

Policy Guidance Task Tracker; Published October 4, 2019
For more information on the Land Development Code Revision, visit www.AustinTexas.gov/LDC

	Topic	Subtopic	Specific Council Direction	Task Number	Council Direction	
					Policy Question	Reference
A	General Direction	Goals	The new code should prioritize all types of homes for all kinds of people in all parts of town (our Strategic Housing Blueprint goals) and a development pattern that supports 50/50 Transportation Mode share by 2039 (our Austin Strategic Mobility Plan).	A.1	Question 1: Scope	1.1 Overall Scope
			The Manager should work to deliver a new code that is simplified, can be applied consistently, and furthers the goals of the Imagine Austin Comprehensive Plan.	A.2	Question 1: Scope	1.1 Overall Scope
			The revised Land Development Code should be sufficiently clear and unambiguous that administrative criteria manuals are not relied upon to establish policy, except in circumstances where Council has directed that particular requirements be established administratively.	A.3	Question 1: Scope	1.4 Code Text
			The revised Land Development Code should provide a greater level of housing capacity than Draft 3, and the City Manager should consider this goal in developing proposed revisions to the Code text and zoning map	A.4	Question 2: Housing Capacity	2.1 Objective
			The new code and map should allow for housing capacity equivalent to at least three times the Austin Strategic Housing Blueprint (ASHB) goal of 135,000 new housing units, as well as for ASHB goals of 60,000 affordable housing units, preservation of 10,000 affordable housing units, production of sufficient numbers of Permanent Supportive Housing (PSH) units each year sufficient to address needs and 30% Missing Middle Housing, and be achieved in a manner consistent with direction provided throughout this document.	A.5	Question 2: Housing Capacity	2.1 a.
			The code revision should reduce the impact of compatibility standards on development within activity centers and activity corridors to a greater extent than Draft 3	A.6	Question 4: Compatability	4.1 Objective
			The code revision should seek to reduce the impact of minimum parking requirements on development to a greater degree than Draft 3	A.7	Question 5: Parking	5.1 Objective
		Baseline	The code revision process should use the staff-recommended Draft 3 (text and map) as a baseline, with revisions made to implement policy direction provided below and in response to Questions 2-5	A.8	Question 1: Scope	1.1 Overall Scope
			Staff should also review recommendations previously made by boards and commissions on Draft 3 and incorporate those with which staff agrees (all or in part), using a process such as that used for the Austin Strategic Mobility Plan	A.9	Question 1: Scope	1.1 Overall Scope
		Timeline	The manager should have a revised Land Development Code (text) and Zoning Map ready for Council action on First Reading in October of this year (after Planning Commission issues their report on the text and map as part of the required process).	A.10	Question 1: Scope	1.2 Timeline
		Public Participation	The Manager should establish and communicate clearly the public input process for Council's adoption of the revised Land Development Code, including timelines and opportunities for public input.	A.11	Question 1: Scope	1.3 Communication
			Include a transparent and educational public process under which stakeholders are informed on how their input has been received and is being evaluated.	A.12	Question 1: Scope	1.3 Communication
		Implementation	Staff to provide options for timelines and methods for implementation of the new code and map and to achieve additional housing capacity and affordable housing goals beyond those contained in the new code and map	A.13	Question 1: Scope	1.4 e.
		Infrastructure	Improve the City's fiscal health by (1) facilitating fiscally sound infrastructure investment for both public and private interests; and (2) applying the code in strategic locations that maximize public infrastructure investment and minimize long term obligations	A.14	Question 2: Housing Capacity	2.1 h.i.
			A city-led testing process to assess the impact of revised regulations that includes participation by outside design and technical professionals, including architects, landscape architects, and engineers, in addition to city staff and the substantial involvement of the public	A.15	Question 2: Housing Capacity	2.2 e.

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		Testing	The initial testing should examine how the proposed zoning and non-zoning code provisions perform when applied to various types and scales of development and staff should complete this testing prior to review by boards and commissions	A.16	Question 2: Housing Capacity	2.2 e.	
			Staff should provide accurate and careful testing and modeling of corridor and transition area regulations so that Council and community discussions can focus on achieving policy results and include proposed non-zoning regulations	A.17	Question 2: Housing Capacity	2.2 e.	
