Draft Housing Blueprint Implementaion Plan

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**From:** Virginia Hoffman [mailto:virginiaintexas@yahoo.com]  
**Sent:** Saturday, January 05, 2019 4:23 AM  
**To:** NHCD <NHCD@austintexas.gov>  
**Subject:** Public Comments on Draft Housing Blueprint Implementaion Plan

Dear Sirs:

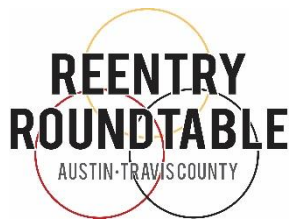
Having reviewed the Draft Housing Blueprint Implementation Plan, my comments are:

1. The target goal of the plan should be 50,000 housing units not 135,000 over 10 years.
2. Given #1, the Plan should be scaled back accordingly to reduce the steps and actions outlined in the Plan. and therefore the process needs to reflects that goal reduction.
3. The Plan should include goals and details for increasing the number of Neighborhood Combining Conservation Districts and Historic Preservation Districts throughout the City of Austin. The opportunities for such should be outlined in the Blueprint.
4. Affordable Homes section does not address the issues, concerns, and impacts to existing home owners in neighborhoods west of I35. These needs, goals and impacts to currents homeowners need to be identified and addressed.
5. More open public comment periods need to be identified in the process for developing this including a public comment period mid process and also of a Final Draft.
6. The Draft Blueprint needs to work with and include recommendations from the group Community not Commodity.

I truly think that realistic goals can be set and achieved by a process that includes both viewpoints - future development and preserving existing neighborhoods.

Virginia Hoffman  
Home owner, voter, and citizen of Austin.





# Austin-Travis County Reentry Roundtable

*Building Successful Strategies for  
Reentry and Reintegration in Austin/Travis County, Texas*

## PLANNING COUNCIL

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Texas Criminal Justice Coalition  
Chair

**Helen Gaebler, JD**

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Immediate Past Chair

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Community Representative

**Darla Gay**

Travis Co. District Attorney's Office

**Mia Greer**

Community Coalition for Health

**Darwin Hamilton**

Community Representative

**Mary Moran**

Travis County Sheriff's Office

**Sarah Pahl Worthington, MSSW, JD**

Texas RioGrande Legal Aid

**Rodolfo (Rudy) Pérez, Jr.,**

Travis County Adult Probation

**Kimberly Pierce**

Travis Co. Justice Planning

**Jaime Rodriguez, RAC, FBOP**

U.S. Bureau of Prisons

**Don Tracy**

Austin Community College

**Louella Tate, Ph.D.**

Community Representative

**Kenneth Thompson**

Texas Department of Family & Protective  
Services

**Jennifer Tucker**

Goodwill Industries of Central Texas

**Peter Valdez, LMSW**

City of Austin Community Court

**Bree Williams, LMSW**

Ending Community Homelessness Coalition  
(ECHO)

**Advocacy Fellow**

Appendix C - Comments on Draft Blueprint Resources

www.reentryroundtable.net

City of Austin Neighborhood Housing & Community Development Office  
P. O. Box 1088  
Austin, Texas 78767

January 15<sup>th</sup>, 2019

To Whom it May Concern:

The Austin/Travis County Reentry Roundtable appreciates the opportunity to submit comment on the draft Austin Strategic Housing Blueprint Implementation Plan and Atlas of Existing and Historical Conditions. The Roundtable commends the City of Austin for including an objective in the Implementation Plan focusing on addressing barriers to housing for persons with criminal backgrounds, and appreciates recognition of the Roundtable's recent work, which includes the publication of *Locked Out: Addressing Criminal History Barriers to Affordable Rental Housing in Austin & Travis County* in 2016 and the release of our *Texas Criminal Background Screening Guide and Template for Rental Housing Providers* in April 2018, which sets out widely agreed upon community standards for fair housing compliance related to criminal background screening. We urge the wholesale adoption by the City of Austin of the recommended look-back periods set forth in the *Texas Criminal Background Screening Guide for Rental Housing Providers*. The City of Austin is responsible for administering federal housing funds and must lead by example and promote housing policies that protect the fair housing rights of people with criminal records, and ensure, in the words of former HUD Secretary Julian Castro, that "families who pose no risk to community safety aren't unduly punished."

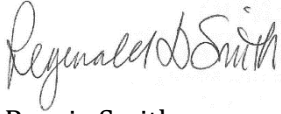
The Roundtable offers the following additional comments in relation to Objective II.6: *Implement Recommendations in the Austin/Travis County Reentry Roundtable Report* in the Implementation Plan:

1. We recommend referencing the Roundtable Report as *The Texas Criminal Background Screening Guide and Template for Rental Housing Providers* in the goal objective or activity overview.
2. Instead of "Review and revise policies for recipients of city funding to ensure they have reasonable look-back periods for both misdemeanors and felonies" we recommend "Review and revise policies for recipients of city funding to ensure the policies distinguish between criminal conduct that indicates a demonstrable risk to resident and property safety, and criminal conduct that does not."
3. We recommend the inclusion of the term "individualized further review" rather than "appeals process" as it conforms with HUD guidance.
4. In the Measure of Success in the Implementation Matrix, we recommend the following in lieu of the current language: "Establish

*consistent criminal background screening policies for all projects that receive City funding or incentives, and much shorter (or no) look-back periods for convictions that do not indicate a demonstrable risk to resident and property safety.”*

Please feel free to contact us should you have any questions or need additional information.

Sincerely,

A handwritten signature in cursive script that reads "Reggie Smith".

Reggie Smith  
Chair, Austin/Travis County Reentry Roundtable

A handwritten signature in cursive script that reads "Helen A. Gaebler".

Helen Gaebler  
Immediate Past Chair, Austin/Travis County Reentry Roundtable



Building and Strengthening Tenant Action (BASTA)  
4920 N IH-35 Austin, TX 78751 | bastaaustin.org | 512-522-9984

January 15, 2019

TO: Neighborhood Housing and Community Development Department  
FROM: Sophie Elsner, Shoshana Krieger (BASTA Austin)  
RE: Comments in Response to Request for Feedback on Austin Strategic Housing Blueprint Implementation Plan, Draft November 19, 2018

## I. Summary

We submit these comments on the Austin Strategic Housing Blueprint Implementation Plan on behalf of BASTA (Building and Strengthening Tenant Action), which is a project of Texas RioGrande Legal Aid. We work closely with low-income tenants in Austin, and our comments focus on the Plan's impact on renters, who comprise the majority of Austinites and the large majority of low-income residents in this City. Austin's future of economic, racial and ethnic diversity hinges on its ability to maintain and develop a housing stock affordable to low-income renters.

## II. Need for More Focus on Renters in Plan

The Plan--like many of Austin's policies--displays a bias toward homeowners. We applaud the Plan's suggestions to incentivize development for affordable housing, but we lament its emphasis on programs that benefit homeowners more than renters, who are the first to be displaced from the City.

Approximately 56% of Austin households are made up of renters. The lowest-income Austinites also are predominately renters (75% of households earning less than \$50,000 a year are renters). Those who are housing-cost burdened are disproportionately renters (almost 50% of renters are cost burdened compared to 25% of homeowners). Black Austinites and Latinx Austinites are more likely to live in a renter household than a homeowner household (73% of Black Austinites, 68% of Latinx Austinites).<sup>1</sup>

These figures show that the City must not only consider but also prioritize renters if it seeks to protect its residents from displacement in any meaningful way. However, the Plan, especially in the first chapter ("Community Value I: Prevent Households from Being Priced out of Austin"), reveals a strong bias toward homeowners. The report describes homeowners as "households" and "Austinites" while always describing renters as solely "renters." We recommend that the Plan use terms specifically and accurately, so that it does not imply that only homeowners are true Austinites.

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<sup>1</sup> All figures from the City of Austin Anti-Displacement Task Force report, November 28, 15.

Furthermore, many of the policies in Community Objective I benefit homeowners only. Although these tools--community land trusts limited to homeowners, property tax abatements, home repair programs, flat homestead exemptions, stabilization loan programs, expanding home ownership options--are important, we must note that they will only help homeowners. Renters endure much less stable housing conditions, and are often the first to be displaced from their communities. The aforementioned programs all put additional money in the pockets of homeowners; renters do not receive the same kind of direct financial support from the City. Action II.9.A, "Identifying funding sources and programs to help retain small scale multifamily rental housing stock" is equally relevant to preventing low-income households from being priced out of Austin, and it belongs in the same section as discussion of other repair programs. The City must keep this inequity and pro-homeowner bias in mind as it considers how to allocate limited resources for all Austinites.

