

AFFORDABILITY IN MY BACKYARD

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Dear City of Austin,

As CodeNEXT currently stands it takes some small steps towards creating an affordable Austin that welcomes a variety of income levels. Yet CodeNEXT needs to take leaps to keep Austin affordable.

Currently, CodeNEXT creates income restricted affordable units through density bonuses on certain zones. The restriction to certain zones that are sparsely used means CodeNEXT has a maximum potential to create affordable units in the hundreds annually, we need thousands if we want to achieve the Strategic Housing Blueprint.

The only way we can mathematically achieve the numbers we need is to create a density bonus for the most used zoning categories, R1*-R3*. Though we would digress to any data supported plan that is shown to create more affordable units, here is an outline of how the plan could work.

Density Bonus R1-R3

Unit bonus: The more generous of +2 or 4 total

FAR Bonus: Double of current FAR

Height Bonus: +1 story main building and ADU, or +2 stories to ADU if main property is preserved

Setbacks: Where a developer in good faith shows that the current lot cannot be developed to meet the setback requirements due to a mitigating factor (such as a Heritage Tree), reduction by 5 feet for lots under 7000 square feet or 10 feet for lots over 7000 square feet. Preference for reduction on front setback.

F25: Allow this density bonus to override any pre-existing zoning requirements, especially in the central neighborhoods.

Affordable Unit Size: Provide a cap on required affordable square footage of 2300 square feet with 4 bedrooms in order to encourage the construction of these in the neighborhoods currently full of larger form mansions.

General Affordability Recommendations

Allow the creation of in-unit ADUs without the stipulations currently in the code.

Create density bonuses for any PUD that is not actively creating affordable units.

In addition we also support all the recommendations by the Austin Housing Coalition as outlined in their position paper [here](#).

CodeNEXT is the best opportunity we have to create a Land Development Code that prevents displacement in Austin, we urge you to be bold in the approach to affordability.

Sincerely,

The AIMBY Collective