

**RESOLUTION NO. 20230323-057**

**WHEREAS**, the cost of housing in the City is too high for too many people; and

**WHEREAS**, the City created the Strategic Housing Blueprint and adopted the Strategic Housing Blueprint Implementation Plan in 2017, which set 10-year goals for constructing affordable housing units in each City Council district; and

**WHEREAS**, each annual Progress-to-Date scorecard created by the City of Austin Housing and Planning Department and HousingWorks Austin has shown that every Council district is not meeting the goals and timeline of the Strategic Housing Blueprint; and

**WHEREAS**, the City has ten technical criteria manuals, in addition to the Land Development Code, that document administrative rules and impact the cost and timelines for housing development; and

**WHEREAS**, the manuals include the Administrative Rules for Solid Waste Services, Building Criteria Manual, Drainage Criteria Manual, Environmental Criteria Manual, Fire Protection Criteria Manual, Standard Specifications Manual, Standards Manual, Traditional Neighborhood District Criteria Manual, Transportation Criteria Manual, Utilities Criteria Manual; and

**WHEREAS**, the City currently lacks a transparent process for reviewing the technical criteria manuals for inconsistencies, redundancies, and policy implications; and

**WHEREAS**, other Texas cities, including Dallas, have established development advisory committees comprised of industry professionals and city

staff that meet regularly to review and provide input on the adoption of rules impacting the development process, address implementation challenges, and resolve conflicts, make recommendations; and

**WHEREAS**, these advisory committees have successfully analyzed proposed development rules and policies, resolving potential conflicts, and recommending improvements to existing processes and regulations; **NOW, THEREFORE**,

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

The City Manager is directed to collaborate with housing and development community stakeholders to establish a Technical Advisory Review Panel (TARP) that meets the following requirements:

1. The TARP should be composed of:
  - a. City staff from all departments relevant to creating, editing, and updating technical criteria manuals, including but not limited to the Development Services Department, the Austin Code Department, the Austin Transportation Department, the Watershed Protection Department, Austin Energy, the Austin Water Utility, and the Austin Fire Department; and
  - b. Housing and development industry professionals, including representatives of home builders, including affordable housing and infill developers, as well as contractors, engineers, and architects.
2. The role of the TARP should include:
  - a. Reviewing the City's technical criteria manuals, with the goal of:

- i. Identifying the most challenging issues for staff and industry in implementing criteria manuals for public and private projects, including but not limited to City of Austin projects; and
    - ii. Providing recommendations for improving the criteria manuals and the process for adopting and amending criteria manuals.
  - b. Ensuring opportunities for public input and consultation with relevant City boards and commissions, which should be timed to maximize opportunities for departments to consider the TARP's recommendations before beginning the process required by City Chapter 1-2 (*Adoption of Rules*) for adopting criteria manuals or amendments.
3. The City Manager should ensure sufficient staff support and involvement of City departments to ensure that the process achieves its goals.

**BE IT FURTHER RESOLVED:**

In establishing the TARP review process, as described above, the City Manager should ensure transparency and openness in amending, updating, and reviewing technical criteria manuals. To this end, the process should provide for:

1. Soliciting recommendations from the TARP to better align criteria manuals with existing City Council policies, City housing goals, and industry best practices, as well as the needs of individual departments and the protection of public health and safety;
2. Minimizing cross-departmental conflicts and redundancies;
3. Establishing a process for conflict resolution;

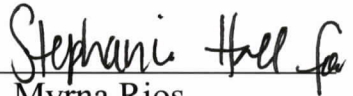
4. Documenting the costs, timeline, and housing capacity implications to City staff and the development community of the implementation and enforcement of new rules;
5. Identifying opportunities to clarify conflicts and redundancies in the Land Development Code (LDC) to simplify and clarify application of new rules; and
6. Where appropriate, working with relevant City boards and commissions, including but not limited to the Planning and Design Commissions.

**BE IT FURTHER RESOLVED:**

The City Manager is directed to complete the initial steps necessary to establish the TARP consistent with this resolution and provide an update to Council within 180 days, which may include any recommended budget amendments or other Council action as deemed appropriate.

**ADOPTED:** March 23, 2023

**ATTEST:**

  
Myrna Rios  
City Clerk