We recommend that the Plan incorporate all suggestions in the City of Austin Anti-Displacement Task Force's ("Task Force") section on Preserving and Expanding Affordable Housing for Renters. These recommendations take into account the vulnerabilities renters face and the reality that the majority of Austin residents do not and will not own their homes.

We also recommend that the Plan acknowledge that renters are the population most vulnerable to displacement and that the Plan highlight Objectives and Actions that address renter needs early in each document section.

### III. Policy Analysis and Recommendations

As stated above, we suggest that the Plan incorporate the Task Force's rental recommendations, many of which do not appear in the current draft document. Below are our comments on the Draft Plan's Objectives and Actions.

#### a. Income Limits

The Plan frequently discusses affordability for households at 60-80% MFI and below 30% MFI. This leaves a gap for households who likely still need some sort of subsidy. (At least 35% of Austin households earn below 60% MFI<sup>2</sup>, and the Plan acknowledges that Austin will need 25,000 units affordable to 31-60% MFI, *see* Objective IV.1.) The Plan's recommendation that income limits for home ownership be *increased* further neglects lower-income households in Austin. As the City disburses limited funding to support and its residents, we endorse the Task Force's recommendation that 85% of bond funds approved for affordable housing target families whose income is 50% MFI or less with at least half of these funds being targeted to families at earning 30% MFI or less (also discussed in Action III.1.B). Additionally, the Strike Fund, while an important local resource, will miss a large and vulnerable swath of the population if it only prioritizes affordability for Austin households in the 60-120% MFI range (see Action II.1.A).

#### b. Create Obligations of Long-Term Affordability When Providing Benefits to Homeowners

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<sup>2</sup> See Plan, p. 44.

The Plan makes numerous recommendations to make it more sustainable for homeowners to remain in their houses, even as prices rise in their neighborhoods. When the City invests in homeowners through direct financial assistance and forgivable loans, it should require a commitment for long-term affordability of the unit if the loan is forgiven. As proposed, these programs provide a benefit to a lower-income homeowner and may allow her to remain in her neighborhood for longer, but they do not provide any assurance that the housing will be affordable for future residents. If the City ties these financial benefits to a requirement for long-term affordability, it will better achieve its goal of keeping housing attainable for both current and future residents. If the City continues to provide direct financial assistance and/or forgivable loans to homeowners, programs should be implemented to afford renters at risk of displacement the same financial support. Support may come in the form of rental assistance, City funding of a tenant relocation program (as can be implemented right now without the need for any nexus study), or other programs. Funding should be allocated for programs based upon the percentage of renters and homeowners at targeted income levels.

c. Preservation and Strategic Acquisition

The Plan recommends that the City acquire properties whose affordability protections will expire soon (Action V.2.A). Although expensive, this is a worthwhile investment for the City, as maintaining existing affordable housing stock is less expensive than building new housing. We also endorse the Plan's recommendation to monitor which properties may lose affordability protections, and to coordinate with other funding sources, the Austin Housing Conservancy, and non-profit developers to acquire these properties in areas that are likely to become higher opportunity because of the forces of gentrification. City investment also supports long-term affordability through permanent or 99-year terms, leaving a larger and more secure impact on our housing stock.

d. Rent Stabilization and Notice

The Plan acknowledges the potential utility of rent control and its limitations in Texas (Action II.10.A). The City could require rent stabilization for any City-financed projects. For example, the City may limit rent increases to 3% each year, and/or prevent any rent increases for properties that have received funds for rehabilitation until after renovations are complete.

We also endorse the recommendation that the City require a longer notice period (at least 90 days) for significant rent increases, as tenants often need longer than 30 days to find new housing, save up for the costs of moving and putting down deposits, and relocating children at new schools. We also note that, as discussed in the Task Force's recommendations, the City can adopt additional tenant protections without running afoul of the Texas Property Code, including requiring landlords provide tenants an opportunity to cure lease violations (including nonpayment of rent) prior to initiating an eviction proceeding.

e. Requirements for all City-financed properties

We support the renter protections suggested for all City-financed properties, e.g. that density bonus programs the S.M.A.R.T. Housing program must incorporate source of income protections. We also recommend that any City-financed properties include tenant protections and

screening requirements similar to those required for the Rental Housing Development Assistance program. (See suggestions in Action III.10.A.)

f. Expanding Understanding of Community Land Trusts

In other cities, Community Land Trusts have been used to preserve and create rental as well as homeowner housing. We recommend that any Community Land Trust program expand our existing understanding of CLT's in Austin and encourage the development of a diverse housing stock that is community-controlled. We, therefore, recommend that Objective I.1 be expanded to incorporate the development of rental housing within a CLT model.

g. Changes to the Land Development Code

We support Objectives IV.5 and IV.6 and other changes to the land use development code that are crucial to expand the housing stock for renters. These changes have a significant impact on how many units can be built, and enable the private market to meet more of the housing demand. Given that local, state and federal funding barely begins to fund the necessary development of new construction, the City must modify land use regulations to also increase density. Renters will also benefit from a requirement that any increase in development capacity (density bonus) or benefit in the development process (S.M.A.R.T. permitting) include a longer affordability term (Action IV.6.A and Objective IV.7).

h. Prioritization of Subsidized Projects

Whenever possible, the City should fund and provide letters of support for projects within the City of Austin, not in the City's extraterritorial jurisdiction (ETJ). Properties in the ETJ do not receive all the same services as residents in Austin, and those residents are left without crucial the protections (for example, Code enforcement).

i. Models from Other Cities

We applaud the Plan for investigating programs in other cities, including the Troubled Building Program in Chicago and the Preservation Guide in Seattle (Action II.9.2). Austin is also an excellent candidate for revolving loan fund, with initial investments from employers in the area (Action III.4.A). The City should continue to explore, replicate and modify programs in other areas with a rapid increase in housing costs.

#### IV. Conclusion

We thank you very much for the opportunity to comment on the Draft Implementation Plan and look forward to seeing the revised document. Please let us know if you have any questions by emailing us at [skrieger@bastaaustin.org](mailto:skrieger@bastaaustin.org) or [selsner@trla.org](mailto:selsner@trla.org) or calling us at (512) 782-0354.

**From:** Mcghee, Fred - BC

**Sent:** Friday, December 21, 2018 9:08 AM

**To:** Leak, Erica; May, James; Truelove, Rosie; Cronk, Spencer; Delgado, Bertha - BC; Deshotel, Joe - BC

**Cc:** Ramirez, Matthew

**Subject:** Re: Invitation to Dec. 17 stakeholder meeting regarding NHCD's Housing Development Assistance Programs

Good Morning,

Here are Montopolis' comments and recommendations regarding Strategic Housing Blueprint implementation, RHDA and HODA implementation, and the upcoming development of our HUD Consolidated Plan. I would be happy to elaborate on these if there are any questions.

RHDA and HODA:

1. Apply the city's MBE/WBE contracting standards to RHDA and HOA contracts. They are far from perfect, but they already exist and many contractors are already familiar with them. Austin has a massive diversity and equity problem with its affordable housing contracting, and other efforts to address this appalling inequity should also be on the table. It should be noted that Austin is far from unique in having this problem; but we should be in the lead in identifying efforts to rectify it. This article in Shelterforce elaborates further: <https://shelterforce.org/2017/08/23/who-will-lead-community-development-corporations/>



## Who Will Lead Community Development Corporations? - Home - Shelterforce

shelterforce.org

Participants chat at the Metropolitan Area Planning Council's State of Equity in Metro Boston event in 2014. The Mel King Institute, a co-sponsor of the event, encourages leaders and those trying to break into the field to attend events like this to diversify their networks.

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- 2.

3. The review process should also take into account a developer's history inside the community to be served. The support of bonafide neighborhood organizations should be a requirement and awarded points. Indigenous non-profits from the neighborhoods should be ranked before outside groups, as long as they demonstrate a legitimate capacity to discharge their contractual obligations.
4. The review process should involve at least 3 members of the Community Development Commission, in keeping with the federal Tri-Partite Board requirement. Each CDC reviewer should represent a. an elected official, b. the private sector and c. the poor and neighborhoods. The two current CDC members on the review committee are both mayoral appointees.
5. Sustainability and greenbuilding should be awarded points. Both the CDC and the Joint Sustainability Committee have recommended the following of the Passive House standard for all future affordable housing construction or rehabilitation. This is already being done in cities such as New York, and inside the LIHTC process in several states.
6. Add veterans to the group that already includes seniors and the disabled.

