



MEMORANDUM

TO: Mayor and Council Members 

FROM: Rosie Truelove, Director, Neighborhood Housing and Community Development Department

DATE: May 3, 2019

SUBJECT: Update on Resolution No. 20190221-027 relating to modified site plan review process for qualifying affordable housing developments under the proposed Residential Affordable Housing Development Bonus Program

[Resolution No. 20190221-027](#) (Resolution) directed the City Manager 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. The Resolution directed the City Manager to bring these items to City Council for consideration by May 9, 2019.

Staff anticipates that Council will conduct a public hearing on May 9, 2019, and consider a draft ordinance that responds to the Resolution. The draft ordinance does not include amendments that create a modified site plan review process for certain qualifying affordable housing developments because additional time is needed to develop a process that can be utilized city-wide.

Staff recognizes City Council's intent to create a modified site plan review process that more closely resembles the residential (1-2 unit) plan review process while still addressing health and safety concerns; however, a modified site plan process will likely require amendments to the City's tree, drainage, and water quality regulations. Any changes to these codes should involve a wide stakeholder discussion and take into account implications for the environment, equity, and fair housing requirements. Many of these discussions will take place with the effort to rewrite the Land Development Code; therefore, staff recommend that the creation of a modified site plan review process for qualifying affordable housing developments be undertaken within the context of the Land Development Code rewrite process.

Should City Council want to proceed with staff's recommendation to undertake development of a modified site plan review process for qualifying affordable housing developments as part of the Land Development Code rewrite process, direction can be given as part of the action regarding this item on May 9.

Should you have questions or need additional information, please contact me at 512-974-3064 or rosie.truelove@austintexas.gov.

cc: Spencer Cronk, City Manager
Rodney Gonzales, Assistant City Manager
Denise Lucas, Interim Director, Development Services Department
Greg Guernsey, Director, Planning and Zoning Department
Jose Guerrero, Interim Director, Watershed Protection Department