



RECOMMENDATION TO COUNCIL

Downtown Commission

Recommendation Number: 20251015-009: Downtown Density Bonus Recommendation

Date of Approval: October 15, 2025

Recommendation:

The Downtown Commission recommends that the City of Austin adopt the Downtown Austin Neighborhood Association proposal for replacing the current Downtown Density Bonus program (which is necessitated by SB840).

Description of Recommendation to Council:

The DTC believes that removing height and FAR restrictions downtown, and directing a dedicated share of the resulting revenue permanently into the Affordable Housing Trust Fund or a similar entity, charged with actually building affordable housing, will provide a much more stable and permanent stream of revenue for Permanent Supportive Housing and other affordable housing as well as other community benefits, because it will not be dependent on constant new development. It will remain in place as long as the building exists. We therefore request that the City Council not adopt further restrictions on downtown development, which will only complicate an already complex Land Development Code, and instead simplify the code by removing restrictions and designating the increased revenue to housing our neighbors and fellow citizens.

Motioned By: Commissioner Shifferd

Seconded By: Commissioner Buchta

Vote: 8-0

For: Chair Ishmael, Vice Chair Levinson, Commissioners Buchta, Carroll, McDaniel, Peveto, Shifferd, and Wiley

Against: None

Abstain: None

Off the dais: None

Absent: Commissioners Coufal and Pollak

Attest: *Christi Vitela*