

Vertical Mixed Use Code Amendment Recommendations Zoning and Platting Commission

Backup for agenda Item D-3 – Proposed revisions to Land Development Code - Zoning and Platting Commission Meeting November 16, 2021

The Zoning and Platting (ZAP) Commission supports City Council's effort to build upon and strengthen the successful VMU program. ZAP approves the following recommendations regarding the proposed Vertical Mixed Use (VMU) code amendment:

1. Annual median family income requirements for VMU1 and VMU2 zoning should be set at or below 50% for rental and ownership to facilitate equitable access to income restricted housing affordable to low-income families of color in Austin. A recent University of Texas study shows that the annual median family income for Black and Latino families in Austin is roughly half of that for white families in Austin.
2. A minimum of 15% of residential units for rental or a minimum of 15% of residential units for ownership should be required under VMU1 and VMU2 zoning.
3. VMU1 and VMU2 zoning should complement but not undermine existing VMU zoning.
4. VMU1 and VMU2 zoning may not be administratively granted.
5. Affordable housing income restriction requirements for VMU1 and VMU2 zoning should apply to the entire project, not just the bonus area.
6. Income-restricted affordable housing units should be onsite for VMU1 and VMU2 zoning. No fee-in-lieu should be allowed under VMU1 and VMU2 zoning.
7. Compatibility may not be waived for VMU1 or VMU2 zoning.