

# Developing Complete Communities for all Austinites:

*Household Affordability Code Prescription*

*Code Advisory Group (CAG) Discussion*

*July 11, 2016*

# Review

- May 2<sup>nd</sup> Prescription Paper Release
- May 23<sup>rd</sup> Public Event (Carver Museum)
- June 20<sup>th</sup> CAG Meeting with Mayor and CMs Kitchen and Casar
- June 21<sup>st</sup> Council Work Session
- July 11, 2016 CAG Discussion
- CAG Household Affordability Working Group:
  - Mandy De Mayo
  - Liz Mueller
  - Terry Mitchell
  - Nuria Zaragoza

# Community Input

- CodeNEXT Walk in Zilker Neighborhood (May 14<sup>th</sup>)
- CAG Public Input Event (May 23<sup>rd</sup>)
- Speak Up!
- Reddit
- Google Document ([Household Affordability Code Prescription Comment Form](#))
- CAG Meeting (July 11<sup>th</sup>)

# Themes

## **Fair Housing:**

*How might we affirmatively further fair housing goals through our development patterns? Ensure broad housing choice in all types of neighborhoods?*

## **Increased entitlements and unintended consequences:**

*How can we balance development pressure and neighborhood context?*

## **Density and affordability:**

*How might we increase affordability in concert with increased density?*

## **Greenfield and Infill development:**

*How might we calibrate growth and density in both greenfield and infill areas?*

## **Density and infrastructure:**

*How can we ensure our infrastructure supports increased density?*

# Process for today's discussion

- One topic at a time, focused on identifying points of agreement, specific concerns, ideas for revision (rather than abstract points)
- 5 topics, 15 minutes per topic!
- Focus on the following issues:
  - Where should this rule apply? Centers and corridors? Greenfield sites? Central neighborhoods? Current SF3 areas? SF2 areas?
  - If there are areas you do *not* want to foster this type of development, could form-based rules that ensure new development is at the height/scale of adjacent properties deal with your concerns?
  - We will attempt to discern:
    - areas of agreement
    - questions to pose to the mayor and council at our next joint meeting.

# Issue by issue discussion: [15 minutes]

## #1: Fair Housing

Brief statement from Imagine Austin re complete communities, fair housing goal of AFFH

1. Replace opt in, opt out system.
  - Infill governed by lot characteristics? Something else?
  - Rules for re-zoning SF3 areas? (where diversity of types already present)
  - SF3, SF2 areas?

Issue by issue discussion: [15 minutes]

## #2: Consequences of increased entitlements

### 1. Missing middle housing types

- Where should development on smaller lots be allowed?
  - Greenfield areas?
  - Currently empty lots in existing neighborhoods? (like small lot amnesty)
  - Currently occupied lots in certain types of neighborhoods? (old SF3? SF3? SF2? Something else?)
- Where should lot size standards for smaller MF be reduced?
  - Greenfield areas?
  - Currently vacant lots in developed areas?
  - Centers and corridors? Transition zones adjacent to corridors, TOD districts, or centers?

Issue by issue discussion: [15 minutes]

## #3: Density, housing types and prices

1. How could the code facilitate development of cooperative housing?

- Coop zoning with different occupancy standards?
- Relationship between units and lot size?
- Parking?



# Issue by issue discussion: [15 minutes]

## #4: Density and infrastructure

### 1. Reduced parking minimums

- Where should parking minimums be reduced by right? Near areas with high frequency transit? TOD districts? Targeted transit incentives for residents?
- Where should they *not* be reduced by right?
- How do these relate to residential parking permit programs?

Issue by issue discussion: [15 minutes]

## #5: Greenfield and infill growth

1. How do we set rules for greenfield development to align with Imagine Austin goals?

- How should base zoning for suburban areas that are developed under subdivision regulations be changed?
- How can development in the ETJ, which will be annexed in the future, be included?

# Next Steps

- Working Group synthesizes responses
  - All responses will be incorporated into end product
- Working Group will develop consolidated recommendations
  - Report may include majority/minority opinions
  - Draft report completed in late August
- CAG will vote on final product
- Final product delivered to staff, consultants, council