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RESOLUTION NO.

WHEREAS, Austin must take action to address the local affordability and housing crises; and

WHEREAS, compact residential developments of three to sixteen homes, often referred to as “missing middle” housing, can provide greater affordability and be more easily attainable by moderate-income families and individuals compared to new single-family homes by spreading the cost of the land across more units; and

WHEREAS, missing middle housing facilitates walkability, transit, and community-building while fitting within residential neighborhoods; and

WHEREAS, diverse housing types and price points benefit and support community diversity, including young adults, families and children, adults aging in place, people with disabilities, and anyone else who may not want, need, or be able to afford a single-family home; and

WHEREAS, current City Code allows a simpler residential review process for single-family or duplex projects, but small projects with three to sixteen residential units must adhere to the complex, expensive, and time-consuming site plan process required of large multifamily and commercial projects; and

WHEREAS, full site plan review can involve as many as ten to thirteen City departments; and

WHEREAS, a neighborhood-scale fourplex has more in common with a single-family house in terms of its impacts to surrounding areas than a large apartment, mixed-use, or commercial complex; and

25 **WHEREAS**, since construction of missing middle housing frequently
26 occurs through the Affordability Unlocked Bonus Program, establishing an easier
27 regulatory process for missing middle housing will increase the supply of
28 affordable units and help to further housing goals adopted in the Austin Strategic
29 Housing Blueprint; and

30 **WHEREAS**, Council first initiated revisions to the site plan process for
31 missing middle projects as part of Affordability Unlocked, Resolution No.
32 20190221-027, with more recent direction provided through water quality code
33 changes, Resolution No. 20220609-061; and

34 **WHEREAS**, as part of its actions on the amendments initiated by
35 Resolution No. 20220609-061, the Planning Commission recommended deferring
36 amendments related to the site plan process to 2023 in order to allow development
37 of a more comprehensive staff recommendation that addresses the broader range of
38 regulatory challenges confronting missing middle housing; and

39 **WHEREAS**, in furtherance of the high priority Council and the Austin
40 community places on simplifying City processes and reducing costs for housing,
41 this Resolution provides additional direction to guide development of previously
42 initiated amendments related to missing middle housing; **NOW, THEREFORE,**

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

44 To facilitate the creation of missing middle housing, Council initiates
45 amendments to City Code Title 25 (*Land Development Code*) to scale site plan
46 review requirements appropriately for developments of three to sixteen residential
47 units. These amendments shall be non-zoning in nature. To the greatest extent
48 possible, these amendments should:

- 49 1. **Add Triplexes and Fourplexes to Residential Review:** Establish
50 that the City will review developments of three or four residential
51 units in the manner the City reviews developments of one or two
52 residential units, where no site plan is required.
- 53 2. **Create “Site Plan Lite” Review for Missing Middle Housing:** For
54 developments of five to sixteen residential units, create a site plan
55 review process that is tailored appropriately for missing middle
56 housing, with fewer requirements than that of full site plan review.

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58 **BE IT FURTHER RESOLVED:**

59 In developing Site Plan Lite, the City Manager shall holistically review all
60 existing non-zoning development requirements for value and impact in application
61 to missing middle projects, including but not limited to drainage and water quality,
62 parking and street impact fees, parkland dedication, trees, and utilities. While
63 zoning regulations are relevant to development of missing middle housing, this
64 Resolution is concerned solely with challenges presented by non-zoning
65 regulations and does not initiate changes to impervious cover limits, compatibility,
66 height, setbacks, and other zoning regulations. Informed by this holistic review, the
67 City Manager should then craft Site Plan Lite to modify non-zoning requirements
68 as appropriate for missing middle projects, with the goal of streamlining review in
69 a manner scaled to the impacts of development.

70 **BE IT FURTHER RESOLVED:**

71 Prior to vetting through Boards and Commissions and soliciting broader
72 public feedback, the City Manager shall seek input from market-rate and
73 affordable housing stakeholders on the proposed changes, including

74 testing/modeling for effectiveness in increasing housing capacity and yield, as well
75 as any process changes needed to implement proposed regulatory changes.

76 **BE IT FURTHER RESOLVED:**

77 The City Council directs the City Manager to bring back ordinances for
78 Council consideration in the following manner:

- 79 1. Residential review for triplexes and fourplexes, no later than March 9,
80 2023; and
- 81 2. Site Plan Lite review for five to sixteen unit missing middle housing,
82 no later than June 1, 2023.

83
84
85 **ADOPTED:** _____, 2022 **ATTEST:** _____

86 Myrna Rios
87 City Clerk
88