#### Strategic Housing Blueprint Implementation:

1. The bundling of federal and local sources of money is unwise. In 2019 the old concept of "leveraging" federal funding has lost its lustre and has been rendered pointless. With federal funding on the decline or gummed up in endless red tape, the action is at the local level.
2. In addition to clearly separating out the pots of money, our local affordability targets should be based on census tract based definitions of poverty and affordability. The ongoing use of county-wide figures is misguided and does not serve the poor well.
3. Neighborhood stabilization should be prioritized. A hard target for the implementation of Community Development Corporation based Community Land Trusts (subject to the indigeneity provisions mentioned above) incorporating the People's Plan provisions for Historic and Conservation Districts should be put into action.
4. Public housing. Rosewood Courts and Santa Rita Courts should be left alone. The mayor should direct HACA to cease RAD conversion for these historic housing properties and direct the agency to implement a sustainable modernization strategy for them instead.
5. Community and stakeholder engagement should be conducted with critics, not just supporters. Outreach should include the Austin Neighborhoods Council, Community Not Commodity, as well as others. Better public policy will be the result.
6. The People's Plan provision for the establishment of an environmental quality review process should be prioritized and made part of the blueprint. East Austin also has a fragile natural and cultural environment, and "affordable housing" should not be used as a justification to destroy it. Austin should have been following the lead of cities such as New York (and many others) in this regard long ago.



## HUD Consolidated Plan Development:

1. The CONPLAN process should be based upon both quantitative as well as qualitative research. Surveys and rapid assessment techniques are notoriously questionable methods of gathering information. Look to the work of Professor Matthew Desmond (author of the Pulitzer Prize winning book "Evicted") for how to do proper sociological research on basic questions of this nature. For instance, any survey should have properly supported statistical validity for a city of nearly a million people, with the methodology clearly identified and subject to public peer review. In addition to Desmond and his colleagues, look to some of the work being done by the Census Bureau, the Department of Labor, the Department of Commerce as well as the Federal Reserve. 400 completed surveys is not a large enough sample to guide public policy. We should be aiming for at least 2,000.
2. Outreach should be done to every neighborhood organization listed in the city directory, the ANC, Community Not Commodity, and others. The stakes are high this time, and we want maximum participation and buy in. The CodeNEXT debacle clearly shows what happens when we treat these matters more as public relations exercises than as demonstrations of democracy.
3. We should look to our federal CDBG program to implement the People's Plan. Such funding has been used for historic preservation (e.g. at the Paramount Theatre) in the past and can be used to preserve and fix up our historic public housing. Doing so would achieve the "triple whammy" of a. historic preservation of nationally significant places b. maintenance of truly affordable housing that is the only rent controlled housing in the city, and c. true greenbuilding, if it is renovated to the passive house standard, with on-site solar.
4. CDBG funding can be used for code enforcement. We should consider doing so, and direct the department to target slumlords.
5. The goal should be deep affordability. We can and should go lower than 80% of MFI. This is why public housing renovation is so important.
6. A hard line should be drawn between CDBG and other federal funding and city funding. The perilous federal funding scene, as well as ongoing declines in funding even when the federal government does end up producing the money, make this a prudent management approach.
7. Our funding in the HOME program should go to a broader diversity of neighborhood based non-profits with a demonstrated commitment to equity and diversity. People of Color should be represented in the executive suite of these CHDO's. Deep affordability should be the goal; in this particular instance I think it is wise to utilize bond money as a subsidy to produce it.
8. Our housing trust fund is a local pot of money; keep the federal money out of it. It shouldn't be mentioned in the Conplan. The same goes for bonds, density bonuses, and so on.
9. Lastly, it bears keeping in mind that CDBG has a difficult history in minority neighborhoods. The program has been used in ways that harm low-income households,

such as during Urban Renewal and during the HOPE VI era of the 90's and early 2000's. In 2019, Austin can and should do better.

Austin is a city that pioneered public housing as well as the non-profit provision of housing and community development in neighborhoods such as Montopolis and Blackshear. Let's move forward in a way that is mindful of that distinguished history.

Happy Holidays, and Peace and Blessings for the New Year,

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## MEMO

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**TO:** Austin Neighborhood Housing and Community Development Staff

**FROM:** Andrei Lubomudrov, Senior Policy Advisor

**CC:** Amy Everhart, Director of Public Affairs  
Bill Morris, Legislative Management Team Chair

**DATE:** January 15, 2019

**RE:** Comments on draft Housing Blueprint Implementation Plan

The Austin Board of REALTORS® is grateful for the opportunity to comment on the draft Housing Blueprint Implementation Plan. ABoR was strongly supportive of the Housing Blueprint at the time of its adoption in 2017. We extend this support to the draft Implementation Plan, which provides a needed road map for moving forward.

In particular, ABoR is supportive of the recommendations outlined under Community Value IV, aimed at creating better housing choices for all Austinites in all parts of Austin. The recommendations to expand density bonuses and streamline permitting recognize the leverage City regulations can have in encouraging affordable housing in private developments and along transit-supportive corridors. Additional measures to allow smaller homes on smaller lots and create pre-approved infill plans help articulate more identifiable paths to market affordability.

There are many areas in the Implementation Plan that deserve special consideration. Some of these include:

- Challenging and incentivizing private sector employers to invest in workforce housing through a revolving fund and by other means;
- Removing barriers to affordability by making it easier for homeowners to rent portions of their properties (i.e. internal ADUs) and build accessory units;
- Integrating and coordinating permitting processes across departments to reduce delays in development review;
- Expanding the use of alternative financing mechanisms, including TIFs citywide and TIRZs in Homestead Preservation Districts;

- Pursuing opportunities to partner with the private sector to promote and protect affordability, such as through use of investment strike funds and land acquisitions in strategic locations;
- Recognizing increasing pressures on middle-income households by expanding SMART Housing to encompass a broader range of incomes;
- Maximizing the use of scarce public tax dollars by co-locating affordable housing with other public facilities that are compatible uses; and
- Exploring innovative approaches to assist people experiencing homelessness.

### **Need for a more granular timeline**

The rich set of policy concepts in the Implementation Plan does present a challenge of how to know what options have the greatest impact and how to prioritize resources accordingly. The Implementation Matrix is helpful in suggesting what policies could be pursued on a short-term or a long-term timeline. This is useful for resource prioritization. It could, however, be sharpened to suggest more specific timing to help Council and others evaluate where and when to invest scarce resources.

ABoR suggests a more granular prioritization that is informed both by the attainability of the policy as well as its potential contribution to resolving Austin’s housing crisis. For instance, many of the state legislative changes recommended are not practical and should not be a priority in terms of allocating staff resources. The City instead should prioritize maximizing the tools already authorized under state law, as there is room to do much more with existing authority.

## City of Austin Strategic Housing Blueprint Implementation Planning ULI Affordability Strategic Council Comments January 18, 2019

### WHO

The Urban Land Institute (ULI) is a member driven organization providing leadership in the responsible use of land and in creating and sustaining thriving communities worldwide. As the preeminent, interdisciplinary real estate forum, ULI facilitates the open exchange of ideas, information and experience among local, national and international industry leaders and policy makers who are dedicated to creating better places. ULI has long been recognized as one of the world's most respected and widely quoted sources of objective information on urban planning, growth, and development.

Established locally in 1994, ULI Austin is a district council of the Urban Land Institute where real estate professionals from across Central Texas exchange ideas and best practices to serve community needs. ULI Austin brings together leaders from both private and public sectors who share a common interest in responsible land use strategies and a commitment to excellence in development practice. In 2017, ULI Austin created Strategic Councils that bring together regional private, public and non-profit stakeholders and experts to address regional issues. ULI Austin does not advocate; we offer fact-based information through research, education and publishing. ULI Austin collaborates with other industry-leading organizations on many land use initiatives, including but not limited to workforce housing, high-capacity transit and roadways, the reuse of existing infrastructure, and planning healthier environments.

### WHAT

Members of the ULI Austin Affordability Strategic Counsel (ULI ASC) took time to review the City of Austin Housing Blueprint Implementation Plan (Plan) and offer their comments. The Plan was divided amongst ULI ASC's members to review sections in small groups and reporting to the full council for similarities and themes.

### OVERALL RESPONSE TO THE PLAN

Overall, there is a lot to like in the plan; however, many of the goals are too abstract to be achievable. ULI ASC believes the plan would benefit by removing or amending the goals and solutions to focus on concrete, measurable activities. For example, many of the actions proposed are state-level issues that are unlikely to be realized for a meaningful impact at the local level. We would like to see City of Austin staff focus their energy on achievable impactful solutions at the local level.

While not a panacea, it is clear that many of the barriers to implementing the Plan are found in the Land Development Code (LDC) and related processes. More than any other action, the forthcoming reboot of the LDC rewrite process will provide the City with its single largest opportunity to make inroads towards affordability and ultimately address topics from each of the Plan chapters. The cost of “buying” our way out of unaffordability is too high and we must rely on policies and processes to help lift us out of the crisis we are experiencing.