		Reports (All Topic Areas)	The Manager will report on how revisions to the land development code will likely affect existing environmental regulations, understanding that the goal of the council is to preserve, or increase, our current level of environmental protections and sustainability with respect to flooding, water quality and usage, air quality, and greenhouse gas emissions	A.18	Question 1: Scope	1.4 d.	
			The City Manager shall provide estimates for the potential impacts of the new map on transit ridership as well as affordable housing goals	A.19	Question 2: Housing Capacity	2.1 e.	
			Staff will provide a projection of how much missing middle housing capacity the mapping of transition areas consistent with these guidelines will provide, and how effectively the map enables us to achieve ASHB and ASMP goals	A.20	Question 4: Compatability	4.3 j.	
			The City Manager shall provide to Council an analysis of the affordable housing and housing capacity yield when presenting the proposed mapping and potential for redevelopment using the Envision Tomorrow tool	A.21	Question 4: Compatability	4.3 l.	
		Goals	Goals	In general, within activity centers, along activity corridors, along the transit priority network, and in transition areas, additional entitlements beyond current zoning should only be provided: i. to increase the supply of missing middle housing, which shall include an affordable housing bonus program where economically viable or, ii. through a density bonus that requires some measure of affordable housing	B.1	Question 2: Housing Capacity	2.1 b.
				In general, housing affordability should be the primary policy driver of code and mapping revisions	B.2	Question 2: Housing Capacity	2.1 d.
				Generally, revisions to the Zoning map should not result in a downzoning of an existing use	B.3	Question 2: Housing Capacity	2.1 g.
			F25	F25	The revised zoning map should limit the Former Title 25 (F25) zoning classification to unique zoning districts (e.g., NCCDs and PDAs) for which no similar district exists under the revised Land Development Code	B.4	Question 1: Scope
COs that are generally incorporated into the new code are not to be carried forward; other, unique COs are carried forward and are subject to change with any future rezoning	B.6				Question 1: Scope	1.5 b.	
Unique zoning districts (e.g., NCCDs) should be reevaluated in the current context of Austin's housing and transportation needs in addition to analyzing the extent to which NCCDs provide missing middle housing	B.7				Question 1: Scope	1.5 a.	
Existing NCCDs should be preserved and carried forward in the new code and map, however, Code and Zoning Map changes related to ADUs, Parking, Preservation Bonuses, Affordability Bonuses, lot size, and Transition Area mapping (consistent with Council direction provided below and in response to Questions 2-5) should be applied to those NCCDs	B.8				Question 1: Scope	1.5 a.	
	B.9						
Specialized zoning districts that exist today and are of a type contained in the new Code, such as Planned Unit Developments and regulating plans, should be carried over and not be classified as F25	B.10				Question 1: Scope	1.5 Zoning Map	

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B	General Zoning	Rezoning Efforts	The granting of new entitlements in areas currently or susceptible to gentrification should be limited so as to reduce displacement and dis-incentivize the redevelopment of multi-family residential development, unless substantial increases in long-term affordable housing will be otherwise achieved	B.11	Question 2: Housing Capacity	2.1 c.
			Existing market rate affordable multifamily shall not be mapped to be upzoned	B.12	Question 2: Housing Capacity	2.1 c.
			To the greatest extent possible, include code restrictions that provide properties zoned for multi-family will develop with multi-family and not single-family structures	B.13	Question 2: Housing Capacity	2.1 h.iii.
			75% of new housing capacity should be within ½ mile of transit priority networks as identified by the Austin Strategic Mobility Plan and Imagine Austin activity centers and corridors	B.14	Question 2: Housing Capacity	2.3 a.
			Additional direction to staff to develop specific, context-sensitive criteria for areas where the distance between corridors is less than ½ mile	B.15	Question 2: Housing Capacity	2.3 c.
			All parts of town should be expected to contribute to reaching our ASHB and Austin Strategic Mobility Plan (ASMP) housing and mode shift goals as well	B.16	Question 2: Housing Capacity	2.3 b.
		Downtown	Code and map revisions should maximize potential for employment and residential units within Downtown, in accordance with the Downtown Austin Plan and the guidance in this document, with affordable housing benefits included and calibrated	B.17	Question 2: Housing Capacity	2.1 f.
