

**RESOLUTION NO. 20170126-038**

**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 2014 report by HousingWorks, "Taking Action: Preservation of Affordable Housing in the City of Austin", shows that the vast majority of Austin's existing affordable housing – 62,000 units, defined as renting at or below 60% median family income (MFI) – is in the form of privately-owned, unsubsidized, older housing, compared to 18,500 publicly subsidized affordable units; and

**WHEREAS**, these thousands of older market affordable units provide homes for residents without incurring city expense for managing or monitoring; and

**WHEREAS**, retaining this housing stock supports the city goal of minimizing waste flowing to our landfill; and

**WHEREAS**, the Imagine Austin Comprehensive Plan identifies the development and maintenance of affordability through Austin as a top priority and states that a key challenge is "encouraging the preservation of affordable housing in neighborhoods across the city and in activity centers and corridors;" and

**WHEREAS**, through Resolution No. 20141016-034, City Council recommended the implementation of a strike fund as a strategy to preserve 20,000 affordable housing units over 20 years; and

**WHEREAS**, the City's Draft Strategic Housing Plan states a goal of preserving and creating ownership options for households at 80% to 120% MFI; and

**WHEREAS**, the city has a strong social and financial interest in obtaining regular reports on the demolition of existing housing to assess net gains or losses in the overall housing supply citywide; to ensure that proposed changes to the Land Development Code do not inadvertently incentivize the demolition of existing market rate affordable units, especially family-friendly units; and to identify endangered structures that may be potential candidates for acquisition by the affordable housing strike fund; and

**WHEREAS**, regular reports on housing demolitions are an important tool to inform city policies as the City works to ensure that Austin remains affordable for teachers, bus drivers, musicians, service industry workers, day care providers, and thousands of other hardworking Austin residents 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 work with City staff and CodeNEXT consultants to evaluate the potential net loss or gain of market affordable housing and income-restricted affordable housing when calibrating new site development standards and when mapping changes in development entitlements relative to the existing site development standards and mapping of development entitlements. The City Manager should provide information for rental units at or below 120% MFI, 80% MFI, 60% MFI, and 40% MFI, including the number of bedrooms per unit. The City Manager should provide information for home ownership units below 120% MFI, 100% MFI, and 80% MFI, including the number of bedrooms per unit.

**BE IT FURTHER RESOLVED:**

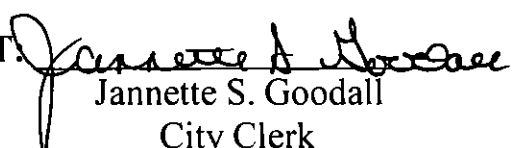
Beginning March 1, 2017, the City Manager is directed to collect the following information on all applications for permits for total demolitions of existing housing, including single-family and multi-family: number of units per demolition permit; number of units by bedroom count; and, if inhabited within the last year, the breakdown of rents or unit prices in dollar amounts. To the extent possible, the City Manager is also directed to collect demographic information such as age, race, single or family with children occupancy and income of most recent tenants; and other housing policy considerations such as alignment or conflict with existing housing stock strategic planning or other affordable housing initiatives.

**BE IT FURTHER RESOLVED:**

The City Manager is directed to report the above findings to the City Council on a quarterly basis.

**ADOPTED:** January 26, 2017

**ATTEST:**

  
Jannette S. Goodall  
City Clerk