ULI ASC is also concerned that more red tape is often self-defeating, causing well-intentioned programs to impose additional cost and therefore disincentivizing participation. This should be kept in mind as objectives and solutions are considered:

- Is the proposed action likely to increase the difficulty (and therefore cost) of development?
- Will developers, either market or non-profit/affordable, want to participate in these incentives, or are they impractical?
- Will an additional layer of regulation cause decreased compliance or a reduction in housing units created (and a resulting increase in price per unit)?

Finally, there are a wide multitude of topics covered in the Plan, many of them overlapping between chapters. Pushing for all of these objectives to be completed right away would most likely result in partial implementation of only a few. It would be prudent to identify a small number of achievable goals and implement those first, eventually working towards the larger items like the LDC rewrite.

### **Noted Issues/Concerns**

ULI ASC identified three recurring themes. First, there are too many recommendations and a serious effort to prioritize them should be undertaken. Secondly, a large number of suggestions require state level legislative action (linkage fees, property tax rules, etc.), which are unlikely to be realized by City staff. Third, some of the Objectives and Actions are overly vague. ULI ASC’s recommendations offer a suggested prioritization of the various Objectives and Actions as well as identify the various places where state action is suggested and offer alternative solutions. The recommendations also attempt to offer clarity where appropriate or to suggest an item be removed entirely due to vagueness.

### **Recommendations**

The first and primary recommendation is to prioritize each of the Objectives and related Actions. This should include de-prioritizing anything that involves state-level advocacy and focus instead on items directly under the City’s control including building on publicly owned land, spending bond money, and the LDC rewrite. **By focusing on achievable, shorter-term goals, the City can make meaningful progress.** In the appendix, we offer per-chapter suggestions on prioritization.

The second recommendation is to avoid additional layers of complexity and bureaucracy. Austin is already one of the more difficult cities in which to build, with some of the fastest rising land prices. Adding additional red tape, even if well-intentioned, will only serve to exacerbate the problems we face with respect to land and development costs. Staff must filter each recommendation to discern if its complexity is or is not warranted.

One final general recommendation concerns the data collection for the various City programs. At present, there does not appear to be a common “data dictionary” or set of objective, trackable metrics for City programs. Many programs posit ambiguous conditions such as “increased economic opportunity.” These metrics can perhaps be aligned with data gathered by various other funders, such as Texas Department of Housing and Community Affairs, for ease of collection. Common metrics would also allow for on-going impact information collection, perhaps with the help of staff from NHCD or the City Manager’s office, on affordability programs.

## APPENDIX – CHAPTER SPECIFIC COMMENTS

### CHAPTER I Prevent Households From Being Priced Out Of Austin

Recommended Prioritization (from high to low):

- Objective I.1: Expand the Use of Community Land Trusts and other forms of Shared Equity Ownership
- Objective I.9: Allow Homeowners to Rent a Portion of their House as a Separate Housing Unit
- Objective I.8: Make Strategic Investments to Minimize Displacement
- Objective I.5: Preserve and Create Ownership Options for Households at 80-120% MFI
- Objective I.4: Prevent Displacement of Low- and Moderate-Income Homeowners
- Objective I.6: Coordinate Preservation Strategies with Infrastructure Investments
- Objective I.7: Use Incentives to Support the Production of Living Wage Jobs
- Objective I.3: Support Legislation or other Mechanisms to Create a Preservation Property Tax Abatement
- Objective I.2: Support Legislation for a Flat Dollar Homestead Exemption for All Taxing Entities

Many of the items in this chapter are contingent on one of two things: a rewritten Land Development Code or state-level advocacy. The City has a great degree of control over the first and nearly no control over the second, other than cutting the tax rate and the commensurate reduction in services. These objectives should be prioritized to focus on what the City can control and not on what the State controls.

Community Land Trusts are a viable way to create permanent affordable housing units with a one-time subsidy. That initial subsidy is the cost of the land as determined by market value as a function of the Land Development Code and zoning regulations. Allowing more units on a parcel of land means that the per-unit subsidy is reduced, allowing the City to get greater return on its initial investment. Expansion of Community Land Trusts dovetails with other objectives in this Chapter, namely promoting preservation, preventing displacement and providing property tax relief.

With respect to Neighborhood Empowerment Zones and related tax abatements, the City should work with a group of stakeholders to ensure that the loss of rents relative to tax savings does not render the program ineffective.

Objective I.4 in this chapter is one of the more difficult ones for the City to address, as property taxes are largely a state-level issue and the City has little control over anything besides the rate. The Neighborhood Stabilization Program Loans are an interesting idea, although that puts the City in the position of functionally being a reverse mortgage lender. This can create future complications for the City, including the potential need to foreclose on the home. It would also be important to determine if the homes that the City would lend against are safe and habitable in any eventual resale, due either to the decision or the death of the current homeowner. Creating affordability restrictions on homes that the City may not want to sell could force the City to put a substantial reinvestment into these properties, which may not be the most prudent or efficient use of City resources now or in the future.

The Austin Energy Weatherization Assistance Program is limited to homes with a value under \$250,000. There may be a time not too far in the future when finding homes under \$250,000 is difficult or impossible. Given the market



conditions in Austin, it would be prudent to eliminate this restriction and have it be solely income-qualified like up to 100% of median family income. On that note, it may be preferable to use median family income for program eligibility as opposed to poverty rate to provide harmony with other housing programs.

Action 1.4.D identifies the Senior Volunteer Tax Break as stated in Texas Tax Code §31.035. One caveat is that the volunteer tax break only awards a credit equal to the federal minimum wage of \$7.25 per hour meaning a senior must volunteers hundreds of hours to get a meaningful tax break. The City should explore if it's feasible to provide a credit equal to its own minimum wage. The City may also encourage the AISD Trustees to implement §31.036 and §31.037, which allow individuals and corporations to receive reduced AISD taxes by virtue of volunteering to teach. This may help individuals and smaller businesses manage their taxes through volunteer efforts in the local community schools.

Homeownership is the goal of Objective 5.I. ULI ASC recommends exploring adding rental as an option for this income bracket as well. Again, a careful rewrite of the Land Development Code could help reduce prices through allowing development of additional housing inventory. The current LDC limits the number of housing units that can be created, causing developers to only be able to serve the upper end of the market (120%+ MFI). Easing restrictions on development and allowing for a greater type and volume of homes to be created would naturally open more of the market to those making 80-120% MFI.

The measurements in Objective 6 are inconsistent with the city's 2016 Mobility Corridor goals and should be kept at a ½ mile. The City should also explore the usage of TIFs across corridors, allowing tax increments from higher value areas to finance preservation in more at-risk areas. DART and the City of Dallas have utilized this model.

Any requirement for higher-than-market wages and targeting of anti-displacement recommendations should be matched with incentives to ensure these provisions do not price out the use of other incentives within the Plan. Any consideration of cost should include not only actual cost, but the imputed cost of time delays, reporting requirements, and on-going compliance expenses associated with the recommendation and subsequent policy.

## **Chapter II Foster Equitable, Integrated And Divers Communities**

Prioritization (from high to low):

Objective II.1: Develop a Strike Fund

Objective II.3: Undertake Strategic Land Banking

Objective II.7: Add Flexibility to Occupancy Limits

Objective II.8: Fully Utilize Homestead Preservation District Tools

Objective II.9: Develop Programs, Resources, and Guides to Aid with Small Scale Preservation

Objective II.2: Implement the City of Austin's Fair Housing Action Plan and Bolster Enforcement of Existing Fair Housing Requirements

Objective II.6: Implement Recommendations in the Austin/Travis County Reentry Roundtable Report

Objective II.5: Protect Renters from Discrimination Based on Source of Income

Objective II.4: Implement Tenant Relocation Assistance Program

Objective II.11: Pursue Legislation to Allow Inclusionary Zoning

Objective II.10: Pursue Legislation to Allow Rent Control

ULI ASC is broadly in agreement with the Objectives and actions listed in this Chapter with the exception of the Objectives requiring state level action (4, 10, and 11 specifically). Once the latest Fair Housing study is completed in 2019, many of the items here can be reassessed. Also, ULI ASC is concerned that rent control policies (II.10) may create worse living conditions for rent-controlled renters while exacerbating the affordability problem for those without rent controlled apartments. Also, they are illegal in Texas and that is unlikely to change.

With respect to private market barriers to financing, the City could compile data indicating whether or not loan steering is occurring by comparing *delinquency* rates between various demographic groups instead of loan *approval* rates. Comparable delinquency rates would be indicative of comparable lending standards between groups, which would show that there is not any sort of steering or non-financial considerations being used in the underwriting process. For instance, if African Americans are being held to a higher lending standard (and thus declined at a greater rate than the population at-large), then the City should expect to see a lower delinquency rate among African Americans. Testing and research in this manner would be cheaper and easier to replicate and therefore not impose an undue burden on City resources.

