



CODENEXT

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CodeNEXT Equity Logic Model: Centers and Corridors

EDD, CPO, and PAZ Conference Version_3 1 2018 Final

1) Centers and Corridors <https://cityofaustin.seamlessdocs.com/f/tylp5lkon8jd>

***Context:** Historically, Neighborhoods of Color were not protected by the zoning restrictions that created isolated and car-dependent residential neighborhoods for white people. Furthermore, these communities had limited access to individual automobile transportation and developed to provide necessary services in close proximity to residents. There is concern that by encouraging mixed use and increased density in centers and along corridors in these neighborhoods, CodeNEXT will accelerate gentrification and displacement.*

***Question:** How will the CodeNEXT centers and corridors operate to preserve Neighborhoods of Color neighborhoods? How will the CodeNEXT centers and corridors work for families? And balance the historical inequities and access to transportation options?*

Goal and Associated Priority Outcome: •

Increase the supply of housing types and living options to address the imbalance of supply and demand in the Austin housing market (the demand for units is greatly outpacing the supply of units), increase access to housing by better linking job centers with transit and housing in our centers and corridors, and give more people the opportunity to live near transit and within walking distance of amenities without displacing communities of color living along corridors and in centers. (Priority Outcome (s): Economic Opportunity and Affordability; Mobility)

Rationale:

The new regulations developed through CodeNEXT will help to encourage land development and redevelopment which is more consistent with the shared vision for Austin articulated through the *Imagine Austin Plan*; however, as is the case today, future development may also have undesirable impacts, including contributing to increasing property values and/or reducing the amount of existing affordable housing, accelerating the displacement of renters, property owners, and small businesses, particularly within communities of color, and changing the character of neighborhoods in ways that make existing residents feel unwelcome. The regulatory environment, as well as land use and transportation planning practices in Austin have played a role in the creation of inequitable neighborhoods.

Assumptions:

- CodeNEXT will accommodate additional development along centers and corridors which will support household affordability by increasing the overall supply of housing and by supporting an overall reduction in transportation costs;

- CodeNEXT will accommodate a mix of uses along centers and corridors, which can allow for development of more vibrant, people-friendly places that are safer for pedestrians, can allow for jobs to be provided closer to housing, and can support a range of small businesses;
- Accommodating additional development along centers and corridors reduces the overall cost of the infrastructure that is required to serve our population;
- The current regulatory environment in Austin hinders the real estate market from delivering an adequate supply of housing units to meet market demands;
- When demand outpaces supply, the result is an escalation in pricing. In Austin, high demand for housing coupled with a low supply has led to higher rents and home prices. Traditionally low income, neighborhoods of color have been adversely affected by this market disparagement;
- Development is undertaken by individual property owners, and not every parcel will redevelop under CodeNEXT;
- The Land Development Code is constrained by Federal and State Law, and not every impact of development can be addressed through a regulatory solution. Constraints include the inability to use inclusionary zoning or linkage fees to support affordable housing.

Resources/Community Involvement

- High Level Leadership
- Effective practices from GARE, and peer cities
- Supportive property owners and real estate organizations
- City transportation investments
- City affordable housing investments
- Economic development incentives
- Transportation providers
- Community members and business owners

Activities

- Ensure that higher intensity, mixed use zoning coincides with the location of existing and planned high frequency transit routes; (CodeNEXT)
- Analyze the potential for displacement of existing affordable housing along Centers and Corridors and put in place strategies that support preservation of affordable housing; (Other City Departments)
- Use innovative methods to engage neighborhoods of color adjacent to centers and corridors, identify specific anticipated impacts of redevelopment, and identify policy strategies that could mitigate those impacts; (CodeNEXT, Other City Departments)
- Analyze peer city best practices for preservation of affordable housing and reducing displacement in areas where redevelopment is focused. (CodeNEXT, Other City Departments)
- Align the geographic application of CodeNEXT with forecasted market economics and committed transportation investments. Anchor the application of these factors by filtering through the adopted Imagine Austin Comprehensive Plan Growth Map.
- Conduct interdepartmental coordination and seek public involvement on the framework and application of on revisions to the Density Bonus Program.

Outputs

- % of acres by zone within a ½ mile of high frequency transit
- # of residents and business owners of color engaged
- CodeNEXT zoning map that accounts for Imagine Austin Comprehensive Plan density and location assumptions.
- Density bonus program incentivizes a broader spectrum of residential and commercial spaces in close proximity to job centers and transit.

