CODENEXT RESOLUTION

WHEREAS, the Austin Independent School District (AISD) is committed to providing excellent learning opportunities to approximately 82,000 students at campuses

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family detached, duplexes and townhomes. Limit residential "up-zoning" to the creation of family-friendly developments affordable at 60% Median Family
Income (MFI) or lower for rental units especially in areas recently affected by gentrification and loss of families or in high opportunity areas.

(2) Increase opportunities for affordable workforce housing up to 120% MFI for ownership units to enable teachers to reside within the communities they serve.

(3) Develop strategies to incentivize a range of unit sizes, and family-friendly amenities in areas zoned for multi-unit residential uses.

(4) Increase opportunities for smaller accessory dwelling units in a variety of residential zones, including high opportunity areas, at a price range affordable
for teachers and district staff.

(5) Encourage the preservation of older "market affordable" single-family detached homes, duplexes, and multi-unit housing by not increasing entitlements on
existing properties without a clear affordability requirement.

(6) Expand the City's density bonus program to include non-residential properties and use the proceeds, as well as other appropriate funding sources or
donations, to create permanently affordable family-friendly housing. Land
acquired for this use should be placed in a Community Land Trust, or otherwise deed restricted for permanent affordability. Building types should be those
shown to attract families, as supported by AISD demographic data (single-
family homes, duplexes and townhomes), or multi-unit housing that provide family-friendly amenities and resources.

(7) Retain current on-site parking requirements (without reductions contained in Austin Land Development Code Section 25-6-478 (A)) for residential properties within 750' and for commercial properties within 1500' of an urban core public school (as measured similar to Section 109.33 Sales Near School, Church or Hospital of the current Land Development Code), to maintain needed parking
for parents, visitors, teachers and staff at school campuses. For single-family homes or duplexes, this would require two on-site parking spaces per dwelling
unit. For multi-unit residential, commercial or other uses, on-site parking requirements would match those currently contained in the Austin Land Development Code, Section 25-6 Appendix A.

(8) Lower barriers for greenfield developments to increase the citywide availability of detached single-family housing, one of the most prevalent housing type for AISD families, with particular emphasis on high opportunity areas. These
barriers may include the variance requirements to subdivide creating a flag lot,
lot sizes in general, and the size of accessory dwelling units.

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