Many of the recommendations in this Chapter are focused on state-level advocacy. Given the current state-level focus on property taxes, any Austin-led advocacy for tools such as inclusionary zoning and linkage fees are unlikely to be successful and should not be prioritized over other areas where the City can actually have an impact.

### **Chapter III Invest In Housing For Those Most In Need**

Prioritization (from high to low):

Objective III.5: Maximize Public Property to Build or Include Affordable Housing

Objective III.1: Pursue Future General Obligation Bond Elections for Affordable Housing

Objective III.6: Utilize TIFs for Affordable Housing

Objective III.2: Provide Additional Local Fund Appropriations for Affordable Housing

Objective III.7: Utilize Social Impact Bonds/Pay for Success Models for People Experiencing Homelessness

Objective III.9: Support the Creation of Deeply Affordable Units Serving People at 20% MFI and Below

Objective III.10: Support Efforts to Prevent and End Homelessness

Objective III.4: Challenge the Private Sector to Participate in a Fund for Affordable and/or Workforce Housing

Objective III.13: Expand the Supply of Housing for People with Disabilities

Objective III.11: Focus Federal Funds in Housing Investments

Objective III.3: Leverage Low Income Housing Tax Credits and Seek Legislative Changes

Objective III.12: Incentive Programs

Objective III.8: Utilize the National Housing Trust Fund

ULI ASC broadly supports the Objectives and Actions in this chapter, with few exceptions. One item causing significant discussion and some confusion was the suggestion that private sector employers should voluntarily

contribute to an affordable housing fund. Ultimately, these employers (via property taxes) are helping to pay for the affordable housing bonds, and any additional money they put towards affordable housing specifically may be better spent by simply raising the wages of their lowest-earning employees. In addition, any costs imposed by the City on private employers may cause them to locate outside of city limits, ultimately defeating the initial goal. Moreover, as Opportunity Zones come into focus, there will be a strong incentive for individuals and funds to invest in these zones, which should help.

There was also strong consensus around using public property to build affordable housing, whether partially or in full. The ULI ASC has identified building affordable housing on public land as a key initiative to impact affordability. We recommend inventorying all public land, including school district, county, and state, within the various districts and analyzing them for affordable housing development opportunity.

ULI ASC also encourages the city to increase the use of TIFs as included in this chapter. Unfortunately, this tool is not very affective for infill developments and the city should have a variety of tools identified and available to promote affordable housing development in all areas of the city.

We are also very interested in employers participating in housing programs similar to objective III.4. ULI ASC did preliminary research with Housingworks on Employer Assisted Housing and found there are only a few successful examples nationally and very limited interest by employers at this time. While this objective is worthwhile, success of this objective may be very limited at this time. By working with chambers of commerce this objective may become more viable in the future.

#### **Chapter IV Create New And Affordable Housing Choices For All Austinites In All Parts of Austin**

Prioritization (from high to low):

Objective IV.1: Adopt Affordable Housing Goals to Guide Policy

Objective IV.2: Implement Consistent Density Bonus Programs for Centers and Corridors

Objective IV.5: Better Utilize Land for Affordable Housing

Objective IV.6: Revise S.M.A.R.T. Housing Program

Objective IV.7: Implement Density Bonus Program for Mid-Density Housing

Objective IV.8: Allow the Development of Smaller Houses on Smaller Lots

Objective IV.10: Relax Regulations on Internal and External Accessory Dwelling Units

Objective IV.11: Relax Regulations on More Affordable Housing Products

Objective IV.13: Utilize Planned Unit Developments (PUDs) to Provide a Range of Affordability

Objective IV.14: Increase Housing Diversity in New Subdivisions

Objective IV.9: Create Pre-Approved Standard Plans for Infill Development

Objective IV.12: Relax Regulations on Housing Cooperatives

Objective IV.3: Streamline City Codes and Permit Processes

Objective IV.17: Consider Building and Fire Code Modifications to Allow Six Stories of Wood Frame Construction

Objective IV.4: Provide Additional Funding to Monitor Austin's Affordable Housing Investments

Objective IV.18: Develop Real-Time Database of Housing

Objective IV.15: Support Legislation to Create a Multifamily Property Tax Exemption Program

Objective IV.16: Complete an Affordable Housing Nexus Study

This chapter has a surplus of Objectives- eighteen, many with multiple actions suggested. ULI ASC suggests focusing on a smaller subset of these Objectives is preferable to attempting all of them simultaneously. This particular chapter is also the most impacted by the Land Development Code, with the majority of the items having some level of dependence on or interaction with the LDC. A strong rewrite of the LDC, based on the Imagine Austin Comprehensive Plan (and the vast degree to which there was public participation in that process), is instrumental to achieving the Objectives here.

There are achievable LDC changes the City could pursue immediately and independent of a comprehensive LDC rewrite that will address affordability. These include but are not limited to a density bonus program, revised S.M.A.R.T. housing program, flexible parking requirements, relaxed regulations on ADUs and allowing for more housing units and product types across the City.

Unfortunately, this Chapter also puts forth Objectives that are at odds with state-level policy, such as linkage fees. ULI ASC suggests de-prioritizing these Objectives in order to focus on alternative, more readily-achievable items.

The Objectives appearing most ready for implementation are: 1, 2, 5, 6, 7, 10, 11, 12, 13, and 14. While many of these particular items could be achieved through the Land Development Code rewrite, they can also be achieved outside of that process and more quickly. The City should continue to pursue these ends, perhaps along with Objective 3, while the code rewrite process plays out.

Moreover, while Objectives 4 and 18 are ranked low, they can be easily implemented. It's our understanding that Objective 18 is already well underway, and Objective 4 can be easily accomplished if the City contracts with a third party that performs monitoring and compliance.

The remaining Objectives, while of some value, rely explicitly on the LDC re-write process or should not be prioritized at the same level as the aforementioned Objectives. For instance, there is not much to be done concerning the increased height limit of wood-framed structures, as that appears to be a function of the 2021 IBC process.

While it is commendable to balance the distribution of affordable housing geographically, we recommend studying and identifying the goal of each type of housing from an equity perspective. For the "eastern crescent", there may be unintended consequences if the methodology discourages higher % MFI housing. We also need to be careful not to assume that high opportunity areas will never be located in the eastern crescent, and take proactive steps to make that a possibility.

## **Chapter V Help Austinites Reduce Their Household Costs**

Prioritization (from high to low):

Objective V.1: Strengthen Scoring Criteria and Develop Policies for Housing Near Current and Future Transit Service

- Objective V.3: Link Housing Choices with Transportation Choices
- Objective V.4: Comprehensive Parking Reform
- Objective V.8: Increase Opportunities for Households to Reduce Utility Costs
- Objective V.2: Minimize the Displacement of Core Transit Riders
- Objective V.6: Align Sidewalk Master Plan with Imagine Austin
- Objective V.7: Ensure Access to Affordable Care and a Healthful Environment
- Objective V.9: Increase Access to Healthy, Affordable Food for All Residents
- Objective V.5: Increase Bikeability and Walkability
- Objective V.10: Improve Access to Affordable, Quality Communications and Digital Services

While rent and mortgage payments are the primary drivers of household costs, there are certainly other factors at play. Again, many of the Objectives put forth are able to be addressed through a bold, thoughtful rewrite of the Land Development Code in line with the Imagine Austin Comprehensive Plan. This Chapter also points to a variety of Objectives, with varying degrees of impact on the actual finances of those living here. Given the finite nature of City resources, a focus on the more realistic and impactful Objectives is recommended.

Members of the ULI ASC were generally in favor of loosening development restrictions near transit (train and major bus routes), even going further than what was presented in the Implementation Plan. For instance, a greater number of homes would be possible near transit if compatibility was waived entirely in key areas. This has the cascading effect of reducing car usage/vehicle miles travelled by allowing families that desire to do so to relocate nearer to their jobs.

There may also be an opportunity for greater understanding of transit usage as it relates to household incomes in Austin. Who (by income level) is using public transit? Bikes? Cars? Does it make sense to require that developments serving 60-120% MFI families have extensive facilities (parking, pathways, etc.) for bicycles if those same families are generally choosing not to use bicycles? An emphasis on bicycles may not be effective, and it may in fact be at loggerheads with the interests of many of those living in the homes.

Again, it is important to consider the costs and burdens that the various Actions will put on future developments, affordable and otherwise. It is certainly prudent to put affordable housing in the best areas possible- near food, healthcare, and digital services- but it is more pressing to simply have the affordable housing built. As indicated by HEB in their proactive acquisition of land at 973/Hwy 71, they are willing to build a store once there are sufficient homes in an area to support a full-fledged grocery store. If the City focuses on getting the housing built- both subsidized and otherwise- it appears clear that local businesses will prioritize serving those citizens once there is sufficient population density. The City need not manage every detail of a housing development for it to be worth developing.

