

## AGENDA



Thursday, January 31, 2008

**Public Hearings and Possible Actions**  
**RECOMMENDATION FOR COUNCIL ACTION**

**Item No. 132**

**Subject:** Conduct a public hearing and consider an ordinance amending Chapter 25-2 of the City Code relating to affordable housing development incentives.

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

**Boards and Commission Action:** Recommended by Planning Commission.

**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 (AHITF) 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. Allow property zoned as a single family residence standard lot (SF-2) district or family residence (SF-3) district to be developed under single family residence small lot (SF-4A) district site development 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. Allow development on certain property zoned as a multi-family residence-low density (MF-2), multi-family residence-medium density (MF-3), multi-family density-moderate-high density (MF-4), or multi-family residence-high density (MF-5) district to be developed under multi-family residence-highest density (MF-6) district site development 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

percent of median family income for rental occupancy and a period of at least 99 years at 80-100 percent of median family income for owner occupancy.

3. 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, allow DMU property to exceed the maximum height limitation, and allow CDB and DMU property to receive fee waivers and expedited application reviews, in exchange for providing affordable housing for up to 99 years for owner occupancy or 40 years for rental occupancy, or by paying into a new Housing Assistance Fund.

4) In a neighborhood planning combining (NP) district zoning ordinance, allow the following modifications to the site development regulations if the development complies with the City's S.M.A.R.T. Housing Program for a period 20 years at 60 percent of median family income:

a) in a SF-2 or SF-3 district: increase the maximum impervious cover to 50 percent and replace a non-complying structure with a new structure;

b) for a duplex residential use: reduce the minimum lot size to 5,750 square feet, increase the number of bedrooms up to eight, and increase the maximum impervious cover to 50 percent;

c) for a two-family residential use: reduce the minimum lot size 5,750 square feet, increase the allowed floor gross floor area for the second dwelling unit, and increase maximum impervious cover to 50 percent; and

d) for a secondary apartment special use: increase the allowed floor gross floor area and increase maximum impervious cover to 50 percent.