

## 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, evaluate the cost and  
51 feasibility of the items listed in the Green Social Housing Policy  
52 framework, and align Green Social Housing with other Housing  
53 Department initiatives and the goals outlined in the Strategic Housing  
54 Blueprint and Imagine Austin; and

55 (2) Research and explore innovative options to support the creation of  
56 Green Social Housing including but not limited to: economic  
57 development; workforce development; public banking; and land  
58 banking, with the goal of building off the success of existing programs  
59 supported by Austin Housing, the Austin Housing Finance  
60 Corporation, and Housing Authority City of Austin, and connecting  
61 the program to other efforts related to Project Connect, the Climate  
62 Equity Plan, and other City programs and plans; and

63 (3) Create a Green Social Housing policy framework that:

64 (a) Emphasizes “housing” that is compact, pedestrian-scaled,  
65 transit-oriented and compatible with the surrounding  
66 community, and that includes a substantial percentage of units  
67 that are accessible and attractive for working families;

68 (b) Incorporates “social” goals including: (1) an emphasis on  
69 mixed-income, economically-integrated projects that include  
70 both market rate and permanently affordable units; (2) tenant  
71 inclusion in housing development governance; (3) tenant  
72 protections including just cause eviction, rent escalation caps,  
73 and additional protections contained in policies such as the  
74 City’s Rental Housing Development Assistance program  
75 guidelines and lease addendum; (4) workforce development

76 opportunities for local residents; and (5) a process of  
77 community engagement that involves impacted communities in  
78 green social housing planning;

79 (c) Incorporates “green” goals including existing green building  
80 standards, a preference towards more compact and efficient  
81 housing typologies, and potential additional elements that  
82 support carbon reduction, water conservation, healthy living  
83 standards and biological diversity, as well as utility savings;

84 (d) Requires that the City is a majority owner of Green Social  
85 Housing developments to ensure that (1) Green Social Housing  
86 standards are achieved and (2) the City accrues the long-term  
87 financial benefits of housing production; and

88 (e) Requires that Green Social Housing developments live up to the  
89 City’s standards for workers by incorporating established job  
90 safety protections, Department of Labor apprenticeship ratios,  
91 prevailing wage standards, and the Better Builder Program; and  
92 shall build on existing workforce development initiatives, such  
93 as the Austin Infrastructure Academy; and

94 (f) Creates a development process, prior to commencing Green  
95 Social Housing projects, to gather and synthesize priorities for  
96 how the City should focus its investments, including  
97 consultation on how the City should balance project elements  
98 as well as geographical distribution; and

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

102 (a) Considers use of voter-approved funds; certificates of  
103 obligation; general fund dollars; conventional financing;  
104 utilization and leveraging of public land; utilization of City-  
105 employed experts; intergovernmental agreements; and public-  
106 private partnerships;

107 (b) Includes creation of a Housing Production Fund to provide low-  
108 cost construction financing for self-sustaining mixed-income  
109 Green Social Housing developments that are stable through  
110 various market conditions, and that encourages rapid loan  
111 repayment so that public dollars may be reinvested through a  
112 revolving fund;

113 (c) Considers existing and future market trends to determine  
114 affordability metrics and opportunities for cross-subsidization  
115 of affordable units with market rate units; and

116 (d) Operates independently from existing funds for gap financing  
117 and home repair loans; and

118 (5) Develop an interdepartmental review and approval process and  
119 establish criteria for proposed Green Social Housing developments.

120 **BE IT FURTHER RESOLVED:**

121 The City Manager is directed to work with appropriate partners and  
122 stakeholders to incorporate their feedback and identify responsibilities for  
123 implementation of a Green Social Housing policy. At a minimum, the Council  
124 considers the following to be key partners: affordable housing advocates; local  
125 governmental agencies that support affordable housing; tenant advocacy

126 organizations; real estate developers; climate advocates; building trades and labor  
127 unions; and workforce development organizations.

128 **BE IT FURTHER RESOLVED:**

129 The City Manager is directed to identify overlap between the goals of this  
130 resolution and other Housing Department initiatives, and to merge efforts where  
131 possible.

132 **BE IT FURTHER RESOLVED:**

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

135 **ADOPTED:** \_\_\_\_\_, 2026 **ATTEST:** \_\_\_\_\_

136 137 138 Erika Brady  
City Clerk