



## Affordability Impact Statement

Vertical Mixed-Use Chapter 25-2, Subchapter E, Section 4.3

April 7, 2022

**Proposed Regulation**

*The proposed amendment is related to the voluntary density bonus known as the Vertical Mixed-Use (VMU) program. The proposed changes would*

- creates a new tier in the VMU program that grants up to 30 feet of additional bonus height in exchange for Affordable Housing Community Benefits and*
- refines requirements for developments that participate in the VMU program including deepening the affordability requirements and adding new general provisions to affirmatively further Fair Housing and inclusion.*

**Impact on Development  
Cost**

☐ Positive ☐ Negative ☒ Neutral

*There are no direct impacts to development cost anticipated as a result of these amendments.*

**Impact on Affordable  
Housing**

☒ Positive ☐ Negative ☐ Neutral

*There are positive impacts to Affordable Housing anticipated as a result of these amendments by creating pathways to creating deeply affordable housing without direct public subsidies and by expanding the opportunities to generate Affordable Housing near transit*

**City Policies  
Implemented**

*These amendments were initiated by the Planning Commission as well as Council Resolution No. 20211118-052.*

*This amendment is supported by adopted policy direction in the Austin Strategic Housing Blueprint as well as the Displacement Mitigation Strategy and the City of Austin's Fair Housing Action Plan.*

**Other Policy  
Considerations**

*The presence of Conditional Overlays on 67% of VMU-zoned sites may affect the participation in the VMU program.*

*Additionally, Compatibility Standards will substantially impact participation in the VMU program and decrease the opportunities for VMU to produce the intended community benefits.*

**Manager's Signature** Matt Dugan April 8, 2022