

Motion Sheet – Add Fee-In-Lieu for Rental Units

I move to allow fee-in-lieu for rental units starting on October 1, 2026, by replacing Subsection (E) in Section 25-2-656 (*Citywide Density Bonus (DBC) Combining District Regulations*) in Part 4 of the draft ordinance with the language below and by adding a new part to the ordinance:

- (E) Affordability Requirements.
 - (1) On-Site Units.
 - (a) Ownership Units. If an applicant develops dwelling units for sale, this subdivision applies. An applicant must reserve a minimum of 10 percent of the residential units as affordable for ownership and occupancy by households earning 80 percent or less of the current Austin-Round Rock Metropolitan Statistical Area Median Family Income as determined by the director of Austin Housing.
 - (b) Rental Units. If an applicant develops dwelling units for lease, this subdivision applies. An applicant must reserve a minimum of 10 percent of the residential units as affordable for lease and occupancy by households earning 50 percent or less of the current Austin-Round Rock Metropolitan Statistical Area Median Family Income as determined by the director of Austin Housing.
 - (2) Fee-In-Lieu. An applicant may elect to meet the affordability requirement without providing income-restricted units onsite by paying a fee in-lieu to the Housing Trust Fund. At a minimum the fee-in-lieu shall be equivalent to the required percentage of the total residential units, including the mix of bedrooms required, at the rate set in the fee schedule at the time of final site plan submission.

PART ____. **Fee-In-Lieu For Rental Units.** The fee-in-lieu option for rental units only applies to an application submitted on or after October 1, 2026.