

CM Kitchen MOTION SHEET

Amendment to base document #2

Addition 2. Affordable Housing

1. **Objective:** The Land Development Code should support the city's 10-year Affordable Housing Goals and align resources and ensure a unified strategic direction to achieve a shared vision of housing affordability for all Austinites in all parts of the city. The City Manager should identify and propose for Council approval amendments to the Land Development Code that will (1) address the housing goals established on page 16 of the Austin Strategic Housing Blueprint (ASHB) and (2) implement recommendations for achieving these goals included in the Austin Strategic Housing Blueprint (ASHB) and the ASHB Implementation Plan (once adopted by Council).

2. **Code Text:** Code revisions for Council approval should include provisions to achieve the following (in addition to those already included in response to City Managers question 1 to 5):

- a. **Increase Supply of Multi-Bedroom Housing for Families with Children:** Ensure the code is providing an adequate supply of multi-bedroom housing throughout the community, creating diverse housing types and unit mix to meet the goal of 25% of affordable housing units that are created or preserved having two or more bedrooms. Set minimum bedroom requirements that encourage dwellings for families with children and multi-generational households. Propose mechanisms to prioritize areas close to schools. *Housing Blueprint, p. 21.*
- b. **Update Affordable Housing Bonus Programs:** Provide options to update, streamline and/or expand, and evaluate going forward our catalogue of Affordable Housing Bonus Programs. Require owners to partner with the city and Housing Authority or other affordable housing provider to manage and make units created more affordable; to accept housing vouchers; and to accept funding from the city or other sources to buy down rents in these units in order to target affordable housing goals in the Blueprint. Require any development that receives city funds or additional entitlements through a variance or other voluntary exchange to accept housing vouchers.
- c. **Implement a Consistent Density Bonus Program for Centers and Corridors:** Tie any increase in development capacity to an affordability requirement. Incent and provide additional opportunities for housing units with two bedrooms or more, particularly in high opportunity areas. *Housing Blueprint, p. 29.*
- d. **Bring Options for Implementing a Density Bonus Program for Missing Middle:** Provide options for a density bonus program at the edges of centers and corridors or on collector streets. In this type of bonus program, the "density" could take the form of units (rather than height or bulk), allowing more units within the same size building. *Housing Blueprint, p. 32.*

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- e. **Revise Smart Housing Program:** Revise the SMART Housing Program to lengthen the affordability period and to better balance developer benefits with unit construction. *Housing Blueprint, p. 32.*
- f. **Better utilize land for affordable housing:** Continue to offer density bonuses as well as reduced parking and lot width and setback requirements for developments that include a significant number or percentage of units that are required to be affordable to very low-, low- or moderate-income households for at minimum 40 years. Explore options for tax abatements for multifamily affordable housing. *Housing Blueprint, p. 32.*
- g. **Relax Regulations on both Internal and External Accessory Dwelling Units (ADUs):** Also ensure accessibility and/or visitability. *Housing Blueprint, p. 33.*
- h. **Allow the Development of Smaller Houses on Smaller Lots:** Propose revisions to small lot regulations using a context sensitive approach to require a higher level of design and improved compatibility with neighboring properties. *Housing Blueprint, p. 32.*
- i. **Relax Regulations on Housing Cooperatives (Co-ops):** Relax zoning barriers, density restrictions and mandatory parking requirements to shared housing communities, and cooperatives. *Housing Blueprint, p. 34.*
- j. **Utilize Planned Unit Developments (PUDs) to Provide a Range of Affordability:** Provide options to leverage or require PUD zoning to produce more affordable housing. PUDs present a unique opportunity to provide a range of affordability through increased housing diversity and improved transportation choices. *Housing Blueprint, p. 34.*
- k. **Increase Housing Diversity in New Subdivisions:** Propose options for new subdivision regulations to incent the development of a range of housing types, including missing middle housing and co-housing formats. The regulations should also incent a connected street grid and promote a range of more affordable transportation choices. Once Council has approved options, work with the county to revise the subdivision ordinance applicable to the ETJ. *Housing Blueprint, p. 35.*
- l. **Minimize the Displacement of Core Transit Riders:** Provide options that encourage the preservation of affordable housing near transit corridors, while ensuring that this housing remains affordable to current residents. Redevelopment and major rehabilitation threaten the stock of market rate affordable rental housing, where many residents may depend on transit. *Housing Blueprint, p. 37.*
- m. **Link Housing Choices with Transportation Choices:** Propose amendments to regulations and entitlements to ensure density is supported around transit stations. Utilize tools such as density bonuses and parking reductions when income-restricted affordable housing is provided in and around transit stops. *Housing Blueprint, p. 37.*
- n. **Tie and Target increased Entitlements to Affordable Housing:** Provide options to prioritize and tie incentives and target mapping to achieve development of the 60,000 housing units (20,000 at 30% MFI and below/ 25,000 at 31-60% MFI/ and 15,000 61-80% MFI). These categories of affordability are the most challenging for the market to address. Focus on centers and corridors targeted for growth under Imagine Austin.

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- o. **Preserve existing affordable housing:** Target and preserve 10,000 existing affordable housing units over 10 years. Incorporate into the permitting process mechanisms that will facilitate achieving these goals and create a dashboard for DSD to track and report to Council on progress.
 - p. **Produce Permanent Supportive Housing (PSH):** Produce enough PSH units each year, sufficient to address needs. Incorporate into the permitting process mechanisms that will facilitate achieving these goals and create a dashboard for DSD to track and report to Council on progress.
3. **Zoning Map.** Propose options for mapping the provisions above to achieve affordable housing goals over the next ten years (60,000 affordable units, 10,000 preserved units, 100 PSH, 25% of new income restricted housing in high opportunity areas). Consider mechanisms such as upzoning, use of Future Land Use Maps (FLUM); zoning changes upon sale of a property, and/or other mechanisms.

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Amendment #3 to base document related to General Transition Area Mapping Guidelines

Question 4. Compatibility Standards.

3. **Zoning Map.** Compatibility standards and initial mapping should work together in a way that maximizes housing capacity on parcels fronting activity corridors and within activity centers, consistent with applicable base zoning regulations and with any Affordable Housing Bonus otherwise available.

AMEND with new f and relabel balance of criteria:

f. The depth and scale of transition area mapping should be reduced in areas with conditions recommended by the Planning Commission, including the following:

1. Orientation of blocks relative to corridors
2. Residential blocks sided by MS or MU zoned lots
3. Bound by other zones, uses or environmental features (including topography)
4. Localized flooding