

MOTION SHEET

I move to amend the LDC Revision Policy Guidance as follows:

QUESTION 1. SCOPE OF CODE REVISION

(1) Amend CM Tovo's Pinned Amendment (A2), Q1.6 as follows:

6. Additional. To ensure that the Land Development Codes and permitting process are streamlined to the greatest extent possible upon adoption of any revision to the Land Development Code, the regulatory requirements adopted as part of Water Forward, Austin's 100-year integrated water resource plan, that are related to the Land Development Code and are able to be accelerated and implemented this year should be codified and implemented as part of this comprehensive land development code revision process.

QUESTION 2. HOUSING CAPACITY

(2) Amend CM Tovo's Pinned Amendment (A3), Q2.1.c as follows:

- c. The granting of new entitlements —especially in areas currently gentrifying or susceptible to gentrification— should be limited so as to reduce displacement and disincentivize the redevelopment of existing housing, especially older, multi-family residential development, unless substantial increases in long-term affordable housing will be otherwise achieved.

(3) Add to the Amended Base Motion a new subsection (Pinned Amendment A16), Q2.1.f:

- f. Code and map revisions should maximize potential for employment and residential units within Downtown, with affordable housing benefits included and calibrated.

(4) Substitute CM Kitchen's New Amendment 1, Q2.1.f with the following:

f. The code revision process should provide consideration of need to upgrade infrastructure capacities in areas proposed for increased density along corridors and Imagine Austin Centers. Additional considerations and means may be needed in older areas that may not currently have adequate infrastructure in place, such as sidewalks, stormwater management, water pressure supply, and sewage line capacity. The new LDC provisions should:

- improve the City's fiscal health by (1) facilitating fiscally sound infrastructure investment for both public and private interests; and (2) applying the code in strategic locations that maximize public infrastructure investment and minimize long term obligations.
- continue including a site plan process that assesses the infrastructure needs of developments and often facilitates the installation of new infrastructure funded in whole or in part by new development.

(5) Add to the Amended Base Motion a new Subsection (Pinned Amendment A17), Q2.2.a.i:

i. The application of non-zoning regulations to smaller, remaining downtown sites should allow for greater potential for employment and residential units than Draft 3, with affordable housing benefits included and calibrated.

QUESTION 3. MISSING MIDDLE HOUSING TYPES

(6) Amend CM Kitchen's New Amendment 4, Q3.2 as follows:

2. Zoning Map. The goal of providing additional missing middle housing should inform the mapping of missing middle zones, consistent with the direction provided throughout this document. Staff to additionally provide options for timelines and methods for implementation of changes to zoning to achieve additional housing capacity and affordable housing goals beyond those contained in the new code and map.

QUESTION 4. COMPATIBILITY STANDARDS

(7) Amend CM Kitchen's New Amendment 5 (which amended A12), Q4.2.a as follows:

a. The revisions should consider providing options for the following:
i. Include standards related to noise, uses, utility screening, side buffers, trash, loading and pick-up zones as well as shielded lighting.

- ii. Include standards related to Green Infrastructure, from Draft 3 and continue tree preservation policy, as well as increasing tree canopy along corridors and centers to enhance walkability and curb heat island effect.

QUESTION 5. PARKING REQUIREMENTS

(8) Amend the Amended Base Motion Q5.2.a as follows:

- a. Minimum parking requirements should be generally eliminated in areas that are within the ¼ mile ~~walkshed~~ of activity centers, activity corridors, and transit priority network, except that some parking requirements may be maintained for areas where elimination of parking requirements would be particularly disruptive (conditions to be determined by staff).

ADDITION 1. PLANNING

(9) Amend CM Pool's Pinned Amendment, Addition 1. Planning as follows:

1. Objective. The Manager should as soon as possible develop a proposed district level (e.g., ERC, North Burnet/Gateway Neighborhood Plan) planning process for Imagine Austin Activity Centers and Corridors susceptible to change, and include specific objectives for each plan related to achieving the goals of the Austin Strategic Mobility Plan, Austin Strategic Housing Blueprint, and other Council policy priorities, such as:
 - a. housing capacity to reach the city's 10-year goals and beyond,
 - b. affordable housing, especially in high opportunity areas,
 - c. anti-displacement and anti-gentrification measures where relevant,
 - d. shared parking,
 - ea. regional storm water and water quality planning,
 - fb. parkland accessibility,
 - ge. utility infrastructure,
 - hd. walkability and connectivity,
 - ie. increasing opportunities for missing middle housing, and
 - jf. policy priorities associated with complete communities.
2. Code Text. The City Manager shall draft language for Council approval to codify the district level planning process and the criteria for selecting planning areas in the Land Development Code as follows:
 - a. Selection of Planning Areas: Identify geographic areas along corridors throughout the city where district level planning will have maximum public benefit, paying particular attention to corridors (including streets and arterials) identified in the ASMP, Project Connect, and where construction, planning, and land acquisition with bond dollars will be applied and can be leveraged.

