

RESOLUTION NO. 20180823-076

WHEREAS, Neighborhood Housing and Community Development (NHCD)'s April 2008 report, "Preserving Affordable Housing in Austin; A Platform for Action," states that aging, unsubsidized rental housing make up the significant majority of Austin's affordable housing; and

WHEREAS, in July 2014 HousingWorks released a report "Taking Action: Preservation of Affordable Housing in the City of Austin" which recommended that the City of Austin create a Preservation Strike Fund, modeled on the Denver Transit Oriented Development (TOD) Fund, and develop an ambitious goal for preserving affordable units; and

WHEREAS, the report states that the Denver TOD Fund is regarded as a replicable and successful model and the report highlights the organization, Enterprise Community Partners, a national nonprofit organization with "a mission to create opportunity for low- and moderate-income people through affordable housing," as a critical component of Denver's success; and

WHEREAS, in Resolution No. 20141016-034, Council endorsed HousingWorks' report "Taking Action: Preservation of Affordable Housing in the City of Austin" ("Report"), adopted a goal of preserving 20,000 affordable housing units over the next 20 years, directed the City Manager to develop a plan to achieve this preservation goal and to incorporate the recommendations of the Report, including the creation of an Affordable Housing Preservation Strike Fund, into the plan; and

WHEREAS, in a presentation made to the CodeNEXT Advisory Group, HousingWorks confirmed that Austin still contains substantially more naturally occurring affordable housing than subsidized affordable housing; and

WHEREAS, efforts have advanced to implement a privately managed, non-subsidized workforce housing strike fund ("Austin Housing Conservancy") which is purchasing naturally occurring workforce housing properties to ensure that their affordability as workforce housing (affordable for those households with incomes between 60% and 120% of median family income) continue as market pressures increase; and

WHEREAS, Resolution No. 20170413-025 directed the City Manager to, among other efforts, "coordinate with the [Austin Housing Conservancy] Strike Fund to retain and create affordable housing along Austin's corridors;" and

WHEREAS, Ordinance No. 000420-33 created the Housing Trust Fund to "assist the City in its objectives to preserve and create reasonably priced housing for City residents"; and

WHEREAS, the 2017 Strategic Housing Blueprint finds that "while 35% of the city's households earn 60% MFI or below, only 15% of the city's housing stock is affordable to them, forcing those households to compete with higher income households for a limited supply of housing that is affordable to these lower income households"; and

WHEREAS, the 2017 Strategic Housing Blueprint proposes the goal of preserving 10,000 affordable housing units over 10 years and that 25% of new and preserved affordable housing units be located within a quarter mile of high-frequency transit; and

WHEREAS, forming and funding an affordable housing preservation initiative that can acquire and preserve naturally occurring deeply affordable housing for households earning 60% MFI or below along or near transit corridors in high

opportunity areas is a critical priority and requires subsidization that is not part of the Austin Housing Conservancy strike fund; **NOW, THEREFORE:**

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

The Council directs the City Manager to develop a plan to use a portion of available funds, such as the Housing Trust Fund and General Obligation bonds to acquire and preserve multi-family developments and mobile home parks that are home to households earning below 60% median family income (MFI). The plan should be developed in concert with any broader land acquisition program that is being developed by staff.

BE IT FURTHER RESOLVED:

The Council directs the City Manager to structure the framework of this affordable housing preservation initiative to prioritize acquisition, preservation, rehabilitation, and where appropriate, redevelopment of multi-family developments and mobile home parks that are located within a quarter mile of high-frequency transit corridors in areas that are rapidly gentrifying or highly vulnerable to gentrification.

BE IT FURTHER RESOLVED:

The Council directs the City Manager to consider the acquisition of parcels where there exists additional development potential.

BE IT FURTHER RESOLVED:

The Council directs the City Manager to explore the feasibility of contracting or working with a consultant, or community partners to provide technical assistance.

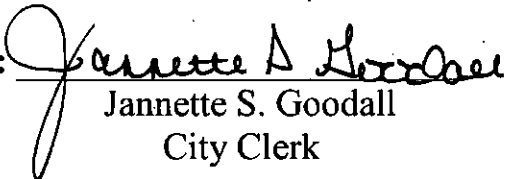
BE IT FURTHER RESOLVED:

The Council directs the City Manager to include in the plan how this new initiative is prioritized compared to other initiatives of the Housing Trust Fund and General Obligation bonds in order to maximize the impact of funds and maximize the number of affordable residential units and reach the other goals of the Strategic Housing Blueprint.

BE IT FURTHER RESOLVED:

The Council directs the City Manager to return to Council with recommended acquisition criteria no later than November 25, 2018, and an acquisition plan, budgetary estimates, and framework by November 25, 2018, if possible.

ADOPTED: August 23, 2018

ATTEST: 
Jannette S. Goodall
City Clerk