

RESOLUTION NO.

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

The City Council initiates a Code amendment that increases the standardization and transparency in all of the City's existing density bonus programs' affordable housing formulas and requirements, and the City Manager is directed to conduct a stakeholder process as part of this Code amendment and to identify those specific Code provisions to be amended and to present those Code amendments to the full Council for consideration.

BE IT FURTHER RESOLVED:

The City Manager is directed to explore the possibility of extending the affordability periods in all density bonus programs beyond their current terms and to present recommendations to the full Council for consideration.

BE IT FURTHER RESOLVED:

The Council initiates a Code amendment, and directs the City Manager to process that Code amendment, that amends the Transit Oriented Development (TOD) affordability requirements to minimize requests for partial or full fee-in-lieu approvals by:

- Defining the term "compelling reason" so that criteria exist for determining a developer's inability to provide on-site affordable units; and
- Conducting a stakeholder group process to identify factors that lead developers to request paying a fee-in-lieu instead of providing on-site affordable housing.

BE IT FURTHER RESOLVED:

All of the actions approved by this resolution should move forward in concert with the comprehensive analysis of the existing density bonus programs and all efforts to expand the density bonus policy through the CodeNext process.

ADOPTED: _____, 2016

ATTEST: _____
Jannette S. Goodall
City Clerk

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