**Appendix H:**

Resolutions and Contracts with the Voters

**RESOLUTION NO. 20170413-024**

**WHEREAS**, the Imagine Austin Comprehensive Plan Vision Statement established that a foundation of Austin’s livability is the presence of economically mixed and diverse neighborhoods across all parts of the city having a range of affordable housing options; and

**WHEREAS**, Austin is currently facing a serious housing shortage, including a shortage of 48,000 deeply affordable rental units; and

**WHEREAS**, the Imagine Austin Comprehensive Plan notes that between 2002 and 2012 median housing costs in Austin rose 85% while household incomes grew at a much lower rate; and

**WHEREAS**, successfully addressing a challenge as significant as housing in Austin requires a clear vision, aligned direction, focused resources and coordinated effort; and

**WHEREAS**, the first ever Austin Strategic Housing Blueprint will provide the critically important foundation to articulate the vision and achieve success; and

**WHEREAS**, the Austin Strategic Housing Blueprint is both aspirational and goal oriented; and

**WHEREAS**, it will be necessary to have clear, specific steps, including identified resources necessary to achieve the specific goals; **NOW**,

**THEREFORE**,

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

The City Council directs the City Manager to develop a detailed, multi-year action plan to implement the Austin Strategic Housing Blueprint to include, but not be limited to, the following (Implementation Plan):

- Specific action steps which state the parties responsible for successfully executing the step, the due date for completion, the goal each step is designed to achieve, and the measure for successful completion
- Priorities for goals, action steps, and resources
- Process and timeline for reporting progress to City Council, including reporting progress on the metrics for measuring success on Plan goals
- Resource needs (including funding) for plan implementation
- Potential source(s) of funding and other necessary resources

**BE IT FURTHER RESOLVED:**

In establishing a multi-year Implementation Plan, the City Manager is directed to develop a detailed plan for the initial two years with a higher level plan for the remaining eight years. On an annual basis, the City Manager must update the Implementation Plan with a specific, detailed plan to be developed for each subsequent two year period, including mechanisms for monitoring and evaluating success, necessary funding and resources. The update of the Implementation Plan will align with the annual end of year reporting as laid out in the Austin Strategic Housing Blueprint.



**BE IT FURTHER RESOLVED:**

In developing the Implementation Plan action steps, the City Manager is directed to reflect collaboration with the City of Austin Departments and Plans, such as 2016 Mobility bonds, CodeNext, the Strategic Mobility Plan, the Age Friendly Master Plan, and the Institutional Racism Task Force, as well as collaboration with other community agencies and plans such as CapMetro Connections 2025. To facilitate this collaboration the City Manager is directed to create an interdepartmental action team comprised of transit, planning, housing, transportation, economic development, code, financial, legal expertise, Equity Office, and other expertise as required for implementation of the Plan.

**BE IT FURTHER RESOLVED:**

In developing the Implementation Plan, the City Manager is directed to consider refining and developing the Housing Plan goals:

- (1) To prevent displacement in corridors, refine the geographic goals for non-market housing (including affordable housing, subsidized housing, and income restricted housing) related to corridors and centers, and draw on data from The University of Texas Corridor Housing Preservation Tool to assess existing housing stock, preservation opportunities, and benefits to low-income individuals; and
- (2) Refine goals for council districts and/or master planned districts to propose incorporation of affordable housing and housing types not currently present in these areas and make recommendations for how the goals will be implemented, recognizing where affordable housing currently exists.

**BE IT FURTHER RESOLVED:**

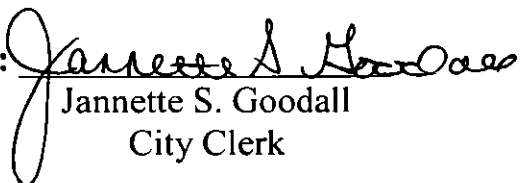
In developing the Implementation Plan, the City Manager is directed to consider developing an atlas of existing and historical conditions on key issues to provide a context for assessing Housing Plan policy proposals, the atlas to include but not be limited to:

- (1) Housing conditions;
- (2) Infrastructure (with specific attention to impervious cover and flooding conditions);
- (3) Transportation services; and
- (4) School quality.

**BE IT FURTHER RESOLVED:**

The City Manager is directed to present the proposed Implementation Plan for the Austin Strategic Housing Blueprint to the City Council upon completion of each directive or no later than October 31, 2017.

**ADOPTED:** April 13, 2017

**ATTEST:**   
Jannette S. Goodall  
City Clerk

**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:**

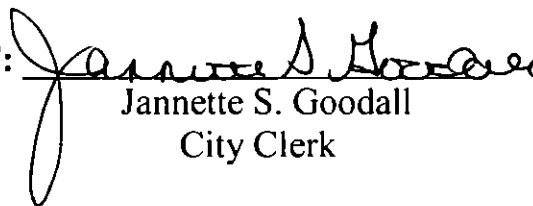
Using the Strategic Housing Plan and other preservation reports and plans as the foundation, the City Manager is directed to identify any additional resources or strategies for leveraging transportation and infrastructure investments and coordinating with the Strike Fund to retain and create affordable 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 meeting its goals for affordable housing in those areas.

**ADOPTED:** April 13, 2017

**ATTEST:**

  
Jannette S. Goodall  
City Clerk

# **Contract with the Voters**

**RESOLUTION NO. 20180809-061**

**WHEREAS**, City Council is ordering an Election to be held on November 6, 2018 for the purpose of asking the voters to authorize general obligation bonds in seven different propositions for Affordable Housing; Libraries, Museums, and Cultural Arts, Facilities; Parks and Recreation; Flood Mitigation, Open Space and Water Quality Protection; Health and Human Services; Public Safety; and Transportation Infrastructure; and

**WHEREAS**, the November 2018 Bond Elections will be comprised of \$425 million of the City's \$425 million of bond capacity under its existing debt tax rate, and an additional \$500 million associated with an estimated debt tax rate increase of less than 2 cents per \$100 worth of property valuation; and

**WHEREAS**, City Council is structuring the November 2018 Bond Program propositions as follows:

- \$250 million for Affordable Housing to provide more housing opportunities for low and moderate income households;
- \$128 million for Libraries, Museums, and Cultural Art Facilities to plan, acquire, construct, renovate, improve, and equip community and cultural facilities, libraries, museums, and cultural and creative arts facilities, and acquire land and interests in land necessary to do so;
- \$149 million for Parks and Recreation to improve existing parks, make strategic acquisitions, and create more parks by addressing deficiencies and inequities;
- \$184 million for Flood Mitigation and Open Space to improve drainage infrastructure and to protect and improve the quality and quantity of water supplies;
- \$16 million for Health and Human Services to improve equitable access to neighborhood health facilities; and
- \$38 million for Public Safety to renovate existing fire and EMS stations;
- \$160 million for Transportation Infrastructure to improve and invest in roads, trails, bridges, and sidewalks and to make them safer; and



**WHEREAS**, City Council desires that the bond program be completed within eight years from voter approval and in accordance with the guidance, procedures, and funding levels and purposes set forth in this resolution; **NOW, THEREFORE**,

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

The Council, by this official action, reaffirms its commitment to the voters regarding the conditions and guidance contained in the ordinance calling the November 2018 Bond election. Further, Council, by this official action, clarifies and declares its intent and commitment to the voters to create a contract with the voters that specifies that the proceeds from the bonds and notes shall be used for the projects and programs identified in the ordinance calling the November 2018 Bond election. Bond proceeds shall be expended with an emphasis on Equity and need. The following Be It Further Resolved clauses describe how the bond proceeds must be expended and the processes that must be followed in determining and prioritizing these expenditures. Should any propositions fail, such failure shall not affect the guidance in this resolution for the propositions that are approved by the voters.

**BE IT FURTHER RESOLVED:**

The City Manager is directed to implement the November 2018 Bond program in accordance with the funding levels and purposes established in Resolution No. 20180628-027 Exhibit A (“Exhibit A”) and the propositions approved by the voters. The City Council intends for Exhibit A to supersede prior City documents that establish the funding levels and purposes of the November 2018 Bond program. The City may amend the funding levels and purposes established in Exhibit A, after a bond proposition passes, only to the extent that the

amendments comply with the law, comply with the ballot language passed by the voters, comply with the metrics and guidance in the following Be It Resolved Clauses in this resolution, and with an affirmative vote from the City Council. To the extent that this Resolution provides more specific direction than the direction in Exhibit A to Resolution 20180628-027, this Resolution supersedes that Exhibit.

