

RESOLUTION FOR THE USE OF CITY OWNED LAND FOR LOW INCOME HOUSING

WHEREAS, the City of Austin currently faces a critical shortage of housing for purchase and for rent that is affordable to low income families; and

WHEREAS, in 2015 in zip code 78702 median household income is \$41,016, so affordable rent is \$1,025 a month, or an affordable mortgage of \$166,537, while housing in that zip code is selling at the median list price of \$399,000, more than twice the amount the median income household can afford; and

WHEREAS, in 2015 median household income for zip code 78721 is \$37,234, so affordable rent is \$931 a month, or an affordable mortgage of \$151,181 but the median list price is \$323,000; and

WHEREAS, in 2015 median household income for zip code 78741 is \$31,658, so affordable rent is \$791 a month, or an affordable mortgage of \$128,537 but the median list price is \$371,000; and

WHEREAS, in 2015 median household income for zip code 78744 is \$42,400, so affordable monthly rent is \$1,061, or an affordable mortgage of \$172,319 but the median list price is \$252,000; and

WHEREAS, between 2015 and 2016, Austin lost 5,445 households making less than median income and gained 3,006 households making over \$200,000; and

WHEREAS, the Neighborhood Housing and Community Development staff has estimate that between 48,000 and 60,000 units of affordable housing represents the current housing shortage, yet the city's Density Bonus program only expects to provide 1,100 units over the next ten years, meaning that the shortage may well have doubled by the end of the next decade; and

WHEREAS, the City of Austin has funded projects in the past (Rosewood/Glen Oaks Neighborhood and the neighborhood near Brooke Elementary School in the 1980s, and Govalle and Montopolis Neighborhoods in the 2000s) to help low income families purchase single family homes by using land that is city owned to reduce construction costs; and

WHEREAS, the City of Austin has within its power to promote the general welfare of the community and to mitigate the adverse family impacts of involuntary residential displacement; and

WHEREAS, the City of Austin's Homestead Preservation District boundaries are based on the severity in which the residents within the boundaries are "extremely cost-burdened," a term used to describe households that allocate more than the recommended 50% of household income towards housing costs; and

WHEREAS, families play a critical role in maintaining strong communities, directly impacting a broad range of issues from jobs to public schools to the local economy to the environment and our future as a city; and

WHEREAS, families and children are a protected class under the Fair Housing Act; and

WHEREAS, Imagine Austin, the city's comprehensive planning document, specifically recognizes the need for family-friendly development citywide; and

WHEREAS, the City of Austin owns land parcels throughout its jurisdiction; and

WHEREAS, using publicly owned lands for affordable housing is an effective strategy for creating affordable housing; and

WHEREAS, many cities leverage opportunities for affordable housing by utilizing city-owned properties for this purpose; and

WHEREAS, the Community Development Commission has recommended the promotion of manufactured housing as a way to reduce costs of single family housing for low income families; and

WHEREAS, the Neighborhood Housing and Community Development staff have repeatedly identified the use of city-owned land for affordable housing as an essential affordable housing strategy; and

WHEREAS, the City Council approved goals to address housing needs in Austin April 14, 2017, including preventing households from being priced out of Austin, fostering equitable communities, investing in housing for those most in need, creating new and affordable housing choices for all Austinites in all parts of town, and helping Austinites reduce their household costs; NOW THEREFORE,

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

The City Council directs the City Manager to identify no less than four properties owned by the City of Austin that can be quickly made available for building by March, 2018.

BE IT FURTHER RESOLVED:

The City Council directs the City Manager to release a Request for Proposals (RFP) to local non-profits to place manufactured and/or construct single family homes on those properties adequate to house no less than 100 low income families by May, 2018.

BE IT FURTHER RESOLVED:

The City Council directs the City Manager to release four additional properties through the same process by August 2018.