




MEMORANDUM

TO: Mayor and Council Members

FROM: Rosie Truelove, Director, Neighborhood Housing and Community Development Department 

DATE: September 7, 2018

SUBJECT: Response to Resolution No. 20170817-056 Regarding Density Bonus Programs in Transit-Oriented Districts

This memorandum is in response to Resolution [20170817-056](#), which directed the City Manager to evaluate existing density bonus programs in Transit-Oriented District (TOD) regulating plans in conjunction with the CodeNEXT process.

The amendments to the Plaza Saltillo Regulating Plan initiated by the resolution were brought forward to City Council on April 26, 2018 and were adopted (Ordinance [20180426-081](#)). Given this work and in light of Resolutions [20180809-111](#) (finding that CodeNEXT is no longer a suitable mechanism to achieve its stated goals), and [20180823-077](#) (directing staff to recalibrate the existing density bonus program fees), staff awaits future Council direction regarding substantial updates to density bonuses in Regulating Plan districts. The response to Resolution [20180823-077](#), which directs the City Manager to develop recommendations regarding amendments to City Code and regulating plans necessary to recalibrate density bonus program affordability requirements and fee-in-lieu requirements, will include updated affordability requirements and fees for the TOD density bonus programs.

Should you have questions, feel free to contact me at (512)-974-3064 or rosie.truelove@austintexas.gov, or Gina Copic, Real Estate Development Manager, at (512)-974-3180 or regina.copic@austintexas.gov.

cc: Spencer Cronk, City Manager
Joe Pantalion, Interim Assistant City Manager
Greg Guernsey, Director, Planning and Zoning Department