



**COMMUNITY DEVELOPMENT COMMISSION
RECOMMENDATION 20211214-03B**

Date: December 14, 2021

Subject: Commitment to meeting the 20% affordable housing goal in the South Central Waterfront Vision

Motioned By: Commissioner Tolliver

Seconded By: Commissioner Thompson

Recommendation:

WHEREAS, the South Central Waterfront Vision calls for state-of-the-art development, a place where people want to be round-the-clock, a vibrant mix of open space, shops, superb transit connections and green drainage to capture all storm water onsite and recycle that water into a lush canopy of earth-cooling shade trees; and

WHEREAS, by including a goal that 20% of housing in the waterfront district be affordable, the South Central Waterfront Vision departs from government planning processes of the past which systematically excluded and barred people of color; and

WHEREAS, the impact of yesterday's government-sanctioned segregation lingers with us today resulting in people of color having lower incomes and higher housing instability; and

WHEREAS, the Civil Rights Act of 1968 established for cities the duty to affirmatively further fair housing, requiring cities not to passively wait for housing choices to present themselves but to affirmatively further choice and inclusion in prime redevelopment such as in the Waterfront; and

WHEREAS, the draft regulating plan for the Waterfront District allows fee in lieu of providing affordable units and does not set out a specific path for reaching the 20% affordable housing goal even though real estate development requires extensive advance planning; and

WHEREAS, in the absence of a specific plan, there could be an avalanche of PUD applications with the Statesman PUD application (which offers only 4% of its units as affordable) being the harbinger of such a possible avalanche; and

NOW, THEREFORE, BE IT RESOLVED that the Austin Community Development Commission recommends to the City Council that:

1. The Waterfront District regulating plan specifically reserve enough district TIRZ funds to fill gaps in the development of housing units to meet the 20% affordable housing goal;
2. The regulating plan include a vehicle for active acquisition of land in the district where housing meeting the 20% affordable housing goal can be developed;

3. Avoid accepting fees in lieu of providing housing and emphasize including actual units that meet the 20% affordable housing goal;
4. Where an affordable housing overlay exists within the district, the incentives of that overlay be applied first so that half of the affordable housing goal is met under the incentives provided in the existing overlay on the property;
5. The city council do everything possible to achieve the 20% affordable housing goal.

Date of Approval: December 14, 2021

Record of the Vote: Approved unanimously by the Community Development Commission.

Against: None

Absent: Fisayo Fadelu, Eloise Sepeda

Attest:

A handwritten signature in black ink, appearing to read "Karen Paup". The signature is written in a cursive style with a large, looping initial "K".

Karen Paup, Vice Chair