

**Austin Neighborhoods Council  
Resolution on Affordable Housing (v. 4)**

**WHEREAS**, the City’s current incentive-based density bonus programs have produced just 1,163 affordable housing units for low-income families since 2005; and,

**WHEREAS**, according to the 2016 Austin Strategic Housing Plan, Austin has a shortage of about 48,000 affordable housing units for households earning at or below 30% median family income; and,

**WHEREAS**, the Austin American-Statesman recently reported that “56% of African-American homeowners who left Austin for the suburbs said that soaring housing costs forced them out of the city”; and,

**WHEREAS**, the City has routinely approved rezoning cases that have facilitated the demolitions of older, affordable housing stock and displaced thousands of low-income families and people of color in the past 10 years; and,

**WHEREAS**, new residential and commercial developments have impacted and will continue to impact housing affordability; and,

**WHEREAS**, San Diego, San Francisco, Seattle, Chicago, Portland, Boston, and other large US cities have adopted housing linkage fees to help mitigate the impact that new development has on housing affordability.

**NOW, THEREFORE,**

**BE IT RESOLVED THAT** the Austin Neighborhoods Council hereby urges the City Council to:

1. Establish an affordable housing monitoring fee for each density bonus program to ensure transparent verification of the required affordable housing units for low-income families.
2. Enact meaningful strategies to help preserve existing affordable housing stock.
3. Reduce development fees for affordable housing projects where a majority of the units are affordable in perpetuity to families at or below 50% median family-income.
4. Require a supermajority vote by the City Council, Planning Commission, and Zoning and Platting Commission to approve rezoning cases that may cause displacement.
5. Require tenant relocation plans and affordable housing impact statements for demolition permits that may cause displacement.
6. Require at least 50% of residential demolition materials to be recycled.
7. Enact a broad based, affordable housing, linkage fee for new construction in Austin and ensure that the fee is used solely for affordable housing for low-income families.

**Presented to the ANC Executive Committee:** July 13, 2016

**Approved and Adopted:**

**Sponsor(s) Contact:** David King, ANC VP 2, [dking@austin.rr.com](mailto:dking@austin.rr.com)

**Background materials:**

Over 1,000 homes demolished in 2014: <http://legacy.kvue.com/story/news/local/2015/08/20/austin-homes-demolished--make-way--mcmansions/32093783/>

Austin Strategic Housing Plan – Draft – July 6, 2016. <http://www.austintexas.gov/housingplan>