

## **CM Kitchen MOTION SHEET**

### **Direction to Item #80**

#### **Motion for Direction:**

I move to provide additional direction to include a method to be responsive to varying MFI levels by census block group or census tract to better address issues of affordability and displacement with VMU developments.

**The City Manager is directed to analyze the following direction and report to Council on the feasibility of the following approach by November 3, 2022.**

1) The affordability level of affordable units required by VMU-2 should be tied to 60% of the Travis County MFI OR 80% of the MFI for the census block group (or census tract if block group data is not available) that the parcel in question is on, whichever is lower. This defines affordability based on what is affordable to the neighborhood and takes into account equity issues. This will achieve the following:

- a) When VMU-2 is used in an area in which the MFI is lower than the Travis County-wide MFI, any affordable housing included will be affordable to the existing residents in the neighborhood. This will mitigate impacts of displacement and ensure some existing, long-time residents can continue to afford their neighborhood.
- b) Affordable housing will be included in higher-income neighborhoods at a rate that is more affordable than current units available in that neighborhood.
- c) When units are built in a neighborhood that are “affordable” based on Travis County but not local affordability, these units contribute to gentrification and displacement in the neighborhood. This will mitigate that impact.