		Regional Centers	Code and map revisions should maximize potential for employment and residential units within Regional Centers, in accordance with the guidance in this document, with affordable housing benefits included and calibrated	B.18	Question 2: Housing Capacity	2.1 f.
		Preservation/ Demolition/ Non-Conforming	Make allowances for existing single- family structures that become non-conforming to be maintained, remodeled, and potentially expanded, so long as they are not demolished or substantially rebuilt	B.19	Question 2: Housing Capacity	2.1 h.iii.
			Measures to dis-incentivize the demolition and replacement of an existing housing unit(s) with a single, larger housing unit	B.20	Question 2: Housing Capacity	2.2 f.
			Identifying and implementing opportunities throughout the code to encourage preservation of existing housing, especially market affordable housing	B.21	Question 2: Housing Capacity	2.2 g.
			Preservation incentives should be expanded City-wide, so that an additional unit, beyond what would otherwise be allowed, is allowed with the preservation of an existing structure	B.22	Question 2: Housing Capacity	2.2 i.
			Remodeling or adding units should be very simple, so it is much easier to preserve an existing home than to tear down and replace it with another larger structure	B.23 B.24	Question 2: Housing Capacity	2.2 i.
			Provide options to revise McMansion ordinance that provide for ability to add a room or limited remodel but constrain ability to demolish existing home and replace with another larger single family home	B.25	Question 2: Housing Capacity	2.2 i.
			If an existing affordable home is preserved, the balance of the lot's entitlements can be used to add more dwelling units	B.26	Question 2: Housing Capacity	2.2 i.
			Residential uses should be allowed in commercial zoning categories. Draft 3 mapping included affordability requirements for commercial properties where residential uses are not permitted and these requirements should be maintained in the new draft	B.27	Question 2: Housing Capacity	2.2 h.
			Employment and other uses to create "complete communities" along transit and Imagine Austin corridors and centers should also be allowed in a way that is context-sensitive	B.28	Question 4: Compatability	4.3 Zoning Map
			In addition, regulations should still allow "village center" type low-density mixed-use and commercial use in neighborhoods to create "complete communities"	B.29	Question 4: Compatability	4.3 Zoning Map
			Code revisions should provide that parking structures are able to evolve over time as transportation patterns change, including design standards for structured parking that will facilitate eventual conversion to residential or commercial uses	B.30		
				B.31	Question 5: Parking	5.2 c.

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		Uses	Propose options to preserve creative space, including but not limited to zoning categories specific to cultural spaces and incentives to create dedicated, below market rate creative spaces in developments along corridors and in centers	B.32	Question 1: Scope	1.2 f.
			Propose options for provisions in the LDC to carry out the land use recommendations from the Age Friendly Action Plan, including supports for multigenerational housing, visitability, and other provisions	B.33	Question 1: Scope	1.2 g.
			There should be provisions that enable day cares and senior living centers in all parts of the City, at a scale commensurate with its surroundings	B.34	Question 1: Scope	1.2 g.
			The new LDC should focus on the size and scale of the built environment and regulate uses through context-sensitive policies that are clearly identified in the code and apply equitably throughout the City instead of through by-lot zoning regulations	B.35	Question 1: Scope	1.2 h.i.
			Use restrictions should continue and be improved through a framework that identifies a range of incompatible uses among zoning categories, such as to avoid adult entertainment, hazardous industrial, or other activities that aren't supportive to surrounding residential or civic uses. Simple, clear requirements of conditions should be established, such as distance requirements and hours of operation	B.36	Question 1: Scope	1.2 h.i.
			Propose options for prohibiting uses along corridors that displace potential housing opportunities, such as self-storage facilities or other uses that do not contribute to overall policy goals	B.37	Question 1: Scope	1.2 h.ii.
C	Non-Zoning Regulation Overlap	Variance / Alternative Equivalent	The Manager should explore options to allow some level of administrative variances for some building form regulations (setbacks, height, building cover, etc.) to help maximize the shared community values of housing, tree preservation, parks, and mitigating flood risk	C.1	Question 2: Housing Capacity	2.1 d.i.
			Non-zoning regulations should provide flexibility to allow for higher unit yields for parcels within activity centers and activity corridors. The code should create alternative equivalent means to ensure the balance of needs, while protecting environment and sustainability (landscaping, parkland and tree preservation), public safety, transportation, utility and right of way needs	C.2	Question 2: Housing Capacity	2.2 c.
