

RESOLUTION NO.

WHEREAS, the City of Austin adopted the Displacement Mitigation Strategy in 2019 that included actions related to navigation of services, tenant engagement, relocation and rental assistance, and legal services; and

WHEREAS, Council is committed to mitigating and preventing displacement for our most vulnerable communities; and

WHEREAS, displacement prevention programs funded by the Housing Trust Fund and City departments have provided housing-related assistance to help prevent evictions and homelessness, and are often considered an “upstream” approach to preventing displacement and homelessness; and

WHEREAS, court-based eviction diversion legal services help tenants and landlords resolve disputes before an eviction judgment is entered, reducing the likelihood of displacement and homelessness; and

WHEREAS, upstream eviction prevention legal services, tenant representation, and tenant education help address housing issues before they escalate into eviction proceedings, reducing the risk of displacement; and

WHEREAS, displacement navigators help residents access available housing, legal, and financial resources before housing instability escalates; and

WHEREAS, tax and estate planning assistance can help stabilize homeowners by addressing issues with inherited properties and maintaining clean titles in order to advance economic mobility and reduce the risk of displacement; and

WHEREAS, Senate Bill 38 in the 89th Texas Legislative Session (SB 38) reduced renter protections in eviction processes starting in January 2026, including

25 tightening timelines, notice changes, and appeals process changes, underscoring
26 the need for holistic eviction prevention programs and services; and

27 **WHEREAS**, from 2024 to 2025, eviction filings increased by 14 percent,
28 resulting in a total of 15,092 filings, setting the record in Austin for most evictions
29 filed in one year; and

30 **WHEREAS**, during this period, approximately 1 in every 20 renter
31 households were impacted by an eviction filing; and

32 **WHEREAS**, existing displacement prevention services strengthen our
33 understanding of Austin's housing and displacement challenges, develop
34 community ties, and foster collaboration; and

35 **WHEREAS**, at the time of this resolution, aside from the proposed rental
36 assistance funding of \$2.25 million, the Fiscal Year 2026-2027 budget does not
37 identify funding for any existing displacement prevention programs; and

38 **WHEREAS**, an evaluation of the City's displacement prevention programs
39 would be helpful to assess the effectiveness and outcomes of the investment,
40 similar to the ongoing social services framework evaluation effort; and

41 **WHEREAS**, rental assistance, displacement navigation, tenant education,
42 eviction prevention, and eviction diversion services are evidence-based methods
43 for helping residents and households remain stably housed, thereby reducing the
44 stress on the homelessness response system and lowering costs; **NOW**,

45 **THEREFORE**,

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

47 The City Manager is directed to evaluate the efficiency and effectiveness of
48 existing investments and programs across City departments aimed at preventing
49 displacement and homelessness, focusing on best practices, outcomes for residents,

and community engagement with key stakeholders, including those in Austin's housing, eviction, and homelessness landscape.

BE IT FURTHER RESOLVED:

The City Manager is directed to provide an analysis of the City's holistic eviction and displacement prevention system and make recommendations to Council on improvements, including:

- Recommendations for multiple points of intervention and investments across the spectrum of upstream and downstream approaches;
- Recommendations to prevent displacement for as many residents as possible in an effective and cost-effective way; and
- Consideration of services such as, but not limited to, displacement navigation, tax and estate planning services, eviction prevention legal services, court-based legal services, and tenant education.

BE IT FURTHER RESOLVED:

The City Manager is directed to amend the Fiscal Year 2026-2027 budget by reallocating the remaining Fiscal Year 2025-2026 carryover amounts to existing displacement prevention services to continue funding existing displacement prevention services, including legal and navigation services, into Fiscal Year 2026-2027.

BE IT FURTHER RESOLVED:

The City Manager is directed to initiate a competitive solicitation process for any new services recommended to Council as part of the eviction and displacement prevention program.

BE IT FURTHER RESOLVED:

The City Manager is directed to present the progress of the evaluation and any recommendations to the Housing and Planning, Public Health, or Economic Opportunity Committees by February 1, 2027, prior to a final report to Council.

ADOPTED: _____, 2026

ATTEST: _____
Erika Brady
City Clerk