

RESOLUTION NO.

WHEREAS, the high cost of living in Austin continues to result in the displacement of established residents and communities; and

WHEREAS, existing missing middle housing options, including duplexes, triplexes, quadplexes, townhomes, and cottage courts, are often of older construction and in short supply; and

WHEREAS, about 35 percent of all homes in the United States had unmet repair needs, with an average repair cost of \$3,359, and with housing deterioration especially affecting older homeowners, those with lower incomes, and people of color; and

WHEREAS, living in deteriorated homes affects people's quality of life, including their physical and mental well-being, housing stability, social connections, and financial security; and

WHEREAS, small-scale local landlords are often able to provide affordable housing options for renters as a means of aging in place thereby keeping families in their existing communities; and

WHEREAS, the City currently offers both grant-based and no interest loan programs to allow low and moderate-income homeowners to carry out necessary structural, accessibility, and safety repairs to their homesteaded properties; and

WHEREAS, the City grant and loan programs for home repairs are a crucial displacement prevention tool; and

WHEREAS, the Architectural Barrier Removal program is the only program currently open to landlords via eligible tenants who qualify on the basis of disability; and

25 **WHEREAS**, eligibility for all other City home repair grant and loan
26 programs is currently limited to residents' homesteaded properties; and

27 **WHEREAS**, eligible landlords should be allowed to participate in City-
28 funded home repair programs to preserve naturally occurring affordable housing
29 and to prevent the displacement of renters from Austin; **NOW, THEREFORE,**

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

31 The City Manager is directed to explore options for expanding eligibility for
32 the City's home repair programs to include qualifying small-scale landlords who
33 own no more than four rental units and rent to low-income households.

34 **BE IT FURTHER RESOLVED:**

35 The City Council intends for the post-repair protection of the affordability
36 period to align with the total investment made by the City, and should prioritize
37 landlords currently renting to tenants with a qualifying income of 50 percent of
38 Area Median Family Income or less.

39 **BE IT FURTHER RESOLVED:**

40 The City Manager is directed to explore home repair policies and solutions
41 that address housing quality, as well as housing affordability issues in Austin.

42 **BE IT FURTHER RESOLVED:**

43 The City Manager is directed to present recommendations to Council by the
44 November 6, 2025 Council meeting.

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46 **ADOPTED:** _____, 2025 **ATTEST:** _____

47
48 Erika Brady
49 City Clerk
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