**BE IT FURTHER RESOLVED:**

Upon voter approval, the City Manager is directed to implement \$250 million Affordable Housing Bond Proposition to fund the following projects and/or programs:

- Acquisition and Development (A&D) Homeownership Program
- Home Repair Program
- Rental Housing Development Assistance Projects
- Land Acquisition that includes vacant and improved property

The City Manager is directed to fund projects and/or programs based on the following minimum guidelines/metrics:

- Number of low and moderate income affordable units, where “low and moderate income” is defined as no more than 50% of the median family income for rental programs and no more than 80% of the median family income for homeowner programs
- Ability to reach deeper levels of affordability
- Length of affordability
- Number of permanent supportive housing units, including housing first units
- Provision of low and moderate income housing in high opportunity areas throughout the city, gentrifying areas, and areas susceptible to gentrification and displacement, and promotion of integration across income levels
- Ability to further the goals adopted in the Strategic Housing Blueprint
- The Economic Opportunity & Affordability Indicators in the Strategic Direction 2023

**BE IT FURTHER RESOLVED:**

Upon voter approval, the City Manager is directed to implement the \$128 million Libraries, Museums, and Cultural Art Facilities Bond Proposition to fund the following projects and/or programs:

- Libraries
- Community and Cultural Facilities
- Museums
- Cultural and Creative Arts Facilities

The City Manager is directed to use \$108 million to fund the following specific Libraries, Museums, and Cultural Art Facilities projects as follows:

- \$14.5 million for Faulk Central Library building renovations and improvements
- \$27 million for the Emma S. Barrientos Mexican-American Cultural Center (MACC)
- \$15 million for the Mexic-Arte Museum
- \$7.5 million for the George Washington Carver Museum Cultural Center
- \$7.0 million for the Asian-American Resource Center (AARC)
- \$12 million for Creative Space Acquisition and Improvements
- \$25 million for Dougherty Arts Center Replacement Facility

The City Manager is directed use \$20 million to fund all other Libraries, Museums, and Cultural Art Facilities projects and/or programs based on the following guidelines/metrics:

- Greatest need for repair
- New development of planned projects
- Investing in historical and cultural assets to improve equity
- The Culture & Lifelong Learning Indicators in the Strategic Direction 2023

**BE IT FURTHER RESOLVED:**

Upon voter approval, the City Manager is directed to implement the \$149 million Parks and Recreation Bond Proposition to fund the following projects and/or programs:

- Aquatics
- Building Renovations
- Infrastructure
- Parkland Improvements
- Parkland Acquisition

The City Manager is directed to fund projects and/or programs based on the following guidelines/metrics:

- Improvements for public access to quality parks and recreational opportunities and strategic acquisitions across the city
- Critical needs for capital renewal or reinvestment in aging facilities
- Investment in historically underserved communities to improve equity
- The Health & Environment Indicators in the Strategic Direction 2023

**BE IT FURTHER RESOLVED:**

Upon voter approval, the City Manager is directed to implement the \$184 million Flood Mitigation, Open Space, and Water Quality Protection Bond Proposition to fund the following projects and/or programs:

- Drainage and Stormwater Projects
- Open Space Acquisition

The City Manager is directed to fund projects and/or programs based on the following guidelines/metrics:

- Greatest need for flood safety and protection
- Greatest protection of water quality and quantity
- Greatest need for infrastructure improvement
- Equity
- The Safety and Health & Environment Indicators in the Strategic Direction 2023 related to flood mitigation and open space

**BE IT FURTHER RESOLVED:**

Upon voter approval, the City Manager is directed to implement the \$16 million Health and Human Services Bond Proposition to fund the construction of a new Dove Springs Neighborhood Health Center.

**BE IT FURTHER RESOLVED:**

Upon voter approval, the City Manager is directed to implement the \$38 million Public Safety Bond Proposition to fund the following projects and/or programs:

- Fire Station Renovations
- EMS Station Renovations

The City Manager is directed to fund projects and/or programs based on the following guidelines/metrics:

- Improvements to public safety outcomes
- Greatest need for repair
- Equity
- The Safety Indicators in the Strategic Direction 2023

**BE IT FURTHER RESOLVED:**

Upon voter approval, the City Manager is directed to implement the \$160 million Transportation Infrastructure Bond Proposition to fund the following projects and/or programs:

- Bridges and Structures
- Street Reconstruction
- Sidewalk Rehabilitation of existing city sidewalks and new sidewalk construction
- Signals and Technology
- Vision Zero and Transportation Safety
- Neighborhood Partnering Program
- Urban Trails

The City Manager is directed to fund projects and/or programs based on the following guidelines/metrics:

- Greatest need for repair
- Improvements to transportation efficiency
- Improved access to multimodal transportation options
- Improvements to transportation safety
- Equity
- Opportunity to leverage matching funds for other funding, whether federal, state, local or grant funding
- Alignment with 2016 Mobility Bond program where appropriate
- The priorities established in the Austin Strategic Mobility Plan, Sidewalk Master Plan, Safe Routes to Schools Plan
- The Mobility Indicators in the Strategic Direction 2023

**BE IT FURTHER RESOLVED:**

In implementing the Bond Propositions approved by the voters, the City Manager shall ensure compliance and congruence with Imagine Austin, the Strategic Direction 2023, the November 2016 Mobility Bond, and any other relevant plans or standards, such as the Strategic Housing Blueprint, Aquatics Master Plan, Watershed Protection Master Plan, Strategic Mobility Plan, Vision Zero Plan, National Association of City Transportation Officials standards, Bicycle Master Plan, Sidewalk Master Plan, Transit Priority Policy, Urban Trails Master Plan, Parks and Recreation Department Strategic Plan.

**BE IT FURTHER RESOLVED:**

The City Manager is directed to coordinate with other local taxing entities and identify and pursue potential opportunities for grants and other collaborative funding from federal, state, local, as well as private and non-profit sources. If funding from another entity or source is acquired to reach the funding levels for a project or program committed to in this

resolution, then the excess voter approved bond dollars may be used for another project or program consistent with the bond proposition, provided that priority for use of the excess bond dollars will be given first for another project or program within the same category. If additional funding is required to complete specified projects or programs, the City Manager is directed to identify available funding within existing capital budgets and other sources described above (provided that neither the identification, commitment nor receipt of such additional funding shall limit Council's authority to proceed with the issuance of bonds or notes authorized by any of the November 2018 Bond Propositions).

**BE IT FURTHER RESOLVED:**

The City Manager shall bring forth recommendations to City Council within 90 days of voter approval, outlining a process for City Council oversight, including a report to the respective City Council Committees, a report to and approval process for the full Council, and a timeline and process for reporting to the Citizen Bond Oversight Committee and other citizen oversight committees (including the existing Housing Bond Review Committee) as designated by Council. The City Manager shall include in these recommendations a proposed process, description, and criteria for Creative Space Acquisition and Improvements addressed above, developed in consultation with the Arts and Music Commissions and in compliance with the use of bond funds.

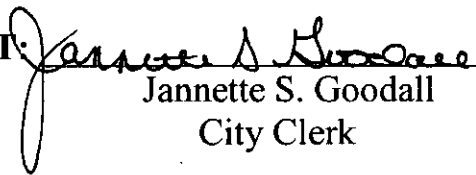
**BE IT FURTHER RESOLVED:**

If the issuance of public securities is approved by a majority of the voters voting on the proposition to issue public securities for affordable housing, funding of affordable

housing projects shall be in accordance with guidelines of the City relating to affordable housing now and hereafter existing, including but not limited to guidelines for rental housing, home ownership and home repair. The guidelines have been developed by staff after consulting with bond counsel and are submitted to the Public Finance Division of the Office of the Attorney General of Texas to assist in the Division's statutorily-required review of proceedings relating to the issuance of public securities. The guidelines governing affordable housing projects comprise a program established in part under authority of Chapter 380 of the Texas Local Government Code, relating to the issuance of ad valorem tax supported obligations for this purpose, and Council affirms this program, the guidelines governing the program and their application to the issuance of bonds and notes for affordable housing purposes.

**ADOPTED:** August 9, 2018

**ATTEST:**

  
Jannette S. Goodall  
City Clerk



## **Appendix I:**

Full Methodology for Displacement Mitigation Strategy

## **Methodology: How the Innovation Office and Neighborhood Housing and Community Development Department staff synthesized anti-displacement recommendations**

The Department of Neighborhood Housing and Community Development (NHCD) received over 300 recommendations from multiple sources. The Innovation Office helped NHCD staff synthesize these into an actionable anti-displacement strategy. The steps for synthesis included:

- 1. Create dataset from all of the reports**
- 2. Structure the dataset**
- 3. Sort and combine for evaluation**
- 4. Create an impact/effort matrix**
- 5. Select immediately actionable recommendations of high impact**
- 6. Lived Experience assessment**

### **1. Create a dataset from all of the reports**

City staff created a data set from the following reports:

1. [UpRooted: Residential Displacement in Austin's Gentrifying Neighborhoods, and What Can Be Done About It](#) by the University of Texas at Austin
2. [People's Plan](#)
3. [Anti-Displacement Task Force Report](#)
4. [Mayor's Task Force on Institutional Racism and Systemic Inequities](#) (Real Estate and Housing Work Group)
5. [Strategic Housing Blueprint](#)
6. Housing-related aspects of the [Action Plan to End Homelessness](#)

(Since the City's [Analysis of Impediments to Fair Housing](#) is currently being updated, it was not included in the synthesis.)

