



Onsite Water Reuse and Reclaimed Water Connection Requirements

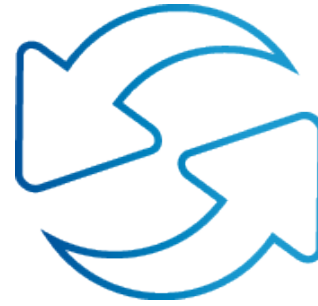
Kevin Critendon, P.E.
Assistant Director

Codes & Ordinances Joint Committee

February 21, 2024

Water Forward Overview

- 💧 Austin's 100-year integrated water resource plan
- 💧 Strategies to **adapt to growth, drought, and climate change** and ensure a sustainable, resilient, equitable, and affordable water future
- 💧 Approved by Council in November 2018
- 💧 Developed by Austin Water with the Council-appointed Water Forward Task Force and community input
- 💧 Technical work supported by engineering, climate science, and hydrology consultants



Reuse



Conservation



Supply



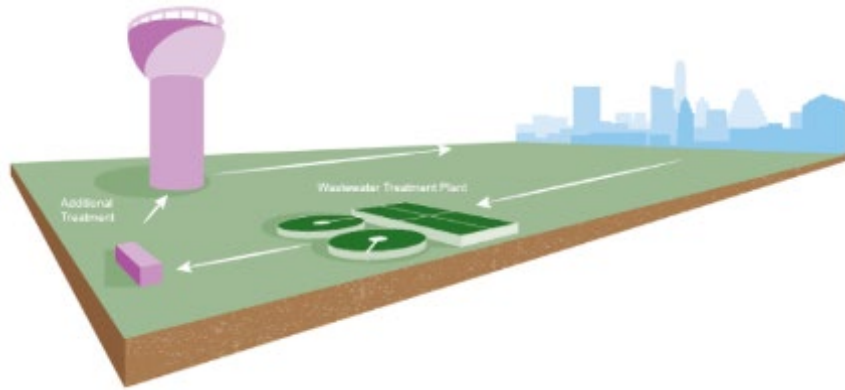
Partnerships



Current Water Forward Reuse LDC Provisions

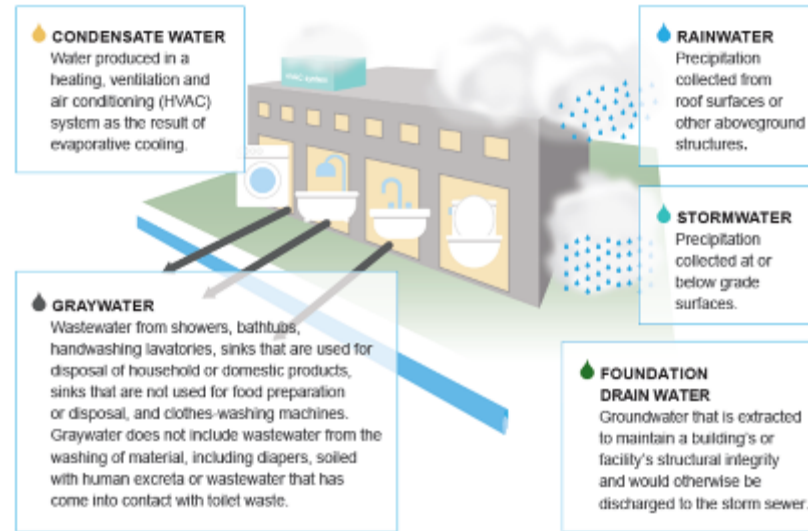


RECLAIMED WATER



Effective Dec. 1, 2021

ONSITE WATER REUSE



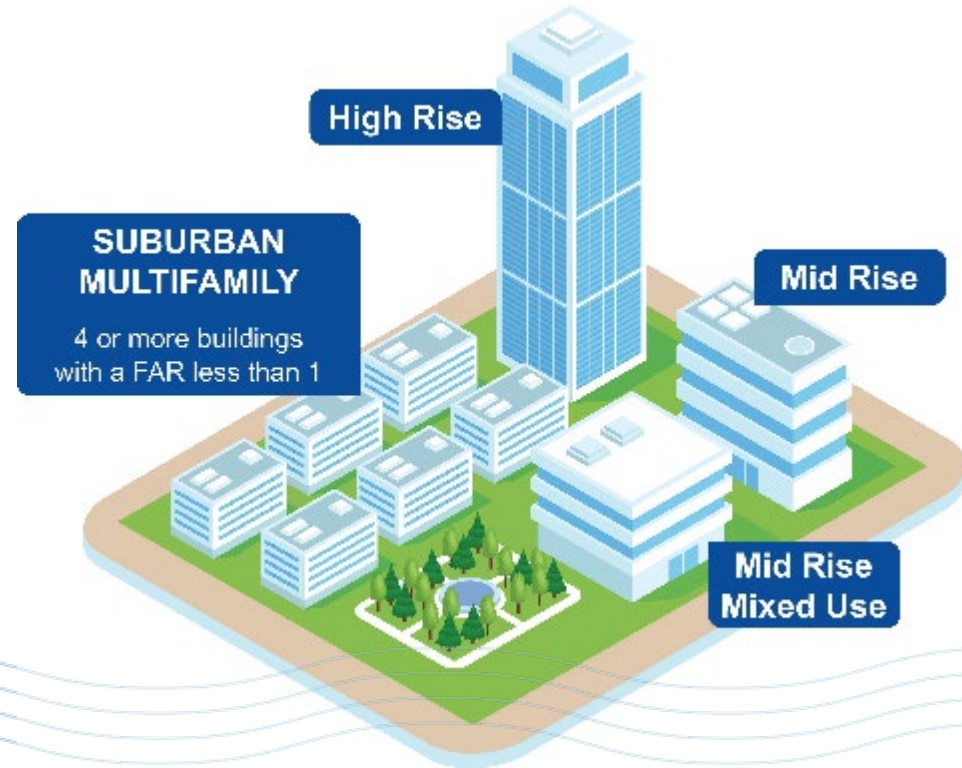
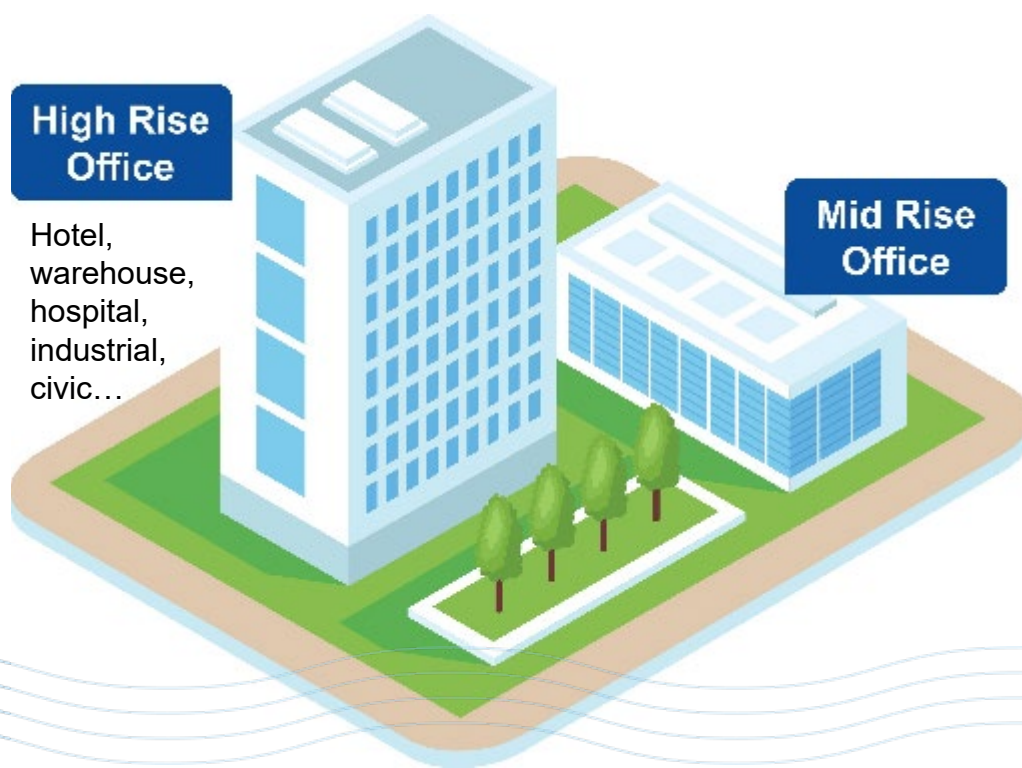
**Effective Dec. 1, 2023
(now April 1, 2024)**

- Applies to new site plan permits submitted after the effective dates
- Requires dual plumbing supply for non-potable water in buildings
- Adds new requirements for large development projects only

What is a Large Development Project?



LARGE DEVELOPMENT PROJECT means the construction of one or more multi-family, mixed use, or commercial buildings on one or more parcels in accordance with a phased plan or approved site plan, with a total gross floor area for the building(s) of 250,000 square feet or more.



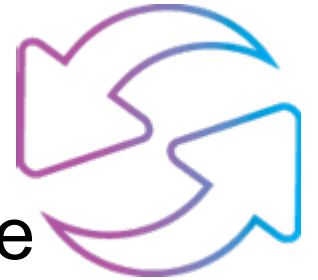
2024 Proposed Amendments



Development Size	Current Requirements Effective 12/1/2021	Proposed Requirements Effective 4/1/2024
