

CODENEXT RESOLUTION

WHEREAS, the Austin Independent School District (AISD) is committed to providing excellent learning opportunities to approximately 82,000 students at campuses throughout Austin; and,

WHEREAS, the success of AISD schools is greatly enhanced by the availability of affordable family-friendly housing for students and families and district staff throughout the city and on continued safe access to school campuses; and,

WHEREAS, the City of Austin is currently undertaking a massive rewrite of its Land Development Code, which may directly affect the availability of affordable family-friendly and workforce housing, and may also raise safety and access concerns for some campuses due to significant proposed on-site parking reductions for residential and commercial uses near schools; and,

WHEREAS, the District's recent demographic study's Student Yield Factors by Housing Type indicates that the majority of AISD families rely on single-family homes, duplexes and townhomes as their primary housing product; and,

WHEREAS, more than half of AISD students are considered economically disadvantaged, with many AISD families depending on deeply affordable housing stock or subsidized family-friendly housing – yet the vast majority of Austin's new housing units are small expensive apartments and condos, with a recent sampling of 6,895 units showing a total of just 46 AISD students in residence; and,

WHEREAS, a nationally recognized code consultant recently stated to the Austin City Council that Austin already has a higher-ratio of multi-unit housing than it needs and emphasized the importance of calibrating the code to preserve existing older "market affordable" housing, both single- and multi-unit; and,

WHEREAS, in the City's urban core, the proposal to significantly reduce on-site parking for residential and commercial uses near schools will likely increase the number of vehicles permanently parked on surrounding streets, adding to congestion, limiting parent and volunteer access, and posing serious student safety concerns for some urban campuses; and

WHEREAS, AISD and the City of Austin share a common goal of promoting diverse, inclusive schools and neighborhoods where people of all backgrounds, races and income levels have the opportunity to safely learn, work and live together;

NOW, THEREFORE, BE IT RESOLVED that the Austin Independent School District requests the City of Austin to undertake the following actions in relation to CodeNEXT:

- (1) Increase opportunities for "house-scaled" residential zones that provide for building types that have a demonstrated higher yield of students, being single-

family detached, duplexes and townhomes. Limit residential "up-zoning" to the creation of family-friendly developments affordable at 60% Median Family Income (MFI) or lower for rental units especially in areas recently affected by gentrification and loss of families or in high opportunity areas.

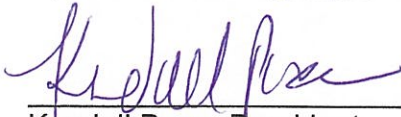
- (2) Increase opportunities for affordable workforce housing up to 120% MFI for ownership units to enable teachers to reside within the communities they serve.
- (3) Develop strategies to incentivize a range of unit sizes, and family-friendly amenities in areas zoned for multi-unit residential uses.
- (4) Increase opportunities for smaller accessory dwelling units in a variety of residential zones, including high opportunity areas, at a price range affordable for teachers and district staff.
- (5) Encourage the preservation of older "market affordable" single-family detached homes, duplexes, and multi-unit housing by not increasing entitlements on existing properties without a clear affordability requirement.
- (6) Expand the City's density bonus program to include non-residential properties and use the proceeds, as well as other appropriate funding sources or donations, to create permanently affordable family-friendly housing. Land acquired for this use should be placed in a Community Land Trust, or otherwise deed restricted for permanent affordability. Building types should be those shown to attract families, as supported by AISD demographic data (single-family homes, duplexes and townhomes), or multi-unit housing that provide family-friendly amenities and resources.
- (7) Retain current on-site parking requirements (without reductions contained in Austin Land Development Code Section 25-6-478 (A)) for residential properties within 750' and for commercial properties within 1500' of an urban core public school (as measured similar to Section 109.33 Sales Near School, Church or Hospital of the current Land Development Code), to maintain needed parking for parents, visitors, teachers and staff at school campuses. For single-family homes or duplexes, this would require two on-site parking spaces per dwelling unit. For multi-unit residential, commercial or other uses, on-site parking requirements would match those currently contained in the Austin Land Development Code, Section 25-6 Appendix A.
- (8) Lower barriers for greenfield developments to increase the citywide availability of detached single-family housing, one of the most prevalent housing type for AISD families, with particular emphasis on high opportunity areas. These barriers may include the variance requirements to subdivide creating a flag lot, lot sizes in general, and the size of accessory dwelling units.
- (9) Maintain current city occupancy limits for unrelated adults to improve opportunities for families with children to access family-size housing.

- (10) Zone existing AISD properties to a zoning designation compatible with adjacent properties to ensure continuity and predictability should a property be sold or leased in the future, with the understanding that AISD will prioritize a minimum of 25% affordable housing units for any future residential projects involving the lease or sale of AISD properties.

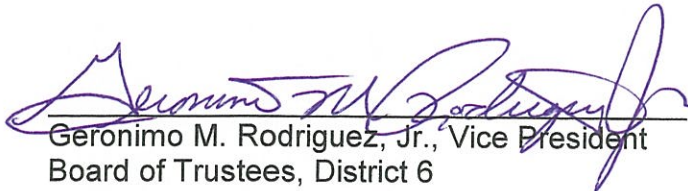
AND BE IT FURTHER RESOLVED, that the Austin Independent School District encourages the City of Austin to undertake additional policy efforts outside the Land Development Code to maintain and create family-friendly environments throughout Austin, including, but not limited to, the following:

- (11) Ensure city planning efforts include family-friendly elements in all areas of the city, such as public recreation centers, playgrounds, community spaces for childcare, parks, pools, sidewalks, health care clinics and other family amenities, and encourage expanded partnerships between the City and AISD for the shared use of such facilities.
- (12) Provide public information about ways to increase family-friendly housing, such as creating two family homes on a single lot by dividing it into condominiums.
- (13) Work with nonprofit partners and local chambers of commerce to communicate to the public available programs and opportunities for affordable workforce and family-friendly housing.

Approved on the 27 day of May, 2017.



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