Staff copied and pasted each individual recommendation into Airtable, a cloud-based tool that enables relational tagging of data. Staff then tagged each recommendation with the following:

- **Unique ID number**
- **Short name**
- **Long description**

- **Source Report**

Once data from all of the reports had been included, the data set made 612 records.

## 2. Structure the dataset

Staff tagged record with the following considerations:

- **Anti-Displacement-related?**

- **Yes** = The recommendation necessarily relates to or focuses directly on displacement (see definitions below).
- **No** = The recommendation does not relate to displacement, or the relationship is extremely distant or tenuous
- **Maybe** = The recommendation could relate to displacement given certain conditions or context.

- **Type of displacement mitigated** - staff referenced definitions in the University of Texas at Austin report, *UpRooted*.

- **Direct Displacement:** Occurs when (1) residents can no longer afford to remain in their homes due to rising housing bills (rents or property taxes), or (2) residents are forced out due to causes such as eminent domain, lease non-renewals, and evictions to make way for new development, or physical conditions that render their homes uninhabitable.
- **Indirect/Exclusionary Displacement:** Occurs when units being vacated by low-income residents are no longer affordable to other low-income households. This is also called exclusionary displacement since future low-income residents are excluded from moving into the neighborhood.
- **Cultural Displacement:** Occurs through changes in the aspects of a neighborhood that have provided long-time residents with a sense of belonging and allowed residents to live their lives in familiar ways. As the scale of residential change advances, and shops and services shift to focus on new residents, remaining residents may feel a sense of dislocation despite physically remaining in the neighborhood. This may also reflect the changing racial or ethnic character of the neighborhood—not just its class composition.

- **NHCD Zone of Control** - would this department be in full control of implementing the recommendation?

- Yes - the recommendation would be implemented by NHCD
- Maybe - the recommendation would involve partnerships with other Departments

- No - the recommendation cannot be implemented by NHCD
- **Partners** - the organizations, entities, and departments that would be required to implement or evaluate the recommendation.
- **Type of resident** - some recommendations target specific segments of Austin's population, including:
  - Renters
  - Homeowners
  - Seniors
  - Children of seniors
  - Low-income
  - Extremely low-income
  - People of color (individuals and families)
  - Communities of color (including elements of cultural displacement)
  - People with disabilities
  - People experiencing homelessness
  - Mobile park residents
  - Workers
  - Families
  - Iconic/legacy businesses

Recommendations without a specified target resident type were labeled "unspecified".

- **Keywords** - 3-6 words pulled directly from the recommendations to identify the thematic essence of the recommendation
- **Type of Recommendation**
  - Specifically actionable
    - **Strategy** - a special plan, with well-thought out intent and actions, flexibly designed to reach a goal
    - **Policy** - a set of common rules and regulations that a basis for day to day decisions
    - **Program** - set of ongoing projects, actions; the set has no clear beginning or end
    - **Service** - a system supplying a public need
    - **Project** - a set or series of tasks over time; the set/series has a clear beginning and end
    - **Activity** - a specific task that has a beginning and an end

- **Capital Project** - a building, facility, or infrastructure costing more than \$5,000 with a useful life beyond one year
    - **Compliance** - enforcing laws/regulations/ordinances
  - General statements and background
    - **Call to Action** - a general statement of what must be done
    - **Definition** - Establishes a definition that forms the basis of recommendations
    - **Problem frame** - Describes clear parameters of the problem or challenge
    - **Reference** - Sets context, references previous action, highlights why recommendation is important

### 3. Sort and combine for evaluation

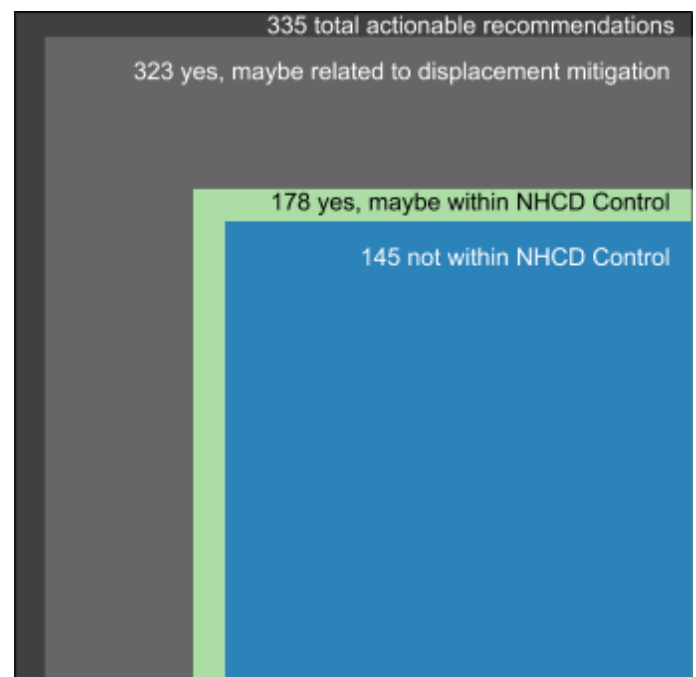
All of the reports had slightly different structures. The Action Plan to End Homelessness had a very different structure than the rest of the reports, which made it difficult to synthesize. The relationship between displacement and homelessness will thus be addressed in a separate exercise.

Out of 612 records:

- 195 were related to the Action Plan to End Homelessness
- 82 were general statements and background, and
- 335 records were actively actionable

Out of the 335 actionable records:

- 323 = “yes” or “maybe” related to displacement mitigation
- 178 = “yes” or “maybe” NHCD zone of control
- 145 = not NHCD zone of control, of which
  - 34 involve Planning & Zoning
  - 32 involve City Council action
  - 13 involve Economic Development
  - 11 involve the Finance Department
  - 8 involve Development Services



- 8 involve Corporate Public Information Office
- 8 involve the Equity Office
- 7 involve Travis County
- 6 involve Intergovernmental Relations
- 4 involve the Law Department
- 2 involve Austin Energy

#### 4. Create an impact/effort matrix

The goal of this synthesis exercise is to identify those recommendations that would maximize impact.

Staff printed cards for each displacement-related recommendation potentially within NHCD’s control (“yes” or “maybe”). Taking each recommendation in turn, staff placed the card on an impact/effort matrix. This synthesis assessment is meant to be a quick assessment based upon existing knowledge and expertise, rather than a calculated, in-depth research project. Impact was judged based upon who the recommendation would assist and the timeliness and thoroughness of that impact. Effort was



based upon city staff implementation capabilities and funds available (\$ per household assisted).

During the synthesis, staff grouped together recommendations that related to one another to account for themes that echo and repeat across reports.

## **5. Select immediately actionable recommendations of high impact**

Out of the 323 actionable recommendations, 185 have yet to be assessed. There were:

- 121 unique recommendations
- 59 recommendations grouped into 13 themes

Recommendations yet to be assessed await a deeper analysis by other entities:

- 139 relate to other city Departments, jurisdictions, or private sector groups
- 38 have legal questions that need to be resolved
- 7 have financial questions that need to be resolved
- 1 relates to NHCD's use of federal funds, which is ongoing at the beginning of calendar year 2019.

Out of the 323 actionable recommendations, staff ranked 138. There were:

- 20 unique recommendations
- 118 recommendations grouped into 23 themes

Thus, there were 43 recommendations (20 unique and 23 grouped themes) within NHCD's zone of control.

## **6. Lived experience assessment**

The Innovation Office identified the recommendations that had the greatest potential to address resident's lived experience when it comes to displacement issues. We used the following criteria:

- Intended to mitigate Direct Displacement
- Resident-focused or resident-facing
- Immediate or near term effects
- Service-based

- Potential to directly affect outcomes related to people’s housing, income and/or rights

These recommendations are directly accessible to residents, and are designed to quickly and significantly affect the outcomes related to their housing, income, and rights. These lived experience recommendations will be the foundation of the iTeam's neighborhood-based displacement mitigation work during 2019.

**The dataset of recommendations may be found at the following links:**

1. [Recommendations by source](#)
2. [Recommendations that contributed to NHCD Short List](#)
3. [Recommendations by synthesis results](#)
4. [Lived Experience Recommendations](#)