

RESOLUTION NO.

WHEREAS, the Imagine Austin Comprehensive Plan prioritizes the need for a mix of affordable housing types across the city, including both rental and homeownership opportunities for singles, families with and without children, seniors, persons with disabilities, and multi-generational families; and

WHEREAS, accessory dwelling units (ADUs) and other similar principal uses can provide new housing units with minimal disruption of the feeling and texture of established neighborhoods and allow more efficient use of existing housing stock and infrastructure; and

WHEREAS, the Austin City Council passed resolution 20140522-049 initiating changes to the Land Development Code to reduce barriers to the construction of ADUs and other similar principal uses; and

WHEREAS, the Imagine Austin Comprehensive Plan also prioritizes water conservation and efficiency, particularly in light of the current and continuing drought; and

WHEREAS, in 2007, the Water Conservation Task Force made a series of recommendations to encourage progress toward the city's water conservation goals, including the recommendation that all living units should have their water submetered so that water use is accurately measured; and

WHEREAS, following the Task Force recommendations, the Utility Design Criteria Chapter 2.9.2 was administratively amended to require that, with a few exceptions, properties with two, three, or four living units have an individual water meter serving each living unit; and

WHEREAS, the requirement of an individual water meter for properties with two, three, or four living units is more restrictive than the submeter requirement applied to multifamily projects; and

WHEREAS, this requirement for individual meters has not been strictly enforced for detached units; and

WHEREAS, submetering a detached unit, as well as a two, three, or four living unit development meets the intended goal of accurately measuring water use in each unit at a small fraction of the cost of an individual meter; and

WHEREAS, reducing the cost of constructing ADUs and other similar principal uses is beneficial to both homeowners who may build, buy, or retrofit properties with these types of units, as well as those who may rent them and have the cost of their construction passed on to them; **NOW THEREFORE**

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

The City of Austin is dedicated to encouraging water conservation in two, three, and four unit residential developments through cost effective means, and therefore supports cost-effectively submetering two, three, and four unit residential developments, whether attached or detached, as a means to encourage water conservation through accurate measurement while simultaneously reducing construction costs and increasing affordability for these housing types.

BE IT FURTHER RESOLVED:

The City Manager is directed to identify possible code amendments and associated administrative rules necessary to encourage submetering water use of each unit within two, three, and four unit residential developments and report those changes to Council by January 30, 2015.

ADOPTED: _____, 2014

ATTEST: _____

Jannette S. Goodall
City Clerk