Small <250,000 square feet	<ul style="list-style-type: none">Water Benchmarking Connect to centralized reclaimed water within 250 feet	<ul style="list-style-type: none">No change
Large ≥250,000 square feet <u>without multifamily</u>	<ul style="list-style-type: none">Water Benchmarking Connect to centralized reclaimed water within 500 feet	<ul style="list-style-type: none">Connect to centralized reclaimed water within 500 feet; OR Install an onsite water reuse system
Large ≥250,000 square feet <u>with multifamily</u>	<ul style="list-style-type: none">Water Benchmarking Connect to centralized reclaimed water within 250 feet	<ul style="list-style-type: none">Connect to centralized reclaimed water within 500 feet; OR Install an onsite water reuse system <p><i>Exclude projects accredited for Affordability Unlocked or State Low Income Housing Tax Credit</i></p>



Addressing Housing Affordability



- ◆ New requirements will have near-term impacts to market-rate multifamily housing costs that will likely range from 0.02 to 1.4% (or \$800-\$7,100 per unit)
- ◆ Staff is recommending code changes to exempt projects that qualify as affordable developments under the Affordability Unlocked program or the State's Low Income Housing Tax Credit program
- ◆ These programs target incomes below 50% MFI and exempting these projects would not impact their development in the City



Advancing Reuse & Funding Strategies

- ◆ Incentives and grants for reuse and conservation
- ◆ Expedited building permit review process
- ◆ Low interest loan program
- ◆ Cost sharing
- ◆ GoPurple Community Benefit Charge (CBC)
- ◆ Purple Choice and Purple Choice Plus





Questions?

