

ORDINANCE AMENDMENT REVIEW SHEET

Amendment: Residential Affordable Housing Development Bonus Program

Description: Consider an ordinance amending Title 25 of the Land Development Code that establishes a residential affordable housing development bonus program and authorizes certain modifications, waivers, and requirements related to site development requirements; and discuss and consider modified site plan requirements for certain residential affordable housing developments.

Proposed Language: See attached draft ordinance and background information.

Summary of proposed code amendment

- Amend Title 25 of the City Code to grant waivers and modifications of zoning regulations for developments that meet certain affordability requirements, including at least 50% of total units set aside as affordable
- Applies in all commercial and residential zones
- Waivers of zoning regulations include:
 - Compatibility height and setback requirements (Article 10: Compatibility Standards)
 - Floor-to-area ratio limits
 - Parking requirements (with exceptions for accessible parking)
 - Subchapter F (Residential Design & Compatibility Standards)
 - Duplex regulations in Section 25-2-773 (Duplex Residential Use)
 - Site area requirements
- Modifications of zoning regulations include:
 - Reduce front and rear yard setbacks by 50%
 - Increase maximum height to 1.25 times the base zone height limit, or 1.5 times the base zone height limit, depending on the level of affordability
 - Increase maximum density by waiving site area requirements or to 1.5 times the base zone density limit, or 2 times the base zone density limit, depending on the level of affordability

Background: Initiated by City Council Resolution 20190221-027

In February 2019, City Council issued a resolution directing staff to 1) propose an ordinance granting additional entitlements to developments that meet certain affordable housing requirements, 2) develop an outline for a modified site plan review process that these developments (up to 16 units) could access, and 3) work with affordable housing providers to provide visual representations of how the program would produce more affordable units.

Staff Recommendation: Staff recommends the proposed code amendment.

Board and Commission Actions:

April 17, 2019: Forwarded to Planning Commission without a recommendation by the Codes and Ordinances Joint Committee; vote 4-0 (Commissioners Duncan, Kazi, and Barrera-Ramirez absent).

April 23, 2019: Recommended to City Council by the Planning Commission; vote 10-1 (Commissioners Shieh and Seeger absent).

Council Action

May 9, 2019: A public hearing is scheduled.

Ordinance Number: NA

City Staff: Lauren Avioli **Phone:** (512) 974-3141 **Email:** lauren.avioli@austintexas.gov