

24 **WHEREAS**, the maximum rent able to be charged by an RHDA-funded
25 property is determined by regional HUD median family income (MFI) limits,
26 which are updated annually, have increased significantly in recent years, and often
27 outpace increases in income for low-income tenants, while some property
28 managers offer rents at lower rates than the HUD maximum; and

29 **WHEREAS**, an update to the RHDA guidelines and lease addendum
30 tailored to tenant and applicant needs advances City goals, maintains public trust,
31 and improves the lives of tenants in future RHDA-funded housing; **NOW**,
32 **THEREFORE**,

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

34 The City Manager is directed to initiate an update to the RHDA Guidelines
35 and Lease Addendum (Update) by Summer 2026.

36 **BE IT FURTHER RESOLVED:**

37 The Update should consider the following:

- 38 1. Strengthening tenant protections by considering feasible updates to
39 help prevent evictions, assist existing tenants to afford their rent year-
40 over-year, prohibit unilateral mid-lease changes, and any additional
41 recommendations made during the stakeholder process.
- 42 2. Strengthening applicant protections, including for applicants
43 experiencing homelessness, by considering reporting and data
44 collection of application and denial information, standardized “know
45 your rights” information, updated tenant screening criteria, or any
46 other recommendations made during stakeholder engagement.

- 47 3. Streamlining and optimizing administration of the Guidelines and
48 Lease Addendum by property management, considering City funding
49 recommendations for program factors in future housing bond
50 proposals to balance financial and operational sustainability while
51 strengthening applicant and tenant protections.

52 **BE IT FURTHER RESOLVED:**

53 Prior to the initiation of the Update, the City Manager is directed to conduct
54 a stakeholder process that includes engagement and discovery with all relevant
55 stakeholders, including affordable housing developers, property managers,
56 advocates, tenants, and people experiencing homelessness.

57 **BE IT FURTHER RESOLVED:**

58 As part of the Update, the City Manager is directed to consider options to
59 improve compliance and monitoring, as well as to outline penalties for property
60 owners that do not comply with tenant protections and applicant screening
61 requirements.

62 **BE IT FURTHER RESOLVED:**

63 The City Manager is directed to provide an opportunity for relevant
64 stakeholders to comment on future draft proposed RHDA guidelines and lease
65 addendum before they are finalized.

66 **BE IT FURTHER RESOLVED:**

67 The City Manager is directed to develop and launch an educational
68 campaign on tenant and applicant protections for existing and prospective tenants
69 of RHDA-funded properties, including the unhoused community.

70 **BE IT FURTHER RESOLVED:**

71 The City Manager is directed to present guidance and recommendations on
72 Eviction Prevention Plans by April 2026 at the Housing and Planning Committee
73 that may include operational resources to support the long-term sustainability of
74 Austin’s RHDA-funded communities.

75 **BE IT FURTHER RESOLVED:**

76 The City Manager is directed to explore how future Lease Addendum
77 updates can be applied to current RHDA-funded properties, City-owned properties,
78 density bonus programs, and other affordable housing programs through incentives
79 or other approaches, updating procedures as appropriate to optimize
80 standardization and clarity.

81
82 **ADOPTED:** _____, 2025 **ATTEST:** _____

83
84 Erika Brady
85 City Clerk