

RESOLUTION NO.

WHEREAS, the Austin City Council adopted Ordinance 040902-58 establishing the University Neighborhood Overlay (UNO) zoning district, which includes a density bonus based on the provision of affordable housing; and

WHEREAS, in lieu of providing a portion of the on-site affordable housing requirements in UNO, a person may pay into the University Neighborhood District Housing Trust Fund a fee of \$0.50 for each square foot of net rentable floor area in a multi-family residential use development; and

WHEREAS, UNO has generated an estimated \$1 million available for the provision of affordable housing; and

WHEREAS, the City Council has adopted a number of other density bonuses in other areas of Austin which include an in-lieu fee component, including affordable housing incentives in a central business district (CBD) or downtown mixed use (DMU) zoning district (currently \$10/bonus square foot), the Planned Unit Development (PUD) in-lieu donation (currently \$6/square foot), and fee-in-lieu payments in the North Burnet Gateway (NBG) Regulating Plan (currently \$6/bonus square foot); and

WHEREAS, it is in the interest of the City to appropriately balance the needs of the community and to maintain density bonus programs that reflect current market conditions; **NOW, THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Manager is directed to make recommendations on and initiate the necessary code amendments to revise the calculation of the in-lieu fee for affordable housing in the University Neighborhood Overlay. This revision should include a provision to set the in-lieu fee by ordinance with an annual adjustment to reflect current market conditions in a manner and format similar to the in-lieu fees for affordable housing incentives in CBD, DMU, PUD, and NBG zoning districts.

BE IT FURTHER RESOLVED:

The City Council requests both the Planning Commission and the Community Development Commission to consider and make recommendations on the proposed code changes and potential fee adjustments.

ADOPTED: _____, 2009

ATTEST: _____

Shirley A. Gentry
City Clerk

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