

RESOLUTION NO.

WHEREAS, City Council is committed to enacting development regulations that result in the most and best affordable housing, economic development, parkland dedication, environmental protections, water quality and conservation, utility infrastructure, transportation infrastructure, etc.; and

WHEREAS, the City relies on new developments to provide and fund places for people to live, places for people to work, parks, drainage infrastructure, water quality controls, sidewalks, and other important community benefits; and

WHEREAS, some development regulations that require desired community benefits may result in reduced development capacity or affordability, either by reducing a property's developable land or materially increasing the cost of development; and

WHEREAS, recent increases in the cost of land and cost of development make it more difficult to achieve community benefits and affordable housing; and

WHEREAS, development regulations that reduce development capacity or affordability should be balanced with entitlements or other changes to ensure that the City can achieve both the community benefits and developments that Austin desires; **NOW, THEREFORE;**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Manager is directed to create a framework or policy for City staff to follow when Council or the Planning Commission initiate amendments to Title 25 or Title 30 of the City Code. The framework or policy should provide a systematic approach and efficient process to balancing development requirements that reduce development capacity or affordability with entitlements or other

changes, including changes to rules and criteria manuals, that offset such requirements. Requirements are determined to reduce development capacity or affordability if the requirements effectively reduce developable land or yield, or materially increase the cost of development, including substantially increasing the time for permitting or site plan review.

~~To the extent necessary to implement this framework/policy, the City Council initiates amendments in Title 25 and Title 30 of the City Code. This initiation of amendments authorizes the City Manager to bring amendments as needed beginning today and continuing until Council directs otherwise.~~

The City Manager is directed to incorporate a stakeholder process in the framework/policy.

Requirements and offsets shall be proposed to Planning Commission and City Council for consideration at the same time. As part of the framework/policy, if a requirement is determined to reduce development capacity or affordability, and the City Manager recommends offsets that require amendments to Title 25 or Title 30 of the City Code, the City Manager is directed to provide the City Council with recommendations and options to initiate the code amendments at a time that would allow for the requirement and offset ordinances to be presented together to Planning Commission and any other applicable commission. This process applies to new requirements initiated while the framework/policy is being developed and the retrospective review described below is happening.

The City Manager is directed to provide a report about the framework/policy to Council no later than April 2023.

BE IT FURTHER RESOLVED:

The City Manager is directed to analyze requirements enacted or initiated in the last two years to determine which requirements reduce development capacity or affordability.

If any of those requirements reduce development capacity or affordability, the City Manager is directed to consider and propose ways to offset those impacts. If any of those proposals requires an amendment to Title 25 or Title 30 of the City Code, the ~~City Council initiates amendments to those Titles in this Resolution. The~~ City Manager shall return to Council by ~~October~~ July 2023 with any recommendations to initiate code amendments necessary to implement the proposed offsets.

The Council supports the requirements enacted and initiated in the last two years, including, but not limited to Water Forward, and this retrospective review is not intended to undermine or reverse those requirements.

BE IT FURTHER RESOLVED:

~~While the framework/policy is being developed and the retrospective review is happening, new requirements that reduce development capacity or affordability shall be presented to Council for action with recommended offsets. If any of those proposals requires an amendment to Title 25 or Title 30 of the City Code, the City Council initiates amendments to those Titles in this Resolution.~~

ADOPTED: _____, 2022 **ATTEST:** _____

Myrna Rios
City Clerk