Challenges most impactful on code related issues to affordability

CODENEXT
SHAPING THE AUSTIN WE IMAGINE

Working Group ID	To solve for this challenge… How might we	We would like to learn more about this Practice	specifically, Description	from this Location	Or, we might like to consider these Ideas	And we also had the following Insights	and Questions	Compliment	Conflict
a1	Encourage families to stay in the city?	Range of housing types	Cottage Housing Ordinance; missing middle: cottage housing	Kirkland, Washington					
a1	Encourage families to stay in the city?	Range of housing Types	Infill Design Toolkit; missing middle: infill	Portland, Oregon					
a1	Encourage families to stay in the city?	Zoning	Beltline Zoning Overlay; reasonable compatibility around future or current transit	Atlanta, Georgia			Are station locations in context with existing neighborhood?		
a1	Encourage families to stay in the city?	Density Bonus	Transit-oriented density bonus; affordable housing near transit	Los Angeles, California		*	Is it still family oriented? How is it priced?		
a1	Encourage families to stay in the city?	Pedestrian Connectivity	Complete Streets Policy	Austin, Texas					
a1	Encourage families to stay in the city?	Pedestrian Connectivity	Transfer of development rights; open space provision	Arlington, Virginia					
a2	Create affordable housing citywide?	Range of housing types	Cottage Housing Ordinance; missing middle: cottage housing	Kirkland, Washington					
a2	Create affordable housing citywide?	Range of housing types	Infill Design Toolkit; missing middle: infill	Portland, Oregon					
a2	Create affordable housing citywide?	Range of housing types	Accessory dwelling units	Santa Cruz, California and Portland, Oregon					
a2	Create affordable housing citywide?	Range of housing types	Open space community developments; improve options for shared housing communities	Amherst, Massachusetts			Can the current infrastructure handle the added density?		
a2	Create affordable housing citywide?	Zoning	Beltline Zoning Overlay; reasonable compatibility around future or current transit	Atlanta, Georgia			Are station locations in context with existing neighborhood?		
a2	Create affordable housing citywide?	Zoning	MARTA transit oriented development guidelines; reasonable compatibility around future or current transit	Atlanta, Georgia					
a2	Create affordable housing citywide?	Density Bonus	Transit-oriented density bonus; affordable housing near transit	Los Angeles, California		*	Is it still family oriented? How is it priced?		
a3	Create new zoning classification to encourage smaller lot density; keeping single family nature?	Range of housing types	Cottage Housing Ordinance; missing middle: cottage housing	Kirkland, Washington					

* Indicates that the concern for preserving existing single family homes is included in this concept

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CODE NEXT
SHAPING THE AUSTIN WE IMAGINE

Working Group ID	To solve for this challenge… How might we	We would like to learn more about this Practice	specifically, Description	from this Location	Or, we might like to consider these Ideas	And we also had the following Insights	and Questions	Compliment	Conflict
a3	Create new zoning classification to encourage smaller lot density; keeping single family nature?	Range of housing types	Open space community developments; improve options for shared housing communities	Amherst, Massachusetts			Can the current infrastructure handle the added density?		
a3	Create new zoning classification to encourage smaller lot density; keeping single family nature?	Zoning	Living Smart Program; small lot sizes	Portland, Oregon		This was done through a design competition			
a4	Direct and encourage density in our activity centers and like designated areas?	not heard	N/A	N/A	Low density large lot subdivisions; Tax Increment Financing is a best practice; alternative financing includes PIDs and TIFs; encourage development in centers by discouraging development not in accordance with growth concept map; write into zoning code that we will not increase zoning outside of areas designated in growth concept map	Not implementing best practices locally creates a challenge; may help avoid regressive taxation			
a5	Encourage transit-oriented districts in our activity centers and like areas?	not heard	N/A	N/A	Development regulations to entice growth (ex: North Burnet Gateway and University Neighborhood Overlay)	Hasn't happened to the degree we would like, and has not taken pressure off in a way we would like			

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CODENEXT
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a6	Prevent families/residents from being priced out of their home?	not heard	N/A	N/A	Homestead Preservation Districts *	Planning Commission following smart growth plan (watch dog approach); this is written in the City Charter but no in the land development code			
a7	Provide housing for entire lifespan - families, singles, disabilities, etc	not heard	N/A	N/A	Affordability: required times - 40 years for rental, 99 years for homeownership; Visitability ordinance for disabilities has negative impacts on affordability *	Generations impacted by property taxes - this is outsize of zone of control			
a8	Dissuade a quick un-doing of all this work?	not heard	N/A	N/A	Establish voting thresholds; a Comprehensive Plan in the City Charter (exists - Imagine Austin); ensure a process that is determined democratically and stick to it, avoid this becoming a starting point for all subsequent negotiations (enabling adaptability)	none			
	Zone of Influence and Concern								
a9	How might we get TCAD to the table?	not heard	N/A	N/A	none	Zone of influence *			
a10	How might we respect deed restrictions?	not heard	N/A	N/A	How might we make this more transparent? How might we keep current housing stock from being torn down and become an investment property? *	Zone of concern *	How might we stop speculative upzoning? How might we know when it's speculative? (see example in Baltimore)		

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