

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 ~~those with~~ Green Social Housing with other
53 Housing Department initiatives and the goals outlined in the Strategic
54 Housing 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, ~~where applicable, project labor~~
92 ~~agreements or, for third party developments~~, the Better Builder
93 Program; and shall build on existing workforce development
94 initiatives, such as the Austin Infrastructure Academy; and

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

- 101
- 102 (4) Create a finance plan to build Green Social Housing that:
- 103 (a) Considers use of voter-approved funds; certificates of
- 104 obligation; general fund dollars; conventional financing;
- 105 utilization and leveraging of public land; utilization of City-
- 106 employed experts; intergovernmental agreements; and public-
- 107 private partnerships;
- 108 (b) Includes creation of a Housing Production Fund to provide low-
- 109 cost construction financing for self-sustaining mixed-income
- 110 Green Social Housing developments that are stable through
- 111 various market conditions, and that encourages rapid loan
- 112 repayment so that public dollars may be reinvested through a
- 113 revolving fund;
- 114 (c) Considers existing and future market trends to determine
- 115 affordability metrics and opportunities for cross-subsidization
- 116 of affordable units with market rate units; and
- 117 (d) Operates independently from existing funds for gap financing
- 118 and home repair loans; and
- 119 (5) Develop an interdepartmental review and approval process and
- 120 establish criteria for proposed Green Social Housing developments.

121 **BE IT FURTHER RESOLVED:**

122 The City Manager is directed to work with appropriate partners and

123 stakeholders to incorporate their feedback and identify responsibilities for

124 implementation of a Green Social Housing policy. At a minimum, the Council

125 considers the following to be key partners: affordable housing advocates; local

126 governmental agencies that support affordable housing; tenant advocacy
127 organizations; real estate developers; climate advocates; building trades and labor
128 unions; and workforce development organizations.

129 **BE IT FURTHER RESOLVED:**

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

133
134
135 **BE IT FURTHER RESOLVED:**

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

138
139 **ADOPTED:** _____, 2026 **ATTEST:** _____

140 Erika Brady
141 City Clerk