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TEXAS **URBAN** BLUEPRINT

Potential Housing and Land Use Priorities for the 87th Texas Legislative Session



The University of Texas at Austin
LBJ Urban Lab
Lyndon B. Johnson School of Public Affairs



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Blueprint Framing

- Texas is a metropolitan state, the legislature has not adapted its approach adequately to account for this reality.
- Growth and continued success is not guaranteed without ensuring metro areas can innovate and provide opportunity to all. Especially true for housing.
- State needs to empower, not block potential positive innovation and policy at the local level.
- To take advantage of Texas' market-orientation and structure, we need to encourage increased partnerships across public, private, and non-profit sectors.

Housing and Land Use Roundtable Takeaways

- Too many restrictions are placed on metro areas. There are not enough funding streams and rules prevent innovation.
- Renters are the most vulnerable population, with fewest regulations intended to meet their needs.
- State funding is too limited and could be expanded to help support non-profit ecosystem.
- Take advantage of market-driven nature of housing and work with developers to expand housing, but put more stock in regulation and shaping that benefit buyers and renters.

Potential Blueprint Principles/ Recommendations

- Enact additional renter protections such as preventing source of income discrimination, providing the right to cure evictions, and notifying of flood risk.
- Ensure state is not preventing localities from accessing revenue streams that can support housing development. Use state incentives and laws around items such as tax abatements to support models like community land trusts.
- Give local decisions makers greater ability to implement programs like LIHTC within local plans. (e.g. Consider removing the distance to other projects points and do not restrict certain populations.)
- Build more housing through partnerships and support of private, public and non-profit developers.