		Multi-purpose usage	The Manager should explore the feasibility of how regulations can overlap (e.g., how a drainage field can also safely serve as open space).	C.3	Question 2: Housing Capacity	2.1 d.ii.
		Housing Capacity / Housing	For parcels within activity centers and on activity corridors, application of non-zoning regulations should be prioritized in a manner that allows for greater potential housing unit yields than would otherwise be achieved without prioritization	C.4	Question 2: Housing Capacity	2.2 b.
			Review non-zoning regulations related to Austin Energy and Austin Water (other than regular fees) that can significantly impact the cost of development	C.5	Question 2: Housing Capacity	2.2 c.
			Review and suggest changes to non-zoning regulations that may encourage demolition rather than the redevelopment of existing structures	C.6	Question 2: Housing Capacity	2.2 c.
			Should the testing and modeling of the draft code demonstrate that any non-zoning regulations significantly constrain housing capacity within activity centers and on activity corridors, staff should provide council with options for best achieving the goals of non-zoning regulations while minimizing impact on achieving our housing capacity goals	C.7	Question 2: Housing Capacity	2.2 d.
		Downtown	The application of non-zoning regulations to smaller, remaining downtown sites should allow for greater potential for employment and residential units than Draft 3, with affordable housing benefits included and calibrated in accordance with the Downtown Austin Plan and the direction of this document	C.8	Question 2: Housing Capacity	2.2 c.i.
		Allowing accessory dwelling units (ADUs), both external and internal/attached, to be permitted and more easily developed in all residential zones	D.1	Question 3: Missing Middle	3.1 a.	

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D	Missing Middle	ADUs	Where appropriate, allowing new housing types to qualify as ADUs, including existing homes being preserved, mobile and manufactured homes, tiny homes on wheels, Airstream-style trailers, modular homes, and 3D-printed homes	D.2	Question 3: Missing Middle	3.1 b.
		Transition Areas	Determinations about mapping should also be informed by appropriate analyses available to staff, including but not limited to the "Zoning Capacity and Redevelopment Analysis" completed by city staff and the Fregonese study	D.3	Question 1: Scope	1.5 c.
			Map new Missing Middle housing in transition areas adjacent to activity centers, activity corridors, or the transit priority network	D.4	Question 3: Missing Middle	3.2 a.
			Generally, the transition area should be two (2) to (5) lots deep beyond the corridor lot	D.5	Question 3: Missing Middle	3.2 a.i.
			The depth and scale of any transition area should be set considering context- sensitive factors and planning principles such as those set out in the direction for Question 4	D.6	Question 3: Missing Middle	3.2 a.ii.
			The revised zoning map should include a transition zone that will eliminate the impact of compatibility for parcels along all activity corridors and within activity centers	D.7	Question 4: Compatability	4.3 c.
			Lot(s) adjacent to parcels fronting an activity corridor will not trigger compatibility and will be in scale with any adjacent residential house-scale zones	D.8	Question 4: Compatability	4.3 c.i.
			Mapping of lots within a transition area should be responsive to existing situations, including instances where market affordable missing middle housing is adjacent or proximate to a property fronting a corridor, and specific context sensitive general criteria provided by Council	D.9	Question 4: Compatability	4.3 c.ii.
			The LDC Revisions should map properties for missing middle housing in transition areas that meet some or all of the following criteria. Entitlements and length of transition areas should be relatively more or less intense for areas that meet more or fewer of the criteria listed below, respectively: i. Located on Transit Priority Network, or Imagine Austin Centers or Corridors ii. Located within the Urban Core as defined by the Residential Design and Compatibility Standards Area (McMansion Ordinance) iii. Has a well-connected street grid iv. Located in a high opportunity area as defined in the Enterprise Opportunity360 Index	D.10	Question 4: Compatability	4.3 d.
			The depth and scale of transition zones should be reduced so that the transition zone(s) do not overlap with the majority of the existing single-family neighborhood area	D.11	Question 4: Compatability	4.3 e.
			The length and level of entitlement in transition zones should be substantially reduced in "Vulnerable" areas identified in the UT Gentrification Study, regardless of the number of criteria met above	D.12	Question 4: Compatability	4.3 f.
