

City of Austin Affordable Housing Development Incentive Policy Overview - Updated October 1, 2021

Policy	Incentive Policy Type	Applicability	Development Incentives & Waivers/Modifications	Affordability Set-Aside Requirements	Maximum Income Limit (as % of MFI)*		Affordability Period		Fee-in-Lieu Rate	Year Adopted	Most Recent Amendment	Original Ordinance/Regulating Plan	Land Development Code Reference
					Owner	Rental	Owner	Rental					
Affordability Unlocked (AU)	Density Bonus	Citywide	Waiver of compatibility, duplex design, and site area, FAR, dwelling unit occupancy requirements, modified parking requirements, front & rear setback reduced by 50%, min lot size & width reduction, height increase	50% of total units**	80%	60%	99 years	40 years	None	2019		<a href="#">Ordinance No 20190509-027</a>	<a href="#">§ 25-1-720</a>
DB90	Density Bonus	Property zoned with DB90 combining district	Waiver of site area requirements, maximum FAR, maximum building coverage, street side yard setbacks, interior setbacks, and front yard setbacks in certain instances; modified compatibility; increase in height by 30' up to a maximum of 90'	12% of total units (10% of total units for rental units at 50% MFI)	80%	60% / 50%	99 years	40 years	Optional for ownership units, fee to be set in fee schedule	2024		<a href="#">Ordinance No. 20240229-073</a>	§ 25-2-652
DBETO	Density Bonus	Property zoned with DBETOD combining district	Height up to 90 feet (Subdistrict 2) or 120 feet (Subdistrict 2), permitted residential use, compatibility modification, waiver of: minimum site area, FAR, building coverage, maximum number of stories, street and interior yard setbacks, and front yard setbacks in certain instances	RENTAL: 60 feet: 10% of total units / 90 feet: 12% of total units (or 10% of total units at 50% MFI) / 120 feet: 15% of total units (or 12% of total units at 50% MFI). OWNERSHIP: 12% of total units	80% or fee-in-lieu	60% / 50%	99 years	40 years	Established on a per-unit basis in annual fee schedule	2024		<a href="#">Ordinance No. 20240516-005</a>	§ 25-2-654
Downtown Density Bonus (DDB)	Density Bonus	Central Business District	Increased maximum height and floor-to-area ratio (FAR)	10% of residential bonus area	120%	80%	99 years	40 years	<i>Interim Fees:</i> \$5 - Residential Rainey Street; \$12 - Residential with CBD zoning other than Rainey Street; \$10- Residential with zoning other than CBD other than Rainey Street ; \$9 - Commercial with CBD zoning; \$6 - Commercial with zoning other than CBD; \$10 - Core/Waterfront Subdistrict Residential; \$5 - Lower Shoal Creek & Rainey Residential; \$3 - Other Subdistricts Residential	2013		<a href="#">Ordinance No. 20130627-105</a>	<a href="#">§ 25-2-586</a>
East Riverside Corridor (ERC) Development Bonus	Density Bonus	East Riverside Corridor Regulating District	Increased maximum height, FAR, and modification to compatibility standards	25% of bonus area	80%	60%	99 years	40 years	\$1 per gross bonus square foot for buildings over 90 ft. (no in-lieu option under 90')	2013		<a href="#">Regulating Plan</a>	<a href="#">§ 25-2-149</a>
Micro-Unit Density Bonus	Density Bonus	Applies to multifamily use in Transit Oriented Development Districts or along Core Transit Corridors when units are 500 square feet or less	Waiver of minimum site area requirements and reduction in off-street parking requirements	10% of total units	80%	50%	99 years	40 years	None	2014		<a href="#">Ordinance No. 20141211-228</a>	<a href="#">§ 25-2-780</a>
North Burnet Gateway (NBG) Development Bonus	Density Bonus	North Burnet Gateway Regulating District	Increased maximum height and FAR	10% of bonus area	80%	60%	99 years	40 years	\$8 per gross bonus square foot	2009		<a href="#">Regulating Plan</a>	<a href="#">§ 25-2-148</a>
Planned Unit Development (PUD) Density Bonus	Density Bonus	Planned Unit Developments where the proposed land use exceeds base entitlements	Increased maximum height, FAR, and building coverage	10% of bonus area (rental) and 5% of bonus area (ownership)	80%	60%	99 years	40 years	\$8 per gross bonus square foot	2008	<a href="#">Ordinance No. 20131003-096</a>	<a href="#">Ordinance No. 20080618-098</a>	<a href="#">§ 25-2-Subchapter B Article 2.5</a>
Rainey Street Density Bonus	Density Bonus	Rainey Street Subdistrict	Waiver of maximum height up to 8:1 FAR	5% of total residential area	80%	80%	99 years	40 years	None	2005	<a href="#">Ordinance No. 20140227-054</a>	<a href="#">Ordinance No. 20050407-063</a>	<a href="#">§ 25-2-739</a>
S.M.A.R.T. Housing	Fee Waivers & Development Incentives	Citywide	Permit, inspection, and Capital Recovery fee waivers	At least 10% of total units	80%	60%	1 year	5 years	None	2007	<a href="#">Ordinance No. 20071129-100</a>	<a href="#">Ordinance No. 20250522-063</a>	<a href="#">§ 25-1 Article 15.2</a>
S.M.A.R.T. Housing Greenfield Single-Family Density Bonus	Density Bonus	SF-2 & SF-3 zoning districts on lots 3 acres or greater	Site may be developed under SF-4A zoning district standards	10% of total units	80% and 100%	60%	1 year	5 years	None	2008		<a href="#">Ordinance No. 20080131-132</a>	<a href="#">§ 25-2-566</a>
S.M.A.R.T. Housing Greenfield Multi-Family Density Bonus	Density Bonus	Undeveloped lots with MF-2 through MF-5 zoning	Site may be developed under MF-6 zoning district standards	10% of total units	80% and 100%	60%	99 years	40 years	None	2008		<a href="#">Ordinance No. 20080131-132</a>	<a href="#">§ 25-2-567</a>

