

RESOLUTION NO.

WHEREAS, more than half of Austin renters are cost-burdened by rent and a disproportionate share of these households are Black and Hispanic; and

WHEREAS, the private market has failed to consistently provide housing that is both desirable and affordable for key sectors of the community, including working families; and

WHEREAS, Austin Housing has been a leader in innovative real estate development for the production of affordable housing, especially through the use of creative developer incentives, flexible gap financing, and strategic investment housing programs; and

WHEREAS, the City has already facilitated a model mixed-income housing project through the Mueller Redevelopment, a public-private partnership that converted the retired municipal airport into a vibrant, mixed-use, mixed-income community that is compact, pedestrian-scaled, supportive of transit, and compatible with the surrounding fabric of single-family neighborhoods; and

WHEREAS, the City has the opportunity to build additional mixed-income housing developments, by leveraging available tools and resources such as public financing, public land, public experts, intergovernmental cooperation, and public-private partnerships; and

WHEREAS, “social housing” is one of the strategies used around the world by government agencies to intervene in the housing market and build housing that is community-driven and permanently affordable; and

WHEREAS, municipalities across the United States, including Montgomery County, Maryland, are adopting “social housing” policies that are

25 financed through a “housing production fund” to build mixed-income multifamily
26 housing developments; and

27 **WHEREAS**, the “social housing” model put forth by Montgomery County,
28 Maryland projects that each rotation of \$100 million of investment through the
29 housing production fund will produce about 1,500 units, with a mixture of market
30 rate and permanently affordable housing; and further, after each project is
31 completed and leased, the invested public dollars are replaced by conventional
32 financing and returned to the housing production fund for utilization in additional
33 projects; and

34 **WHEREAS**, through social housing, the City can address a variety of
35 community needs including: increased economic opportunity and social mobility;
36 reduced racial and economic segregation; reduced year-by-year fluctuations in the
37 cost of rental housing; development of future sources of income for the City; and
38 construction of mixed-income, high-quality housing projects that have stalled due
39 to market conditions; and

40 **WHEREAS**, the City has the additional opportunity to integrate its
41 environmental expertise into a social housing policy, by leveraging existing
42 programs to build not only social housing, but “Green Social Housing” that is
43 sustainable, healthy, energy efficient, and protective of our surrounding
44 environment, while reducing utility costs to residents; **NOW, THEREFORE,**

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

46 The City Manager is directed to present the Council with a comprehensive
47 Green Social Housing policy that accomplishes the following:

- 48 (1) Create a management structure to research, coordinate, develop, and
49 identify any additional funding needed for all projects and programs

50 within the Green Social Housing policy and align those with goals
51 outlined in the Strategic Housing Blueprint and Imagine Austin; and

- 52 (2) Research and explore innovative options to support the creation of
53 Green Social Housing including but not limited to: economic
54 development; workforce development; public banking; and land
55 banking, with the goal of building off the success of existing programs
56 supported by Austin Housing, the Austin Housing Finance
57 Corporation, and Housing Authority City of Austin, and connecting
58 the program to other efforts related to Project Connect, the Climate
59 Equity Plan, and other City programs and plans; and
- 60 (3) Create a Green Social Housing policy framework that:
- 61 (a) Emphasizes “housing” that is compact, pedestrian-scaled,
62 transit-oriented and compatible with the surrounding
63 community, and that includes a substantial percentage of units
64 that are accessible and attractive for working families;
- 65 (b) Incorporates “social” goals including: (1) an emphasis on
66 mixed-income, economically-integrated projects that include
67 both market rate and permanently affordable units; (2) tenant
68 inclusion in housing development governance; (3) tenant
69 protections including just cause eviction, rent escalation caps,
70 and additional protections contained in policies such as the
71 City’s Rental Housing Development Assistance program
72 guidelines and lease addendum; (4) workforce development
73 opportunities for local residents; and (5) a process of
74 community engagement that involves impacted communities in
75 green social housing planning;

- (c) Incorporates “green” goals including existing green building standards and potential additional elements that support carbon reduction, water conservation, healthy living standards and biological diversity, as well as utility savings;
 - (d) Requires that the City is a majority owner of Green Social Housing developments to ensure that (1) Green Social Housing standards are achieved and (2) the City accrues the long-term financial benefits of housing production; and
 - (e) Requires that Green Social Housing developments live up to the City’s standards for workers by incorporating established job safety protections, Department of Labor apprenticeship ratios, prevailing wage standards, and, where applicable, project labor agreements or, for third party developments, the Better Builder Program; and shall build on existing workforce development initiatives, such as the Austin Infrastructure Academy; and
 - (f) Creates a development process, prior to commencing Green Social Housing projects, to gather and synthesize priorities for how the City should focus its investments, including consultation on how the City should balance project elements as well as geographical distribution; and

(4) Create a finance plan to build Green Social Housing that:

 - (a) Considers use of voter-approved funds; certificates of obligation; general fund dollars; conventional financing; utilization and leveraging of public land; utilization of City-

100 employed experts; intergovernmental agreements; and public-
101 private partnerships;

- 102 (b) Includes creation of a Housing Production Fund to provide low-
103 cost construction financing for self-sustaining mixed-income
104 Green Social Housing developments that are stable through
105 various market conditions, and that encourages rapid loan
106 repayment so that public dollars may be reinvested through a
107 revolving fund;
- 108 (c) Considers existing and future market trends to determine
109 affordability metrics and opportunities for cross-subsidization
110 of affordable units with market rate units; and
- 111 (d) Operates independently from existing funds for gap financing
112 and home repair loans; and
- 113 (5) Develop an interdepartmental review and approval process and
114 establish criteria for proposed Green Social Housing developments.

115 **BE IT FURTHER RESOLVED:**

116 The City Manager is directed to work with appropriate partners and
117 stakeholders to incorporate their feedback and identify responsibilities for
118 implementation of a Green Social Housing policy. At a minimum, the Council
119 considers the following to be key partners: affordable housing advocates; local
120 governmental agencies that support affordable housing; tenant advocacy
121 organizations; real estate developers; climate advocates; building trades and labor
122 unions; and workforce development organizations.

125 **BE IT FURTHER RESOLVED:**

126 The City Manager is directed to complete the policy and stakeholder
127 objectives described above by August 30, 2026.

128
129 **ADOPTED:** _____, 2026 **ATTEST:** _____

130 Erika Brady
131 City Clerk