			Lot(s) adjacent to parcels fronting an activity corridor will be mapped with a zone that does not trigger compatibility and that could provide a step-down in scale from the zone of the parcel fronting an activity corridor. For a shallow lot on a corridor, consideration will be given to maintaining the zoning of the corridor- fronting lot to the adjoining rear lot, if appropriate	D.13	Question 4: Compatability	4.3 g.
			Transition areas should step down to residential house scale as quickly as possible, while providing for a graceful transition in scale from the zone of the parcel fronting an activity corridor	D.14	Question 4: Compatability	4.3 h.
			Four units within a house scale should be the least intense zone within a transition area, subject to staff's consideration of what is appropriate	D.15	Question 4: Compatability	4.3 i.

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			The City Manager shall also use the following conditions as appropriate when mapping transition areas: i. Orientation of blocks relative to corridors ii. Residential blocks sided by main street or mixed use type zoned lots iii. Bound by other zones, use, or environmental features (including topography) iv. Drainage and flooding considerations v. Whether it is most appropriate to split zone or not split zone a lot.	D.16	Question 4: Compatability	4.3 k.
			If the transition area is not on an Imagine Austin corridor, but is on a residential transit priority network street, the street facing lot should generally begin with missing middle zoning, rather than corridor zoning	D.17	Question 4: Compatability	4.3 m.
			Staff will consider mapping missing middle areas in high opportunity areas not impacted by environmental concerns in order to help achieve goals related to housing throughout the city	D.18	Question 4: Compatability	4.3 n.
E	Site Development Standards	Density	Staff should provide options for minimum unit yield based on the zone	E.1	Question 2: Housing Capacity	2.1 h.iii.
		Lot Size	Code Revisions to provide additional housing capacity should include options for reducing minimum lot size and width to achieve the goals elsewhere in this document, including preservation goals, while also considering public safety concerns	E.2	Question 2: Housing Capacity	2.2 a.
		Landscape	The revision should provide options for the following standards related to Green Infrastructure, tree preservation, as well as increasing tree canopy along corridors and centers to enhance walkability and curb heat island effect	E.3	Question 4: Compatability	4.2 ii.
		Compatibility	Maintain Draft 3's no-build and vegetative buffers between residential and commercial uses, as well as other compatibility triggers and standards for properties adjacent to a Residential House-Scale zone	E.4	Question 4: Compatability	4.2 Code Text
			The only exception should be that the highest density Residential House-Scale zones should not trigger compatibility onto the lowest density Residential Multifamily zones in order to create smooth transitions	E.5	Question 4: Compatability	4.2 Code Text
			The revision should provide options for the following standards related to noise, uses, utility screening, side buffers, trash, loading and pick- up zones as well as shielded lighting	E.6	Question 4: Compatability	4.2 i.
			Compatibility standards and initial mapping should work together in a way that maximizes housing capacity on parcels fronting activity corridors, the Transit Priority Network, and within activity centers, consistent with applicable base zoning regulations and with any Affordable Housing Bonus otherwise available	E.7	Question 4: Compatability	4.3 Zoning Map
		In general, consider revisions that minimize the impact of compatibility standards on properties facing transportation corridors, particularly in relation to shallow lots	E.8	Question 4: Compatability	4.3 a.	
		The revised zoning maps should reduce the impact of compatibility standards on development for parcels along all activity corridors and within activity centers	E.9	Question 4: Compatability	4.3 b.	
		In redefining compatibility standards, the code revision should define the maximum height allowed by-right plus affordable housing bonus, along activity corridors and in activity centers, and then establish regulations that create a step-down effect in the transition zones	E.10	Question 4: Compatability	4.3 b.i	
F	Development	Site Plan	Continue including and enhance a site plan process that assesses the infrastructure needs of developments, including the cumulative impact of development, and facilitate the installation of new infrastructure funded in whole or in part by new development	F.1	Question 2: Housing Capacity	2.1 h.ii.
			The City's visitability ordinance should be retained and expanded to ground floor missing middle housing in the new code and staff shall provide options for how it is expanded	F.2	Question 5: Parking	5.2 b.

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	Services	Site Plan	Reduced site development standards as appropriate for missing middle housing options such as duplexes, multiplexes, townhomes, cooperatives and cottage courts in order to facilitate development of additional units. Council will need to determine the appropriate criteria to achieve more affordable housing while protecting environment and sustainability, public safety, transportation, utility and right of way needs	F.3	Question 3: Missing Middle	3.1 c.
