

RESOLUTION NO. 20170817-056

WHEREAS, the Housing and Neighborhoods Policies of the Imagine Austin Comprehensive Plan call for the City of Austin to “Connect housing to jobs, childcare, schools, retail, and other amenities and services needed on a daily basis, by strategies such as directing housing and employment growth to sites appropriate for Transit-Oriented Development and coordinating and planning for housing near public transportation networks and employment centers to reduce household transportation costs and vehicle miles travelled”; and

WHEREAS, the Land Use and Transportation Policies of the Imagine Austin Comprehensive Plan call for the City of Austin to “Promote development in compact centers, communities, or along corridors that are connected by roads and transit, are designed to encourage walking and bicycling, and reduce healthcare, housing, and transportation costs” as well as “direct housing and employment growth to activity centers and corridors, preserving and integrating existing affordable housing where possible”; and

WHEREAS, the Austin Strategic Housing Blueprint, approved by Council on April 13, 2017, recognizes that a majority of low- and medium-income earners in Austin are rent burdened, paying more than 30% of their income on housing costs, and many are severely cost burdened, paying over half of their income on housing costs; and

WHEREAS, the Austin Strategic Housing Blueprint calls for development of policies to prioritize the preservation and creation of affordable housing near current and future transit service to help the Neighborhood and Community Development (NHCD) Department “reach its goal of 25% of affordable housing units created or preserved within 1/4 mile of a transit stop”; and

WHEREAS, the Imagine Austin Comprehensive Plan defines Transit Oriented Development (TOD) as “a mixed-use residential or commercial area designed to maximize access to public transport, increase economic activity, and often incorporates features to encourage transit ridership. A TOD typically has a center with a transit station or stop (train station, metro station, or bus stop), surrounded by relatively high-density development with progressively lower-density development spreading outward from the center”; and

WHEREAS, the Ordinance no. 20050519-008 amending the chapters 25-2 and 25-6 of the City Code establishes the Plaza Saltillo TOD District as a neighborhood center TOD District. “A neighborhood center TOD district is located at the commercial center of a neighborhood. The average density is approximately 15 to 25 dwelling units for each acre. Typical building height is one to six stories. Uses include small lot single-family residential use, single-family residential use with an accessory dwelling unit, townhouse residential use, low-rise condominium residential use and multifamily residential use, neighborhood retail and office uses, and mixed-use buildings”; and

WHEREAS, the Plaza Saltillo TOD Station Area stretches east from I-35 going through the northern reaches of the East Cesar Chavez Neighborhood as well as the Holly Neighborhood, feeding Austin Independent School District (AISD) schools that are losing student population and are currently designated as being under-enrolled; and

WHEREAS, the Regulating Plan for the Plaza Saltillo TOD Station Area was approved by Council on December 11, 2008; and

WHEREAS, in their 2016 District Analysis, Housing Works reports that 56% of District 3 residents are cost burdened and 31% are extremely cost burdened; and

WHEREAS, the East Cesar Chavez Neighborhood Plan includes the goal to “preserve and increase the number of homeowners in the neighborhood”; and

WHEREAS, the Holly Neighborhood Plan includes the goal of “promoting a variety of housing options for a mixture of different incomes”; and

WHEREAS, this property falls within the attendance zone of Sanchez Elementary School, a school that AISD has identified as under-enrolled and in danger of closure; and

WHEREAS, Habitat for Humanity has recently acquired parcels at 1409 and 1411 East 4th Street within the Plaza Saltillo TOD and proposes a multifamily development with levels of long-term affordability in excess of the current Plaza Saltillo TOD affordable housing goals and density bonus programs, but would require a scale of development which is not currently allowed by the Plaza Saltillo TOD Regulating Plan on the parcels owned by Habitat for Humanity; **NOW, THEREFORE,**

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

The Council initiates amendments to the Plaza Saltillo TOD Regulating Plan consistent with Code Section 25-2-766.23 (Amendments to Station Area Plan) that would allow for an additional density bonus program applicable to the site of the multi-family development currently proposed by Habitat for Humanity, which could include, but is not limited to, appropriate waivers of the following regulating plan standards:

- I. compatibility standards for height and setbacks;
- II. maximum building height (not to exceed 85 ft.);
- III. maximum parking reduction;
- IV. minimum front yard setback;
- V. maximum density;
- VI. maximum floor-to-area ratio; and
- VII. active edges.

Eligibility for the new density bonus program should be limited to a development that provides a level of long-term affordability substantially in excess of the current goals and density bonus programs of the Plaza Saltillo regulating plan and limited to the site owned by Habitat for Humanity. The development should be family friendly in terms of amenities, design, and unit mix, and the goal should be that a substantial majority of units should include multiple bedrooms.

BE IT FURTHER RESOLVED:

The City Manager is directed to process the amendments within 90 days of the adoption of this resolution.

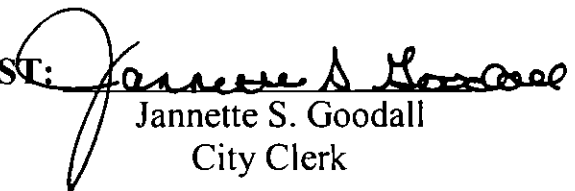
BE IT FURTHER RESOLVED:

In conjunction with the CodeNEXT process, the City Manager is directed to evaluate the existing Density Bonus programs in TOD district regulating plans, and make recommendations on the establishment of a new Density Bonus Program category for eligible projects to:

- I. incentivize the construction of on-site affordable housing units;
- II. establish appropriate affordability duration requirements to qualify for the Affordability Density Bonus Program; and
- III. at least meet the following requirements –
 - a. $\leq 40\%$ MFI = a minimum of 10% of the total units by square footage;
 - b. $\leq 60\%$ MFI = an additional minimum of 25% of the total units by square footage;
 - c. $\leq 80\%$ MFI = an additional minimum of 40% of the total units by square footage.

ADOPTED: August 17, 2017

ATTEST:


Jannette S. Goodall
City Clerk