



COMMISSION RECOMMENDATION

COMMUNITY DEVELOPMENT COMMISSION

Recommendation Number: 20231114-006 (Regarding postponement of the votes on Phases 1 and 2 of the HOME Initiative)

WHEREAS the city of Austin is facing a housing affordability crisis; and

WHEREAS the 2018 University of Texas *Uprooted* Report identifies St John's, Montopolis and other historically black, brown, indigenous and immigrant neighborhoods as vulnerable to displacement and in need of anti-displacement intervention; and

WHEREAS the internal impact statement that city staff conducted on the HOME initiative states that "upzoning historically marginalized neighborhoods leads to displacement"; and

WHEREAS the internal impact statement that city staff conducted on the HOME initiative states that "displacement pressure from property taxes may increase as well"; and

WHEREAS the internal impact statement that city staff conducted on the HOME initiative states that "parties with more resources may take advantage of the new regulatory landscape, while those with fewest resources experience an increase in precarity"; and

WHEREAS when the Austin City Council voted in December of 2021 to allow Accessory Dwelling Units to be built on Single Family lots, they also voted to explore loans and creative financing for middle- and low-income property owners.

NOW, THEREFORE, BE IT RESOLVED that the Community Development Commission advises the Austin City Council to postpone the vote on Phase 1 and Phase 2 of the HOME Initiative until an equity analysis can be performed.

BE IT FURTHER RESOLVED, the Community Development Commission advises the Austin City Council to postpone the vote on Phase 1 and Phase 2 of the HOME Initiative until after they have properly engaged low-income homeowners, renters, and black and brown organizations that work with these communities in an effort to preserve existing affordable housing.

BE IT FURTHER RESOLVED that the Community Development Commission advises that a criteria for the HOME Initiative be developed that requires affordability, prevention of demolitions, and localized flooding mitigation.

BE IT FURTHER RESOLVED, the Community Development Commission advises the Austin City Council to postpone the vote on Phase 1 and Phase 2 of the HOME Initiative in order to give groups that are looking to acquire properties in order to build affordable housing the opportunity to acquire those properties before speculation makes them unaffordable.

BE IT FURTHER RESOLVED, the Community Development Commission advises the Austin City Council to postpone the vote on Phase 1 and Phase 2 of the HOME Initiative in order for city staff to explore grants, loans and other finance options to create opportunities for middle and low income Austinites to participate.

Date of Approval: 11/14/2023

Record of the vote: Unanimous on an 8-0-0 vote

Attest: 
(Staff or board member can sign)