

Multi-family Residential Interim Density Bonus
Council Agenda: October 15, 2015

Note: This resolution has been amended to refine the dates and anticipated public process. The original recommendation from the Planning and Neighborhoods Committee included a date for council consideration that is no longer applicable.

DRAFT RESOLUTION

Whereas, the Imagine Austin Comprehensive Plan identifies affordable housing as a necessary resource “to grow Austin’s economy and provide its workforce with places to live that are safe, convenient, and located close to job centers, good schools, retail, and services,” [Imagine Austin, Page 194]; and

Whereas, Imagine Austin calls upon the City to develop “new goals, targets, and strategies to promote the distribution of affordable housing in all parts of the city, including incentives for affordable housing in new developments and for the preservation of existing rental units,” [Imagine Austin, Page 202]; and

Whereas, the vertical mixed use development bonus program, which requires on-site production of affordable units, has resulted in the generation of more than 300 affordable units geographically dispersed throughout the city and has stimulated the development of thousands of infill residential units; and

Whereas, while the VMU program has been successful in generating on-site units, the implementation of the program has been stymied by the existence of Multifamily Residence Highest Density (MF-6) district zoning, which affords entitlements similar or essentially equivalent to those permitted under the Vertical Mixed Use (VMU) combining district density bonus program without the need to generate affordable housing; **NOW THEREFORE**

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

That the City Council initiates a code amendment to adjust the requirements of Multifamily Residence Highest Density (MF-6) district zoning to incorporate a density bonus program consistent with the intent of the Vertical Mixed Use (VMU) overlay.

BE IT FURTHER RESOLVED

That the City Manager is directed to work with the Planning Commission, the Community Development Commission, and other stakeholders in developing the specific requirements of the MF-6 density bonus program. To assist in starting the dialogue, the City Manager should prepare an ordinance for review and consideration that requires the provision of on-site affordable housing in exchange for achieving higher site development standards in excess of those established at a designated development baseline (for example, the development standards that can be achieved under Multifamily Residence Medium Density (MF-3) district zoning).

DRAFT RESOLUTION

BE IT FURTHER RESOLVED

Recognizing the need for immediate affordable housing relief, the City Manager is directed to bring forward this code amendment for council consideration within 120 days. The new program may serve as interim regulations until the CodeNEXT process is completed and the new Land Development Code is adopted.