



Affordability Impact Statement

Transit System Projects Amendments

Case number: C20-2026-003

Initiated by: Resolution No. [20211029-003](#)

Date: 4/2/2026

Proposed Regulation

The proposed amendment changes the Transit System Ordinance ([20221115-048](#)) adopted in 2022 to add additional streamlining elements with a focus on project-specific technical regulation. The local justification of this ordinance is to streamline the review process for Light Rail to help the efficiency of the funds and resources devoted to the effort. The ordinance streamlines local regulations and criteria for the Light Rail project, while not changing the intended outcomes of these regulations and criteria.

This project-specific ordinance only affects the departments that perform reviews and the affected department's utilities. Watershed Protection, Development Services, Austin Water, Austin Energy, Transportation Public Works, and Planning have been directly involved with the drafting of their sections of the revised ordinance, ensuring the changes will streamline reviews, especially that of variances, and reduce review time/effort.

Proposed changes include:

- There are technical spacing requirements for utilities - project specific/constrained criteria, project specific criteria for water quality.
- Allowing for the Limits of Construction within a site plan to be non-contiguous.
- Reviewing Heritage Trees administratively rather than by Commission (borrowed from school district ordinance).
- Revoke an unused 4th street ordinance that limited utilities.
- Requiring that the construction of the light rail itself comply with the Project Connect Design Criteria (PCDC) for sidewalk standards.

Land Use/Zoning Impacts on Housing Costs

The proposed changes would have neutral impacts on housing costs.

Impact on Development Cost

The proposed changes would have neutral impacts on development costs.

Impact on Affordable Housing

The proposed changes would have neutral impacts on affordable housing:

Overall Impact

The proposed changes would have a neutral overall impact:

- The proposed amendment applies only to Transit System Projects and does not alter the intended outcomes of existing criteria or regulations. Its primary effect is to streamline project-specific technical reviews for the Light Rail program, reducing staff time and administrative effort while aligning with citywide goals for regulatory efficiency and implementation of Project Connect.
- While streamlining transit projects can indirectly support broader affordability goals by improving access to reliable transportation, this amendment does not directly affect housing development, costs, or affordability.

Other Policy Considerations

- None at this time.

Manager's Signature


