

1 **RESOLUTION NO.**

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4 **WHEREAS**, the Imagine Austin Comprehensive Plan envisions an Austin that is
5 livable, with economically integrated communities that provide affordable housing options
6 for residents and families of different backgrounds and different means; and

7 **WHEREAS**, mandatory inclusionary zoning programs are proven policy tools that
8 cities across the country use to ensure affordable rental and ownership housing for residents
9 is available by requiring new developments to make a certain portion of new units available
10 at affordable levels; and

11 **WHEREAS**, the Texas legislature in 2005 passed, and the governor signed, a law
12 that prohibits local governments from implementing mandatory inclusionary zoning
13 policies that require the provision of affordable housing when developing property; and

14 **WHEREAS**, the City Council has adopted plans calling for, and received
15 recommendations in favor of, inclusionary zoning and changes to the state ban on
16 inclusionary zoning, including:

- 17 • The Imagine Austin Comprehensive Plan, which identifies advocating for a repeal
18 of the state’s ban on inclusionary zoning as a strategy for supporting the City’s
19 ability to accomplish its housing goals;
- 20 • The Austin Strategic Housing Blueprint, which describes the state’s inclusionary
21 zoning ban as one of the “Top Five High Priority Fair Housing Barriers in Austin”

22 and recommends a strategy of pursuing legislation to repeal that prohibition and
23 allow inclusionary zoning policies;

- 24 • The “Uprooted” report that University of Texas at Austin researchers produced and
25 delivered to the City Council, which identifies inclusionary zoning as a key tool that
26 local governments around the country use to provide affordable housing;
- 27 • The Anti-Displacement Task Force Final Report, which recommends advocating at
28 the state legislature to restore local governments’ ability to implement inclusionary
29 zoning policies; and

30 **WHEREAS**, the City Council has adopted Council Resolutions 20150604-051 and
31 20160616-035, directing the City Manager to explore and initiate inclusionary zoning in
32 Homestead Preservation Districts; and

33 **WHEREAS**, under existing state law, the City has been limited to implementing
34 only voluntary bonus programs that incentivize rather than require provision of affordable
35 housing in new developments; and

36 **WHEREAS**, research into inclusionary housing policies indicates that mandatory
37 inclusionary zoning programs produce a greater number of affordable homes than
38 voluntary programs; and

39 **WHEREAS**, State Representative Gina Hinojosa, who represents central
40 Austin, filed HB 3050 during the Texas Legislature’s 86th legislative session to repeal the

41 ban on inclusionary zoning and allow local governments to require new developments to
42 provide affordable housing for residents; and

43 **WHEREAS**, the City Council has adopted priorities for the Texas Legislature’s 86th
44 session that include protecting Austin residents’ ability to govern themselves locally and
45 supporting legislation that helps Austin expand its supply of affordable housing; **NOW**,
46 **THEREFORE**,

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

48 The City Council expresses its strong support for HB 3050 and any legislation that
49 would allow cities to implement mandatory inclusionary zoning programs.

50 **BE IT FURTHER RESOLVED:**

51 The City Manager is directed to send a copy of this resolution to the Travis,
52 Williamson, and Hays County delegations of the Texas House and Senate, as well as the
53 Texas Municipal League and the City Councils of peer cities in Texas.

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55 **ADOPTED:** _____, 2019 **ATTEST:** _____

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Jannette S. Goodall
City Clerk

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