

RESOLUTION NO.

WHEREAS, the City of Austin is dedicated to increasing the supply of affordable housing in conformity with Imagine Austin and the Affordable Housing Blueprint; and

WHEREAS, density bonus programs incentivize the development of affordable units for 40 or 99-year terms along with the creation of larger mixed use, pedestrian-friendly growth; and

WHEREAS, it will be extremely difficult for Austin solely to build its way out of the affordable housing challenges faced by Austinites earning at or below 50% Median Family Income (MFI) set annually for the Austin-Round Rock Metro Service Area by the Department for Housing and Urban Development; and

WHEREAS, naturally occurring affordable housing (NOAH) rental prices reflect aging infrastructure that often result in code violations and deferred maintenance; and

WHEREAS, the sale, demolition and redevelopment of properties that had been offering NOAH can often be the only economically feasible option for property owners; and

WHEREAS, the level of investment required to bring aging multifamily properties with ongoing capital investment needs up to standard can make it difficult for existing owners to continue to offer it as naturally occurring affordable housing (NOAH) without a dedicated source of capital to make the requisite improvements; and

WHEREAS, the preservation of existing affordable housing stock is not only used as a tool to address our critical not only to a comprehensive housing

25 strategy but also to ~~achieving achieve~~ the goals set out in Austin's Climate Equity
26 Plan; and

27 ~~WHEREAS, the level of investment required to bring aging multifamily~~
28 ~~properties with ongoing capital investment needs up to standard can make it~~
29 ~~difficult for existing owners to continue to offer it as naturally occurring affordable~~
30 ~~housing (NOAH) without a dedicated source of capital to make the requisite~~
31 ~~improvements; and~~

32 ~~WHEREAS, the sale, demolition and redevelopment of properties that had~~
33 ~~been offering NOAH can often be the only economically feasible option for~~
34 ~~property owners; and~~

35 **WHEREAS**, both income-restricted and NOAH units provide housing in
36 the Austin area for essential workers including teachers, first responders, nurses,
37 technicians, and service workers; and

38 **WHEREAS**, preserving affordable housing stock in all areas of Austin
39 protects diversity, retains existing community fabric, and supports working
40 families central to Austin's vitality; and

41 **WHEREAS**, housing preservation is typically less complex than new
42 development or redevelopment since it requires no permitting, zoning, site plans,
43 etc., and is more sustainable since it can reuse or extend the life of existing
44 structures; and

45 **WHEREAS**, local models and partners with a demonstrated track record of
46 success in housing preservation exist, but are limited by resources, partners, and
47 private and philanthropic capital; and

48 **WHEREAS**, the local multifamily market is temporarily overbuilt creating
49 opportunities for a greater focus on housing preservation to be feasible; and

50 **WHEREAS**, peer cities and the City have alleviated some of the burdens of
51 redevelopment through community benefits, direct relocation benefits, and
52 investment in affordable housing; and

53 **WHEREAS**, peer cities have also developed creative programs to extend
54 the life of NOAH such as the Dallas Housing Opportunity Fund, Bay's Future
55 Fund, Charlotte Housing Opportunity Investment Fund, and the Detroit Housing
56 For the Future Fund; and

57 **WHEREAS**, public-private investment funds leveraged appropriately can
58 effectively address insufficiencies in the housing market; **NOW, THEREFORE,**

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

60 The City Manager is directed to explore any and all opportunities to create
61 new, or enhance existing, housing preservation programs and funding mechanisms
62 with the aim of investing in and preserving naturally occurring affordable housing
63 that is safe and a sound investment. These opportunities should, at a minimum,
64 include:

65 (1) access to affordable and flexible capital for NOAH preservation with a
66 focus on leveraging existing programs and resources to serve low-
67 income households (at or below 50% Median Family Income);
68 (2) tax incentives and apportionments designed to support investment in the
69 preservation of NOAH properties by funding or incentivizing the
70 lifespan extension of existing units; and

71 (3) explore funding mechanisms including, but not limited to, grant-based
72 funding, low-cost loans, and philanthropic investment, to support the
73 growing need for affordable housing for a variety of household
74 incomes; and
75 (4) other strategies that can magnify the impact of investment from the
76 Affordable Housing Bond, Project Connect Anti-Displacement fund,
77 future bond dollars, and any other identified appropriate funding
78 sources.

79 **BE IT FURTHER RESOLVED:**

80 To further guide development of a proactive approach to NOAH with the
81 intention of preventing any-a net loss of affordable housing in Austin, especially
82 near transit, the City Manager is directed to:

83 (1) conduct a geographical analysis of NOAH properties in Austin with
84 the intent of identifying development patterns, areas of greatest need,
85 areas of NOAH concentration, the relative age of identified properties,
86 and pipeline creation;
87 (2) identify NOAH properties with existing and ongoing City Code
88 compliance issues, particularly properties that have been identified by
89 Development Services Department as repeat offenders; and
90 (3) provide an annual report detailing the use of funds allocated to
91 preserving naturally occurring affordable housing units; and
92 (4) include in future Housing Bond Reports the use of bond dollars to
93 preserve existing affordable units, including both dollars used, their
94 sources, and the number of units preserved; and

95 (5) as part of any proposed zoning change, review, to the extent feasible,
96 the number of existing housing units renting below the current year's
97 50 percent MFI level and the number of such housing units that would
98 be lost as a result of redevelopment; ~~and~~
99 (6) present recommendations on additional methods to preserve and
100 develop deeply affordable (i.e., 50 percent MFI and below) housing as
101 is feasible; ~~and~~
102 (6)(7) present recommendations for evaluating the functionality, safety, and
103 quality of NOAH housing.

104 **BE IT FURTHER RESOLVED:**

105 The City Manager is directed to prepare an amendment to City Code that
106 applies to density bonus and incentive programs. The goals of the amendment are
107 to:

108 (1) adjust both relocation benefits and fixed benefits; and
109 (2) require an on-site professional relocation specialist during extended
110 hours (e.g. into the evening or on a weekend day) that do not include
111 overnight hours.

112
113 **ADOPTED:** _____, 2025 **ATTEST:** _____

114
115 Erika Brady
116 City Clerk