

- 19. Approve a resolution directing the City Manager to provide financial analysis and briefing regarding Austin Water Utility impact fee waivers for affordable housing and to initiate amendments to the affordable housing and fee waiver portion of the Pilot Knob PUD zoning ordinance (Ordinance No. 20151217-080).

(Notes: SPONSOR: Council Member Ellen Troxclair CO 1: Council Member Don Zimmerman CO 2: Council Member Ora Houston CO 3: Council Member Leslie Pool)

WHEREAS, on December 17th, 2015, the City Council passed Ordinance #20151217-080, a 190 page Planned Unit Development (PUD) ordinance (the “ordinance”), on final reading; and

WHEREAS, the ordinance was amended to include language stating “participation in SMART Housing allows for 100% of eligible fee waivers for all residential units within the PUD. The Landowner agrees to deposit into a fund the exact amount of all fee waivers;” and

WHEREAS, the largest portion of the fee waivers granted in the ordinance are Austin Water Utility Capital Recovery Fees (“impact fees”) which are intended to pay for infrastructure costs arising from growth in Austin; and

WHEREAS, information related to the estimated amount of impact fees to be waived was not available to the Council; and

WHEREAS, without this information, Austin Water Utility staff was not able to make an informed recommendation to the Council; and

WHEREAS, the language included in the ordinance has financial implications for the Austin Water Utility and its customers that have not been fully studied and vetted; and

WHEREAS, it is critical that the public and the Council have all of the relevant information prior to making decisions that have significant impacts on our constituents and our city;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Council directs the City Manager to provide Council with a briefing on the history and development of current policy on the Capital Recovery

Fees, including the history of payments from the Austin Water Utility into the Sustainability Fund for affordable housing; and

BE IT FURTHER RESOLVED:

The City Council directs the City Manager to provide a financial analysis and briefing regarding Austin Water Utility impact fee waivers for affordable housing, and to initiate amendments to the affordable housing and fee waiver portion of the Pilot Knob PUD zoning ordinance (Ordinance No. 20151217-080).

~~BE IT FURTHER RESOLVED:~~

~~The City Council directs the City Manager to initiate amendments to the affordable housing and fee waiver portion of the Pilot Knob PUD zoning ordinance (Ordinance No. 20151217-0808).~~