



## Recommendation for Action

---

**File #:** 19-1707, **Agenda Item #:** 27.

5/9/2019

---

### **Posting Language**

Conduct a public hearing and consider an ordinance amending City Code Title 25 (*Land Development Code*) to establish a residential affordable housing development bonus program; authorize certain modifications, waivers, and requirements related to site development regulations; and create an offense and corresponding penalty.

### **Lead Department**

Neighborhood Housing and Community Development.

### **Fiscal Note**

This item has no fiscal impact.

### **Prior Council Action:**

Feb. 21, 2019-Austin City Council unanimously approved Resolution No. 20190221-027, directing the City Manager to: 1) propose an ordinance granting additional entitlements to developments that meet certain affordable housing requirements, 2) develop an outline for a modified site plan review process that these developments (up to 16 units) could access, and 3) work with affordable housing providers to provide visual representations of how the program would produce more affordable units.

April 25, 2019-Austin City Council set a public hearing for May 9, 2019.

### **For More Information:**

Rosie Truelove, Director, Neighborhood Housing and Community Development, (512) 974-3064; Andy Linseisen, Assistant Director, Development Services, (512) 974-2239.

### **Council Committee, Boards and Commission Action:**

On April 17, 2019: Codes & Ordinances Joint Committee forwarded to Planning Commission without recommendation (4-0); On April 23, 2019: Planning Commission conducted a public hearing and recommended the draft ordinance to City Council (10-1).

### **Additional Backup Information:**

This ordinance establishes a voluntary residential affordable housing development bonus program. If an applicant wants to participate in the program, the proposed development must provide income restricted units and meet certain other criteria. If a proposed development qualifies, it will receive waivers related to: compatibility standards for height and setbacks, parking requirements, Residential Design and Compatibility Standards, and requirements specific to certain duplexes. The proposed development will also qualify for modifications related to height, density, and front yard and rear yard setbacks.