



City of Austin

Recommendation for Action

File #: 26-1754, **Agenda Item #:** 36.

5/21/2026

Posting Language

Approve an ordinance amending density bonus and incentive program requirements in City Code Chapter 4-18 (General Permitting Standards) to clarify that the right to organize applies to density bonus and incentive programs; to authorize the director to add provisions as necessary to the land use restriction agreement to achieve the purposes of the density bonus and incentive programs and protects tenants; to allow development applications to be processed before the land use restriction agreement is signed; to allow for fee waivers; and to require an on-site professional relocation specialist, to create an offense, and to establish a penalty.

Funding: This item has no fiscal impact.

Lead Department

Austin Housing.

Fiscal Note

This item is a City Code amendment. This item has no fiscal impact.

Prior Council Action:

September 11, 2025 - Council approved Resolution No. 20250911-041 directing the City Manager to prepare a City Code amendment to change the relocation assistance requirements for residents of existing multi-family property that will be redeveloped because of a density bonus program.

For More Information:

Deletta Dean, Director, Austin Housing, 512- 978-1410; or Warner Cook, Austin Planning, Warner.Cook@austintexas.gov, (512) 978-1724.

Additional Backup Information:

This ordinance clarifies existing language related to the right to organize. If approved, the ordinance will state that this requirement applies to all density bonus and incentive programs that follow Article 2 (*Density Bonus and Incentive Programs*) in City Code Chapter 4-18 (*General Permitting Standards*). The ordinance will add explicit language that authorizes the director of Austin Housing to add requirements to land use restriction agreements as needed.

Additionally, the ordinance amends language related to the land use restriction agreement required for density bonus and incentive programs in order to reduce review delays while ensuring all required protections continue to be properly enforced.

The ordinance also adds new language related to the relocation assistance requirements for residents of existing multi-family property that will be redeveloped because of a density bonus program. The changes would add language to require an on-site professional relocation specialist during extended hours (e.g., into the evening or on a weekend day) that do not include overnight hours.

Lastly, the ordinance will allow density bonus and incentive program developments with on-site units to utilize the same fee waivers as developments that comply with the City's S.M.A.R.T Housing program.

