

1 **RESOLUTION NO.**

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3 **WHEREAS**, in order to address the affordable housing crisis, the Austin  
4 City Council adopted the Strategic Housing Blueprint (Blueprint) with the goal of  
5 producing a total of 135,000 new units with a goal of at least 60,000 new income  
6 restricted units by 2027; and

7 **WHEREAS**, Affordability Unlocked has been one of the most successful  
8 programs helping to get subsidized housing created throughout the City, including  
9 in high opportunity areas; and

10 **WHEREAS**, the average rent in Austin was more than \$1,670 in April 2023  
11 and many Austinites continue to struggle to find housing that is affordable or  
12 attainable to them; and

13 **WHEREAS**, the City has a limited amount of funding it can direct toward  
14 subsidized housing; and

15 **WHEREAS**, affordable housing bonus programs are an effective way to  
16 expand housing opportunities without necessarily relying on subsidies to achieve  
17 affordability goals; and

18 **WHEREAS**, when Affordability Unlocked passed in 2019, the long planned  
19 and discussed new land development code was expected to be in place soon  
20 thereafter that would include more robust affordable housing bonus programs; and

21 **WHEREAS**, the Austin Strategic Housing Blueprint calls out the fact that to  
22 bond our way to fully subsidizing our current needs for housing, Austin would  
23 need to bond for more than \$11 billion; and

24           **WHEREAS**, while the State of Texas prohibits the use of inclusionary  
25 zoning, it does allow for voluntary density bonus programs which per the Austin  
26 Strategic Housing Blueprint are to produce the majority of our subsidized housing  
27 units; **NOW, THEREFORE**,

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

29           The Council initiates amendments to City Code Title 25 (Land Development)  
30 to create a new tier within the Affordability Unlocked Development Bonus Program  
31 (“Affordability Unlocked”) for developments that do not utilize City of Austin  
32 housing development assistance programs.

33           The program parameters should be developed in consultation with appropriate  
34 stakeholders.

35           **BE IT FURTHER RESOLVED:**

36           The City Council’s goals for this tier include the following:

- 37           • Calibrate the percentage of income-restricted units (rental or ownership) so  
38 that the percentage is higher than what is required for a geography-based  
39 bonus programs but less than percentages required in Tier 1 or Tier 2 of  
40 Affordability Unlocked.
- 41           • Calibrate the increase in allowable building height based on the percentage  
42 of income-restricted units.

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**BE IT FURTHER RESOLVED:**

The City Manager is directed to process the Code amendments necessary to accomplish the goals in this resolution and return with a draft ordinance for City Council consideration by December 1, 2023.

**ADOPTED:** \_\_\_\_\_, 2023    **ATTEST:** \_\_\_\_\_  
Myrna Rios  
City Clerk

DRAFT