

CM Flannigan Motion

Add the following bullet point under the first Be It Resolved section as follows:

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

The City Manager is directed to develop a multifamily property tax exemption program that would be available for multifamily and manufactured home park property owners who agree to set aside a portion of their units for families who meet certain income levels.

The City Manager is directed to define and create the boundaries of a “Neighborhood Empowerment Zone” in which properties eligible for the program would be located.

The City Manager is directed to work with the Austin Apartment Association, Real Estate Council of Austin, affordability advocacy groups, neighborhood groups, the Austin Tenants’ Council, impacted tenants, and other relevant stakeholders to help formulate the Program’s characteristics and eligibility standards, including:

- A suggested amount or percentage of required affordable units;
- The valuation of the tax exemption;
- Methods of enforcement and compliance for the affordability standards, as well as the estimated administrative costs associated with enforcement and compliance monitoring;
- A metric that prioritizes multifamily dwellings near bus stops, grocery stores, employment centers, under-enrolled public schools, and medical facilities;
- A metric that prioritizes multifamily dwellings that align with the City’s stated goal of achieving geographic dispersion of affordable housing in accordance with approved Council Resolution 20111215-058;
- A metric that prioritizes multifamily dwellings that provide housing to individuals who have housing barriers, such as a criminal history or poor credit;
- A metric that prioritizes multifamily dwellings that include two or more bedrooms;
- A method of tracking when the affordable units will conclude their affordability periods;
- A method of recouping the tax abatement should the property owner end their obligations prematurely;
- A plan to annually assess the multifamily property tax exemption program’s effectiveness.

The City Manager is also directed to explore the possibility of allowing a higher level of tax abatement in exchange for granting the City a “right of first refusal,” a “right to make an offer,” or a “right to purchase” a participating property owner’s affordable units at or below market rate.

The City Manager is also directed to include a requirement that all participating property owners must not discriminate based on source of income as lawful