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Transit Oriented Development (TOD) Development Bonus	Density Bonus	Plaza Saltillo, Lamar/Justin Lane, and MLK Transit Oriented Development Districts	Increased maximum height, FAR, and modification to compatability standards	At least 10% of total area	80%	50% and/or 60%	99 years	40 years	\$13 per gross bonus square foot for Lamar/Justin Lane and Plaza Saltillo; \$12 per gross bonus square foot for MLK	2009		<a href="#">TOD Regulating Plans</a>	<a href="#">§ 25-2 Subchapter C Article 3.10</a>
University Neighborhood Overlay (UNO) Density Bonus (Pre 2/24/14)	Density Bonus	University Neighborhood Overlay District, On or Before February 24, 2014	Increased maximum height, FAR, and modification to compatability and parking standards	At least 10% of total units	65% and/or 80%	65% and/or 80%	15 years	15 years	None	2004	<a href="#">Ordinance No. 20140213-056</a>	<a href="#">Ordinance No. 040902-58</a>	<a href="#">§ 25-2 Subchapter C Article 3.09</a>
							15 years	15 years	\$1 per net rentable square foot				
University Neighborhood Overlay (UNO) Density Bonus (Post 2/24/14)	Density Bonus	University Neighborhood Overlay District, After February 24, 2014	Increased maximum height, FAR, and modification to compatability and parking standards	At least 10% of total area	50% and/or 60%	50% and/or 60%	40 years	40 years	\$1 per net rentable square foot for residential use or \$2 per net rentable square foot for hotel use	2014	<a href="#">Ordinance No. 20191114-067</a>	<a href="#">Ordinance 20140213-056</a>	<a href="#">§ 25-2 Subchapter C Article 3.09</a>
							40 years	40 years					
Vertical Mixed Use	Density Bonus	Vertical Mixed Use and Mixed Use Combining Districts	Relaxed site area requirements, setbacks, and parking requirements, and waiver of FAR	10% of total units	80%	60%	99 years	40 years	None (Fee amount for commercial space above ground floor pending)	2010	<a href="#">Ordinance No. 20130606-088</a>	<a href="#">Ordinance No. 20100408-049</a>	<a href="#">§ 25-2-Subchapter E Article 4.3</a>

**DISCLAIMER:** The City of Austin Housing and Planning Department makes reasonable efforts to ensure the information contained herein is accurate and current. However, this document is not intended to provide a comprehensive summary of all policy/program requirements. Interested parties should refer to the appropriate sections (referenced herein) of the Land Development Code and Regulating Plans for further details. \*MFI = Median Family Income. See <http://www.austintexas.gov/page/income-limits> for more information. \*\*Additional requirements may apply. See <https://www.austintexas.gov/department/affordability-unlocked-development-bonus-program> for more information.