

RESOLUTION NO. 20180823-077

WHEREAS, the Austin City Council has approved density bonus and other voluntary programs to incentivize new, income-restricted affordable housing units in specific areas of the City within adopted regulating plans and within City Code; however these programs and their requirements have not been periodically recalibrated to reflect changing market conditions; and

WHEREAS, Resolution No. 20151015-038 directed the City Manager to compile a report updating the data on the effectiveness of the various density bonus programs in generating affordable housing resources, present a potential Code amendment for Council consideration, and conduct a review of best practices of using and calibrating fees-in-lieu within density bonus programs; and

WHEREAS, the Austin Strategic Housing Blueprint (page 29) recommends implementing consistent density bonus programs in Imagine Austin centers and corridors and expanding production of density bonus units to help meet citywide affordable housing goals; and

WHEREAS, the Austin Strategic Housing Blueprint (page 18) estimates that existing density bonus programs could produce 1,450 units in 10 years; and

WHEREAS, Resolution No. 20170817-056 directs the City Manager to evaluate the existing density bonus programs in transit oriented development district regulating plans, and make recommendations on the establishment of a new density bonus program category for eligible projects; **NOW, THEREFORE,**

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

The Council directs the City Manager to:

(1) Develop recommendations regarding amendments to City Code and regulating plans necessary to recalibrate the density bonus program affordability

requirements and fee-in-lieu requirements to more accurately reflect current market conditions;

(2) In developing the recommendations, consider the feasibility of placing the density bonus affordability requirements and fee-in-lieu requirements in a single ordinance rather than in the various density bonus programs;

(3) In developing the recommendations, consider providing for annual review of the density bonus affordability requirements and fee-in-lieu requirements; and

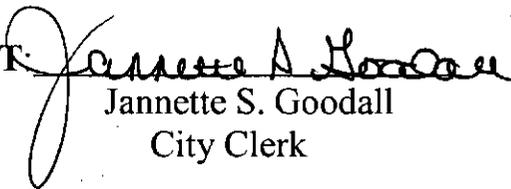
(4) Present the recommendations to Council by February 15, 2019.

BE IT FURTHER RESOLVED:

The Council expresses its intent that on-site affordability is preferable. Staff should return with recommendations and options to encourage on-site affordability and to consider any risk of diminishing the number of affordable units and fees dedicated to affordability.

ADOPTED: August 23, 2018

ATTEST:


Jannette S. Goodall
City Clerk