- b. Planning Process Criteria: Determine when district-level planning for an area is needed to align with our adopted city goals and plans, including Imagine Austin, ASHB, ASMP, Age Friendly Austin Action Plan, the upcoming Parks Master Plan, and other relevant plans. Criteria should include, but not be limited to, the following information sources:
 - i. Planned transportation investments, including corridors with transportation bonds and public transit investments;
 - ii. Affordable housing investments;
 - iii. Significant number or scale of private development;
 - iv. Market force indicators expressing need and opportunity to leverage an area's potential or significant public investment via facilities or other infrastructure;
 - v. Areas of vulnerability identified using the mapping tool from the UT Gentrification & Displacement Study, "Uprooted"; and
 - vi. Include consideration for inhibiting displacement, preserving cultural and historic assets, promoting multi-generational housing, and support neighborhood schools, particularly schools with under-enrollment or in areas of rapid displacement.
- c. Planning Process Types:
 - i. Areas facing gentrification and/or displacement should have planning processes that focus on equity, community and economic development, and anti-displacement measures.
 - ii. Higher opportunity areas should have planning processes that focus on reaching housing capacity goals and furthering fair housing/integration.
- 3. Timeline. Multiple planning efforts for Activity Centers and Activity Corridors should occur concurrently, with a goal of completing those most susceptible to change within 5 years.
- 4. Resources. The Council recognizes that additional resources will be required to achieve this scale of planning in this time frame, and the use of consultants should be considered to allow for multiple district-level plans to be developed in order to meet this timeline. The City Manager should ensure that planning processes have robust community engagement that incorporates door-to-door outreach, multi-language access, community organizing, and popular education regarding planning, zoning, equity, gentrification, displacement, and affordable housing.
- 5. Community Engagement. The City Manager should review the 2016 Neighborhood Plan Audit and incorporate recommendations into any new planning processes. Planning should include robust engagement of adjacent stakeholders, but also include participation from across our city, as all parts of Austin have an interest in each part of Austin contributing equitably to our goals being met. Community engagement should specifically focus on elevating the voices of populations that have historically been underrepresented in planning processes (as was done with the Austin Strategic Mobility Plan), including: renters, lower-income residents, youth, seniors, people of color, and people with disabilities. Staff should develop and track participation metrics for each

planning area and target participation to be representative of the diversity of the planning area and the City as a whole.

6. Triggers for Plan Updates. The planning horizon for each plan should align with Imagine Austin and be assessed and updated approximately every 5 years. Staff should explore mechanisms to trigger when a Small Area Plan is updated, such as demographic changes or infrastructure improvements, and return to Council with recommendations.

ADDITION 2. AFFORDABLE HOUSING

(10) Amend the Amended Base Motion and CM Kitchen's Amendment 7, Addition 2. Affordable Housing as follows:

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 further~~ the housing goals established on page ~~16 of in~~ 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).~~
 - At least 75% of new housing units should be within 1/2 mile of Imagine Austin Centers and Corridors (see the Figure 10 map showing Imagine Austin Centers and Corridors)
 - Preserve 10,000 affordable housing units over 10 years
 - Produce 100 Permanent Supportive Housing (PSH) units each year, with half of those units (50) being Housing First
 - At least 25% of new income-restricted affordable housing should be in high opportunity areas
 - At least 30% of new housing should be a range of housing types from small-lot single-family to eight-plexes to help address Austin's need for multi-generational housing.
2. Code Text: Code revisions for Council approval should include provisions to achieve the following ASHB "Key Actions" that are related to the Land Development Code (in addition to those already included in response to City Managers question 1 to 5) (*indicates strategies with highest potential impact):
 - a. Prevent Households from Being Priced Out of Austin
 - Allow Homeowners to Rent a Portion of Their House as a Separate Housing Unit
 - [a] Increase the Supply of Multi-Bedroom Housing for Families with Children
 - Prevent Displacement of Low- and Moderate-Income Homeowners

- Preserve and Create Ownership Options for Households at 80% to 120% MFI
- b. Foster Equitable, Integrated and Diverse Communities
 - *Implement the City of Austin's Fair Housing Action Plan and Bolster Enforcement of Existing Fair Housing Requirements
 - Implement Tenant Relocation Assistance Program
 - Protect Renters from Discrimination Based on Source of Income
 - Add Flexibility to Occupancy Limits
 - Support Community Goal for At Least 25% of New Income-Restricted Affordable Housing to be in Moderate-to-High Opportunity Areas
- c. Invest In Housing for Those Most in Need
 - Incentive Programs
 - Expand the Supply of Housing for People with Disabilities
- d. Create New and Affordable Housing Choices for All Austinites in All Parts of Austin
 - [c] *Implement Consistent Density Bonus Programs for Centers and Corridors
 - *Streamline City Codes and Permitting Processes
 - [f] Better Utilize Land for Affordable Housing
 - [e] Revise S.M.A.R.T. Housing Program
 - [d] Implement Density Bonus Program for Missing Middle Housing
 - [h] Allow the Development of Smaller Houses on Smaller Lots
 - Create Pre-Approved Standard Plans for Infill Development
 - [g] Relax Regulations on both Internal and External Accessory Dwelling Units (ADUs)
 - Relax Regulations on More Affordable Housing Products
 - [i] Relax Regulations on Housing Cooperatives (Co-ops)
 - [j] Utilize Planned Unit Developments (PUDs) to Provide a Range of Affordability
 - [k] Increase Housing Diversity in New Subdivisions
 - Consider Building and Fire Code Modifications to Allow Six Stories of Wood Frame Construction
- e. Help Austinites Reduce their Household Costs
 - [l] *Minimize the Displacement of Core Transit Riders
 - [m] *Link Housing Choices with Transportation Choices
 - *Comprehensive Parking Reform
- 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.~~

- ~~[Not included, addressed elsewhere in document] 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 increases in development capacity to affordability requirements as provided in this document. 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.~~
- ~~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.~~

[Not included, addressed elsewhere in document] ~~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.~~

[Not included, addressed elsewhere in document] ~~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.~~

[Not included, addressed elsewhere in document] ~~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 dependent on geographic locations (such as high opportunity areas, centers, corridors, and transit) 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.~~