

**RESOLUTION NO. 20230608-041**

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

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

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

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

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

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

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

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

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

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

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

**BE IT FURTHER RESOLVED:**

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

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

**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:** June 8, 2023 **ATTEST:**



Myrna Rios  
City Clerk