

PC C+O 9/20/11

ITEM 02

**RESOLUTION NO. 20091210-044**

**WHEREAS**, the Austin City Council adopted Ordinance 040902-58 establishing the University Neighborhood Overlay (UNO) zoning district, which includes a density bonus based on the provision of affordable housing; and

**WHEREAS**, in lieu of providing a portion of the on-site affordable housing requirements in UNO, a person may pay into the University Neighborhood District Housing Trust Fund a fee of \$0.50 for each square foot of net rentable floor area in a multi-family residential use development; and

**WHEREAS**, UNO has generated an estimated \$1 million available for the provision of affordable housing; and

**WHEREAS**, the City Council has adopted a number of other density bonuses in other areas of Austin which include an in-lieu fee component, including affordable housing incentives in a central business district (CBD) or downtown mixed use (DMU) zoning district (currently \$10/bonus square foot), the Planned Unit Development (PUD) in-lieu donation (currently \$6/square foot), and fee-in-lieu payments in the North Burnet Gateway (NBG) Regulating Plan (currently \$6/bonus square foot); and

**WHEREAS**, it is in the interest of the City to appropriately balance the needs of the community and to maintain density bonus programs that reflect current market conditions; **NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**


The City Manager is directed to work with stakeholders to make *recommendations on a potential revision to the calculation of the in-lieu fee* for affordable housing in the University Neighborhood Overlay and initiate the necessary code amendments. This potential revision should include a provision to set the in-lieu fee by ordinance with an annual adjustment to reflect current market conditions in a manner and format similar to the in-lieu fees for affordable housing incentives in CBD, DMU, PUD, and NBG zoning districts.

**BE IT FURTHER RESOLVED:**

The City Council requests both the Planning Commission and the Community Development Commission to consider and make recommendations on the proposed code changes and potential fee adjustments.

**ADOPTED:** December 10, 2009

**ATTEST:**

  
Shirley A. Gentry  
City Clerk