

RESOLUTION NO.

WHEREAS, since 2005 the City of Austin has worked to institute Homestead Preservation Districts that could help address affordability issues for homeowners,

WHEREAS, in 2007, Council approved Ordinance No. 20070111-053 that established the original Homestead Preservation District (HPD) located in Central East Austin (called “District A” in the attached exhibit”) but no funding tools have been utilized to date;

WHEREAS, after state legislative changes were made, a staff response to Council Resolution 20130627-072 outlined the legislative changes as they relate to the City of Austin and the staff response also provided an analysis that determined that there were five potential HPDs that could be created, noted as District A, District B, District C, District D, and District E in the attached exhibit;

WHEREAS, the criteria that an area must meet to be eligible as a Homestead Preservation District (HPD) are the following: each census tract must have a median family income (MFI) less than 80% of the City of Austin MFI, the area must be composed of contiguous census tracts that form a spatially compact area, the potential district must have fewer than 75,000 residents, and the overall poverty rate for the HPD must be at least two times that of the City of Austin poverty rate;

WHEREAS, in response to Council Resolution 20140213-044, City staff produced a report that outlines an analysis of affordable housing programs, funding alternatives, eligibility requirements for HPD Districts, as well as a real estate assessments of the districts, including property valuations;

WHEREAS, the Homestead Preservation District legislations allows the city to utilize a Tax Increment Financing model to provide a dedicated funding stream to be reinvested in the Homestead Preservation District to finance the creation and preservation of affordable housing;

WHEREAS, the Housing and Community Development Committee received a briefing on Homestead Preservation Districts at their meeting on March 25, 2015; **NOW, THEREFORE**,

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

The City Council establishes the following criteria to guide establishment of Homestead Preservation Districts:

- Area must meet the requirements established in Local Government Code Chapter 373A; and additionally
- Not more than 50% of the Homestead Preservation District population is enrolled in college or graduate school,

BE IT FURTHER RESOLVED:

The City Manager is directed to proceed with establishing Homestead Preservation Districts in the areas designated as District B, District C, and District D as referenced in the attached Exhibit A. This process shall include holding public information meetings in each proposed Homestead Preservation District and presenting a draft ordinance to the Housing and Community Development Committee by June 18th.

BE IT FURTHER RESOLVED:

The City Manager is directed to identify projects within Homestead Preservation District A that could be included in a Chapter 311 Tax Increment Reinvestment Zone (TIRZ) to help further the goals of Homestead Preservation Districts. Projects to consider should include Saltillo Plaza and any others recommended by the City Manager. This shall be presented the Housing and Community Development Committee by June 24th.

BE IT FURTHER RESOLVED:

The City Manager is directed to create a financing plan for a Homestead Preservation District Tax Increment Reinvestment Zone (TIRZ) in Homestead Preservation District A. Per state law, all revenue must be dedicated to the development, construction, and preservation of affordable housing within the zone. This plan shall be presented to the Housing and Community Development Committee by June 24th, 2015.

ADOPTED: _____, 2015

ATTEST: _____

Jannette S. Goodall
City Clerk