G	Transportation	Transportation Demand Management	Developments should be able to use a predetermined set of transportation demand management tools such as building additional bike lanes or sidewalks, providing bike storage, public transit stops and other mechanisms	G.1	Question 1: Scope	1.4 i.
		Parking	Minimum parking requirements should be generally eliminated in areas that are within the ¼ mile of activity centers, activity corridors, and transit priority network, except that some parking requirements may be maintained for areas where elimination of parking requirements would be particularly disruptive (conditions to be proposed by staff)	G.2	Question 5: Parking	5.2 a.
			ADA-compliant parking should be required for commercial and multifamily developments, even if no minimum parking is otherwise required to ensure adequate number of dedicated parking spaces exist to safeguard those with permanent disabilities, temporary illness or injury are afforded a place to park near where they live, shop, or visit others. Off-site or on-street parking may challenge safety and accessibility and should be carefully considered before being used as a means to provide for this parking. This is of critical importance with an aging population and generational housing	G.3	Question 5: Parking	5.2 b.
			The Manager should explore options for adopting parking maximums or minimum unit-yield in areas necessary to ensure sufficient transit-supportive development (e.g., TODs)	G.4	Question 5: Parking	5.2 d.i.
			The Manager should determine if parking in certain areas should be counted against FAR	G.5	Question 5: Parking	5.2 d.ii.
			The Manager should explore the feasibility of decoupling parking from leases	G.6	Question 5: Parking	5.2 d.iii.
			The Manager should explore options for utilizing public parking and ROW to provide more ADA-compliant parking across the City	G.7	Question 5: Parking	5.2 d.iv.
H	Water	Goals	The revised Code text and map should result in reduced allowable city-wide impervious cover, improved city-wide water quality, and reduced overall flood risk	H.1	Question 1: Scope	1.4 a.
			The new land development code should not weaken current City of Austin floodplain regulations, drainage criteria, and water quality regulations and criteria	H.2	Question 1: Scope	1.4 b.
			Developments should retain more water on-site and encourage beneficial reuse	H.3	Question 1: Scope	1.4 j.i.
		Retention	Expand the use of Green Stormwater Infrastructure (GSI) controls to treat residential subdivisions including roads	H.4	Question 1: Scope	1.4 j.iii.
			Impervious Cover	Methods to measure and options to reduce allowable impervious cover in each watershed relative to current code ... should be developed for the new code	H.5	Question 1: Scope
		Reductions in impervious cover city-wide should either decrease allowable impervious cover for, or make no change to, each individual watershed (relative to current code).		H.6	Question 1: Scope	1.4 b.i.
		Provide options to significantly reform and/or remove exemptions to impervious cover limits in the redevelopment exceptions throughout the water quality section for all watersheds. Provide such options with the goal of actually achieving the most meaningful reductions in impervious cover locally and regionally, while balancing near-term and longer-term needs to reduce impervious cover and improve water quality		H.7	Question 1: Scope	1.4 j.iv.
		...methods to measure and options to improve water quality in each watershed should be developed for the new code		H.8	Question 1: Scope	1.4 b.
		Improvements in water quality city-wide should result in improvements in water quality for each individual watershed	H.9	Question 1: Scope	1.4 b.ii.	

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		Water Quality	Require developments where total of new and redeveloped impervious cover is 5,000 sq. ft. and greater to treat water quality. Through the land development code process, this provision should be tested, and staff should potentially create separate requirements for missing middle housing if such separate requirements are needed to achieve the goals of producing more small and missing middle housing types, while improving water quality in the city and the region overall	H.10	Question 1: Scope	1.4 j.ii.
		Atlas 14	The Atlas 14 floodplain regulations should be approved and incorporated with the most current rainfall data as soon as possible	H.11	Question 1: Scope	1.4 c.
		Water Forward	Coordinate with Water Forward to Reduce Water Demand	H.12	Question 1: Scope	1.4 j.v.
