

ITEM 8
TOD MOTION LINE 4 5/19/05

Amend Section 25-2-766.22 to amend Paragraph (7), add new Paragraphs (8) and (9), and renumber existing Paragraph (9) accordingly.

(B) A station area plan:

(7) outside a community preservation and revitalization zone:

- (a) at least 25 percent of new housing in each TOD to serve households at the following income levels: [low and moderate income families including] home ownership opportunities for households [families] at or below 80 percent of median family income and rental housing opportunities for households [families] at or below 60 percent of median family income; [and]
- (b) for home ownership residential units, a goal of providing 10 percent of the units to households with an income of not more than 70 to 80 percent of median family income, 10 percent of the units to households with an income of not more than 60 to 70 percent of median family income, and five percent of the units to households with an income of not more than 60 percent of median family income; and
- (c) for rental residential units, a goal of providing 10 percent of the units to households with an income of not more than 40 to 60 percent of median family income, 10 percent of the units to households with an income of not more than 30 to 40 percent of median family income, and five percent of the units to households with an income of not more than 30 percent of median family income;

(8) in a community preservation and revitalization zone established by council:

- (a) shall include a housing affordability analysis and feasibility review that describes potential strategies for achieving a goal of an affordable housing goal of providing at least 25 percent of new housing to households at the following income levels:

*shall include
a housing
affordability
analysis +
feasibility
etc*

- (i) home ownership residential units to households with an income of not more than 60 percent of median family income for the Austin area; and
 - (ii) for rental residential units, a goal of providing 10 percent of the units to households with an income of not more than 40 to 50 percent of median family income, 10 percent of the units to households with an income of not more than 30 to 40 percent of median family income, and five percent of the units to households with an income of not more than 30 percent of median family income;
- (b) may not prescribe site development regulations that increase building height over the maximum prescribed by the applicable zoning district before adoption of the station area plan, unless:
 - (i) the regulations apply to a development that contains residential units; and
 - (ii) the development meets the affordable housing goal of providing at least 25 percent of new housing to households at the following income levels:
 - a. home ownership residential units to households with an income of not more than 60 percent of median family income for the Austin area; and
 - b. rental residential units to households with an income of not more than 50 percent of median family income for the Austin area;
- (9) for a transition zone in the Plaza Saltillo TOD district, may not prescribe site development regulations that increase building height over the maximum prescribed by the applicable zoning district before adoption of the station area plan; and