Outcomes

- Increased number of units within designated Centers and Corridors that are affordable to at or below 80% MFI
- Increased number of units within designated Centers and Corridors that have at least 2 bedrooms
- Reduced displacement and increased percentage of home ownership and rentals available to existing residents within neighborhoods of color
- Increased number of dwelling units within 2 miles of job centers and high quality transit.

Impacts/Metrics

- Increase in # of units within designated Centers and Corridors that are affordable to at or below 80% MFI and suitable for families.
- Reduction in displacement of existing residents of color.

External Factors

- Community's confidence and trust in local government
- Strength of Economy
- Funding for housing subsidies
- Private sector development trends and market pressure
- Commitment at a Federal, state, and local level to improve transit options.
- Federal, state, and local level commitment to providing resources that increase the supply of market rate affordable and subsidized affordable housing units.



CODENEXT

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CodeNEXT Equity Logic Model: Human Scale Street Design

PAZ, ATD, and PWD Conference Version_2 23 2018

2) Human-scale Street Design <https://cityofaustin.seamlessdocs.com/f/zdu8dom32uu7>

Context: Austin's Neighborhoods of Color embody a unique character based on authentic cultures and relationships; not simply on the physical infrastructure of sidewalks, street trees, and frontage designs. There is concern that CodeNEXT runs the risk of capturing the physical infrastructure of these historical cultures, while the people on whose lives they were built can no longer afford to live there.

Question: How does humanscale street design preserve access to and affordability for historical culture and character for the people to whom it belongs? How is it implemented in a way that is not culturally appropriative?

Goal and Associated Priority Outcome:

Ensure that people have safe pedestrian, bicycle, transit, and vehicle access to places of cultural and civic importance, employment centers, and recreational facilities, and require street design to include human-scale elements to support walkability, including sidewalks, street trees, and frontage designs that reflect local character while preserving affordability, and continuing to support the historic culture of the neighborhood. (Priority Outcome (s): Mobility; Safety)

Rationale:

Human-scale street design improves safety for all travelers, particularly pedestrians, and can be used to preserve access and affordability for local residents; analysis undertaken as part of the City's Pedestrian Safety Action Plan found that communities of color, low income communities, non English speaking communities, and persons experiencing homelessness are disproportionately affected by pedestrian crashes.

Assumptions:

- CodeNEXT will require development to provide human scale street design which ensures that the development provides an appropriate level of public benefit proportional to its anticipated impact, and can
 - 1) reduce the overall number of vehicle trips accessing the site of the new development;
 - 2) promote healthy living;
 - 3) create civic pride, and
 - 4) provide a safe place to walk or bike;
- CodeNEXT will require infrastructure improvements for all modes of transportation when identified within the appropriate analysis. For example, sidewalks are required for all new

development, as well as new requirements to further improve sidewalk safety through stronger regulation of driveway access (too many driveways provide excessive opportunity for pedestrian conflicts with vehicles turning into or out of driveways)

- The Austin Strategic Mobility Plan is being developed in tandem with Capital Metro, and utilizes the planned transit system and analysis which forms the basis for Connections 2025 as well as Project Connect (the region's long range high capacity transit vision).
- The Austin Strategic Mobility Plan (ASMP), being developed under CodeNEXT, is focusing public engagement efforts to historically marginalized populations. Because the ASMP planning process is ongoing concurrently with CodeNEXT, it provides important context for the development of the CodeNEXT Transportation Chapter. For example, through Phase I engagement of minorities, youth, seniors, and people with disabilities we learned that affordability, commuter delay, and travel choice are the three most important mobility priorities.
- Under Federal Law, exactions required of private development must be roughly proportional to the anticipated impact of the development;
- Development is undertaken by individual property owners, and not every parcel will redevelop under CodeNEXT;
- The Land Development Code is constrained by Federal and State Law, and not every impact of development can be addressed through a regulatory solution. Constraints include the inability to use inclusionary zoning or linkage fees to support affordable housing.

Resources/Community Involvement

- High Level Leadership
- Equity Office Training and Resources
- Effective practices from GARE, and peer cities
- City transportation investments
- City affordable housing investments
- Supportive community members and business owners
- Local non-profits, Community Development Corporations, etc.

