

RESOLUTION FOR LOW INCOME HOUSING TRUST FUND AND APPROPRIATIONS

WHEREAS, the market in Austin is not preserving or producing affordable housing for low income families, which are households making 60% of median income or less; and

WHEREAS, Austin's low income residents by the thousands are being forced to move from Austin; and

WHEREAS, U.S. Census data shows that in the five-year period from 2011 through 2015 the number of Austin households making 60% of median income or less decreased by 4,411 despite a net growth of 34,893 households within the City; and

WHEREAS, the private housing market cannot produce affordable housing for Austin's low income families because the high cost of construction and land exceed their ability to pay; and

WHEREAS, existing low income housing, both for ownership or rental, will always be less expensive than new housing; and

WHEREAS, the Austin Strategic Housing Blueprint Plan estimates a need by 2025 for 47,000 additional housing units for residents making 60% of median income or less, which will cost approximately \$4 billion to fully address; and

WHEREAS, housing is a fundamental human need and right; and

WHEREAS, on 11/19/2009 the City Council of the City of Austin passed Resolution #20091119-063 Using City owned land on Levander Loop for various uses, including affordable housing; and

WHEREAS, on 4/17/2015 the City Council passed Resolution #20140417-049 Using City owned land for affordable housing; and

WHEREAS, on 10/16/2014 the City Council passed Resolution #20141016-026 Retaining families and school; and

WHEREAS, on 6/16/2016 the City Council passed Resolution #20160615-035 Inclusionary zoning in Homestead Preservation Districts; and

WHEREAS, on 4/11/2017 the City Council passed Resolution #20170411-05 from the Community Development Commission on Mobile home regulations, supporting their continued use throughout the City; and

WHEREAS, on 4/14/2017 the City Council set the Affordable Housing Goals for the City of Austin; and

WHEREAS, it will require Austin to make large capital investments to preserve, construct, and subsidize housing for workforce families; and

WHEREAS, Austin still has no permanent, consistent source of funds to invest in housing; **NOW, THEREFORE**,

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

The City Council directs the City Manager to develop a comprehensive plan, budget and ordinance in the next 60 days to present to the Council for adoption that shall:

1. Establish a separate, dedicated Low Income Housing Trust Fund (LIHTF) into which all City housing funds, including those specified below, are placed.
2. Establish a Low Income Housing Fund Management Agent to administer the LIHTF. The Agent shall have diverse membership and shall include lower income residents, both homeowners and renters, and community representatives.
3. Begin each annual budget process by first allocating \$16 million to the LIHTF to preserve, construct or subsidize housing for low income families, defined as households making 60% of less of median income, this being the amount the City of Austin spent in fiscal year 2015 – 2016 on fee waivers.
4. Establish a policy that all future general obligation bond elections include at least 20% of the bonds for low income housing.
5. Establish a policy similar to the City of Houston's that all new Tax Increment Zones or other quasi-governmental entities created by the City be required

to dedicate at least 1/3 of their revenue to the LIHTF for both preservation and construction of low income housing.

6. Amend all density bonus programs so that developers have the mandatory option to pay a fee in lieu equal in an amount to the economic value of the required on-site affordable units.
7. Require that all City public employee pension funds investigate and consider investing in low income housing within the Austin city limits.