



City of Austin

Recommendation for Action

File #: 24-4063, **Agenda Item #:** 70.

2/29/2024

Posting Language

Approve an ordinance repealing Ordinance Nos. 20220609-080, 20221201-055, and 20221201-056; and amending City Code Chapter 4-18 (*General Permitting Standards*) to establish application processes and procedures for City Code Title 25 (Land Development) density bonus and incentive programs. Related to Item #73.

Lead Department

Planning Department.

Fiscal Note

This item has no fiscal impact.

For More Information:

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Additional Backup Information:

Case Number: C20-2023-044

If approved, this ordinance will establish the application process and procedures to participate in a density bonus or incentive program found in Title 25 (Land Development Code). The specific density bonus or incentive program will establish the minimum community benefits and, when applicable, the affordability levels.

To preserve the community benefits generated by the density bonus or incentive program, the processes and procedures will require an applicant to enter into an agreement with the City. When a program requires the set-aside of income-restricted housing units, the applicant will need to agree to certain tenant protections, availability of units, and minimum affordability periods.

The ordinance also establishes requirements that will apply when a density bonus or incentive program will be utilized on a site with existing multi-family or non-residential uses. These requirements are similar to the requirements adopted in Affordability Unlocked and Residential In Commercial. The redevelopment provisions will only apply if required by the density bonus or incentive program.