

AGENDA



Thursday, January 10, 2008

Item(s) to Set Public Hearing(s)
RECOMMENDATION FOR COUNCIL ACTION

Item No. 56

Subject: Set a public hearing to consider an ordinance amending Chapter 25-2 of the City Code relating to affordable housing development incentives. (Suggested date and time: January 31, 2008 at 6:00 p.m., Austin City Hall, 301 W. Second Street, Austin, TX).

For More Information: Kathleen Fox, 974-7877; Sylvia Arzola, 974-6448.

Prior Council Action: June 22, 2006, City Council directed the City Manager to assemble an Affordable Housing Incentives Task Force (AHITF) consisting of stakeholders with an interest in providing adequate affordable housing for Austin residents.

June 7, 2007 - City Council approved a resolution amending the S.M.A.R.T. Housing Initiative Policy to incorporate staff recommendations to enhance policy and programs in response to recommendations presented by the Affordable Housing Incentives Task Force report.

November 8, 2007 – City Council directed the City Manager to forward recommendations of the AHITF regarding incentives for downtown, multifamily, and single family development to boards and commissions for review and recommendation.

On November 8, 2007, a resolution was approved by Council directing the City Manager to forward recommendations of the Affordable Housing Incentives Task Force (HITF) regarding incentives for downtown, multifamily, and single family development to boards and commissions for review and recommendation.

The proposed amendment will amend Section 25-2 of the City Code to provide development incentives to increase the amount of affordable housing within the City's zoning jurisdiction. These regulations represent only a portion of the code amendments that will implement certain AHITF recommendations. Additional amendments will be brought forward by other City departments.

The Neighborhood Planning and Zoning Department (NPZD) is recommending the following amendments:

- 1) To allow a property zoned single family residence- standard lot (SF-2) district zoning or family residence (SF-3) district zoning to be developed under single family residence small lot (SF-4A) district site regulations on land at least 3 acres in size and not previously subdivided, if it complies with the City's S.M.A.R.T. Housing Program;
- 2) To allow development on certain property zoned multi-family residence-low density (MF-2); multi-family residence-medium density (MF-3); multi-family density-moderate-high density (MF-4); and multi-family residence-high density (MF-5) district zoning to be developed under multi-family residence-highest density (MF-6) district site regulations, if the property complies with existing building height regulations established elsewhere in the Code and complies with the City's S.M.A.R.T. Housing Program for a period of at least 40 years at 60% median family income for rental occupancy and a period of at least 99 years at 80-100% median family income for owner occupancy;

3) To allow development on certain property zoned central business district (CBD) or downtown mixed-use (DMU) district to exceed the maximum floor-to-area ratio limitation, receive fee waivers, and expedited application reviews for providing affordable housing for up to 99 years for owner occupancy or 40 years for rental occupancy, or by paying into a new Downtown Housing Trust Fund; and

4) To allow a neighborhood planning combining (NP) district the ability to: a) increase the maximum impervious cover to 50% and replace a non-complying structure with a new structure in a SF-2 or SF-3 district;

b) reduce the minimum lot size to 5,750 sq. ft., increase the number of bedrooms up to eight and increase the maximum impervious cover to 50% for a duplex use;

c) reduce the minimum lot size 5,750 sq. ft., increase the allowed floor gross floor area, and increase maximum impervious cover to 50% for a two family residential use, and;

d) increase the allowed floor gross floor area and increase maximum impervious cover to 50% for a secondary apartment special use, if these land uses or developments comply with the City's S.M.A.R.T. Housing Program for a period of at least 20 years at 60% median family income.

These amendments will be reviewed by the Planning Commission on January 15, 2008.