			To ensure that the Land Development Codes and permitting process are streamlined to the greatest extent possible upon adoption of any revision to the Land Development Code, the regulatory requirements adopted as part of Water Forward, Austin's 100-year integrated water resource plan, that are related to the Land Development Code and are able to be accelerated and implemented this year should be codified and implemented as part of this comprehensive land development code revision process. Staff should report back at least on the following areas if not able to accelerate and implement this year, especially as concerns large buildings over 250,000 square feet: water benchmarking, dual plumbing, landscape transformation, and alternative water	H.13	Question 1: Scope	1.6 Additional
I	Long Range Planning		Staff should update the growth maps for Imagine Austin including both corridors and centers	I.1	Question 2: Housing Capacity	2.3 a.
			Addition 1. Planning		Addition 1: Planning	All
			Objective: The Land Development Code should support the city's 10-year Affordable Housing Goals and align resources and ensure a unified strategic direction to achieve a shared vision of housing affordability for all Austinites in all parts of the city. The City Manager should identify and propose for Council approval amendments to the Land Development Code that will (1) further the housing goals established in the Austin Strategic Housing Blueprint (ASHB) and (2) implement recommendations for achieving these goals included in the Austin Strategic Housing Blueprint (ASHB) and the ASHB Implementation Plan (if adopted by Council) <ul style="list-style-type: none"> •At least 75% of new housing units should be within ½ mile of Imagine Austin Centers and Corridors (see the Figure 10 map showing Imagine Austin Centers and Corridors). •Preserve 10,000 affordable housing units over 10 years. •Produce Permanent Supportive Housing (PSH) in sufficient numbers to meet the need. •At least 25% of new income-restricted affordable housing should be in high opportunity areas. •At least 30% of new housing should be a range of housing types from small-lot single-family to eight-plexes to help address Austin's need for multi-generational housing 	J.1	Addition 2: Affordable Housing	-
			Code revisions for Council approval should include provisions to achieve the following ASHB "Key Actions" that are related to the Land Development Code in addition to those already included in response to City Managers question 1 to 5 (* indicating strategies with highest potential impact):	--	Addition 2: Affordable Housing	-
			Prevent Households from Being Priced Out of Austin : <ul style="list-style-type: none"> •Allow Homeowners to Rent a Portion of Their House as a Separate Housing Unit •Increase the Supply of Multi-Bedroom Housing for Families with Children •Prevent Displacement of Low-and Moderate-Income Homeowners •Preserve and Create Ownership Options for Households at 80% to 120% MFI 	J.2	Addition 2: Affordable Housing	-

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J	Affordable Housing	Additional Direction	Foster Equitable, Integrated and Diverse Communities: •*Implement the City of Austin’s Fair Housing Action Plan and Bolster Enforcement of Existing Fair Housing Requirements •Implement Tenant Relocation Assistance Program •Protect Renters from Discrimination Based on Source of Income •Add Flexibility to Occupancy Limits •Support Community Goal for At Least 25% of New Income-Restricted Affordable Housing to be in Moderate-to-High Opportunity Areas	J.3	Addition 2: Affordable Housing	-
			Invest In Housing for Those Most in Need: •Incentive Programs •Expand the Supply of Housing for People with Disabilities	J.4	Addition 2: Affordable Housing	-
			Create New and Affordable Housing Choices for All Austinites in All Parts of Austin: •*Implement Consistent Density Bonus Programs for Centers and Corridors •*Streamline City Codes and Permitting Processes •Better Utilize Land for Affordable Housing •Revise S.M.A.R.T. Housing Program •Implement Density Bonus Program for Missing Middle Housing •Allow the Development of Smaller Houses on Smaller Lots •Create Pre-Approved Standard Plans for Infill Development •Relax Regulations on More Affordable Housing Products •Relax Regulations on Housing Cooperatives (Co-Ops) •Utilize Planned Unit Developments (PUDs) to Provide a Range of Affordability •Increase Housing Diversity in New Subdivisions •Consider Building and Fire Code Modifications to Allow Six Stories of Wood Frame Construction	J.5	Addition 2: Affordable Housing	-
			Help Austinites Reduce their Household Costs: •*Minimize the Displacement of Core Transit Riders •*Link Housing Choices with Transportation Choices •*Comprehensive Parking Reform	J.6	Addition 2: Affordable Housing	-
			Addition 3: Zoning Map. Propose options for mapping the provisions above dependent on geographic locations (such as high opportunity areas, centers, corridors, and transit) to achieve affordable housing goals over the next ten years.	J.7	Addition 3: Zoning Map	-