

RESOLUTION NO.

WHEREAS, the City of Austin has made it a goal to commit to affirmatively furthering fair housing, increasing economic integration, and stemming gentrification; and

WHEREAS, Housing and Neighborhood Policy 3 of the Imagine Austin Comprehensive Plan is to “increase the availability of affordable housing, including housing for very low-income persons, through new and innovative funding mechanisms, such as public/private partnerships”; and

WHEREAS, the City of Austin’s Strategic Housing Blueprint reports that the “lack of affordable housing citywide exacerbates segregation created through historical policies and practices”; and

WHEREAS, the Texas Department of Housing and Community Affairs administers the federal Low-Income Housing Tax Credit Program, which provides funding for the construction or rehabilitation of affordable and deeply-affordable multifamily housing; and

WHEREAS, the Austin City Council has previously allocated funding for the construction and rehabilitation of affordable and deeply affordable units in mid- to high-opportunity areas and gentrifying neighborhoods; and

WHEREAS, 17% of homes affordable to renters earning less than \$50,000 are in poor or fair condition, compared to just 9% of all homes on the market” (p 18); and

WHEREAS, the City of Austin’s 2014 Comprehensive Housing Market Analysis reports that “Overall, 5% of renters earning less than \$25,000 per year – but no low income homeowners – said their housing units are in such poor condition that their units are unlivable. This suggests that as many as 3,000 low income renters in the city occupy units that are in extremely poor condition”;

WHEREAS, tenants living in subsidized affordable multifamily homes may experience poor living conditions, mismanagement, and may not be aware of their legal rights; **NOW, THEREFORE**,

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

For any 4% and 9% low-income housing tax credit request for resolution received by Neighborhood Housing and Community Development after this Resolution is adopted, the City Council directs the City Manager to provide Council an assessment of whether the proposed development is consistent with the Fair Housing Act and aligns with the City’s Analysis of Impediments, Fair Housing Action Plan, or Assessment of Fair Housing as applicable; and

BE IT FURTHER RESOLVED:

With the goal of increasing the total number of income-restricted units throughout the city, The City Council directs the City Manager to explore the feasibility of programs and incentives to support properties that participate in the Low-Income Housing Tax Credit Program and are located in moderate- to high-opportunity or gentrifying areas, including, but not limited to, the use of City funding, zoning changes, or other tools and incentives; and to provide any recommendations by November 30, 2017; and

BE IT FURTHER RESOLVED:

The City Council directs the City Manager to explore the City's authority to provide additional protections for tenants who reside at a property participating in the Low-Income Housing Tax Credit Program.

ADOPTED: _____, 2017

ATTEST:

Jannette S. Goodall
City Clerk