

RESOLUTION NO. 20190328-041

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

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

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

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

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

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

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

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

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

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

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

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

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

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

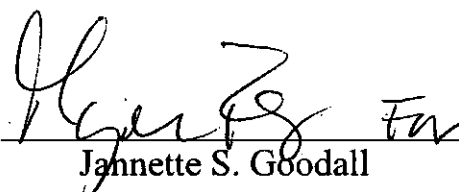
The City Council expresses its strong support for HB 3050 and any legislation that would allow cities to implement mandatory inclusionary zoning programs.

BE IT FURTHER RESOLVED:

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

ADOPTED: March 28, 2019

ATTEST:


Jannette S. Goodall
City Clerk