Activities

- Identify and disseminate best practices related to collecting and disaggregating demographic data by race and ethnicity and analyzing mobility systems in the context of this data (Equity);
- Identify and disseminate best practices and innovative methods for engaging communities of color and ensuring that their voices are being heard in the transportation planning and project development processes (Equity);
- Train staff from PWD, ATD, DSD and Capital Metro regarding infrastructure implementations that are culturally appropriate, and develop action plans to remedy issues; (Equity)
- Ensure right-of-way design guidelines provide for context-sensitive solutions and follow industry standards for complete streets that provide safe access for all people and modes of transportation. (ATD, PWD)
- Identify community needs regarding culturally acceptable multi-modal improvements as they relate to private development (ATD, PWD, Other Departments)

- Incorporate community needs and knowledge from public engagement into various Master Plans that are utilized to identify needs for private development opportunities (ATD, PWD).
- Fill missing sidewalk gaps, increase connectivity throughout the bike, transit, sidewalk, and roadway systems (ATD, PWD, Capital Metro);
- Continue to engage adjacent neighborhoods of color in the design of City-sponsored capital improvement projects; (PWD, Other City Departments)
- Analyze the potential for displacement of existing affordable housing along streetscape improvement projects and put in place strategies that support preservation of affordable housing; (NHCD, Other City Departments)

Outputs

- # miles of sidewalks
- Missing sidewalk gaps filled, increased connectivity throughout the bike, transit, sidewalk, and roadway system.
- # of residents of color engaged in CIP project design and ASMP development
- # of developments advance # of proposed multi-modal improvements as identified in various approved planning documents;
- # of art in public places installments created by local artists

Outcomes

- # of units within neighborhoods of color which are affordable to at or below 80% MFI
- # of units within neighborhoods of color that have at least 2 bedrooms
- Enhanced connectivity by all transportation modes will allow for more equitable access to places of cultural and civic importance, employment centers, and recreational facilities. Additionally, enhanced connectivity provides additional travel choices, a priority identified during the ASMP public engagement process focused on historically marginalized populations.
- Improved knowledge of relationship between infrastructure improvements and cultural appropriation.

Impacts/Metrics

- Maintain # of units within neighborhoods of color that are affordable to at or below 80% MFI and suitable for families.
- Reduction in displacement of existing residents of color.
- The percentage of developments providing context-sensitive connections to bicycle, transit, and pedestrian infrastructure.

External Factors

- Community's confidence and trust in local government
- Strength of Economy
- Funding for housing subsidies
- Private sector development trends and market pressure

- Existing environmental and topographical constraints.



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CodeNEXT Equity Logic Model: Urban Trail Connections

PAZ, ATD, and PWD Conference Version_2 23 2018

3) Urban Trail Connections <https://cityofaustin.seamlessdocs.com/f/zkj4m94rsvu>

***Context:** Neighborhoods of Color have had fewer and inferior recreational trails, parks, and active infrastructure compared to Austin's white neighborhoods. This situation is a direct result of a racist legacy in both zoning, code enforcement, and city budget decisions. Furthermore, the term "master plan" connotes a plan designed by a "master" and implemented without regard to its negative consequences and has a negative history attached to it.*

***Question:** How will CodeNEXT correct imbalances in opportunities to enjoy the outdoors and live healthier lifestyles that disproportionately effect Neighborhoods of Color neighborhoods? How will CodeNEXT preserve access and affordability for Neighborhoods of Color people in their historical neighborhoods? How will design standards consider historical cultures in a way that is not culturally appropriate?*

Goal and Associated Priority Outcome:

Ensure people have safe pedestrian, bicycle, transit, and vehicle access to places of cultural and civic importance, employment centers, and recreational facilities, and require projects to connect to existing trails or construct new trails according to the Urban Trails Master Plan, while ensuring equitable access to trails, preserving affordability, and incorporating historical cultures in non-culturally appropriate ways. (Priority Outcome (s): Mobility; Safety)

Rationale:

The Urban Trails master plan looked at a city-wide network for off-street multi-modal transportation and recreational needs. Urban Trails are destinations and journeys, and journeys can preserve history, share experiences, and educate users. CodeNEXT requires infrastructure upgrades (including urban trails) at the time of development and redevelopment. Opportunities for urban trail segments and connections will be identified during the development review process. The proposed Comprehensive Transportation Impact Analysis and other transportation mitigation regulations can be utilized as a tool to require proportional to the development's impact on the transportation network.

Assumptions:

- The Urban Trails Master Plan was developed with considerable public input, was adopted by City Council as an attachment to the Imagine Austin Plan.
- The Urban Trails Master Plan identifies a prioritized set of urban trails that the City will work to construct citywide, connecting to all neighborhoods, including neighborhoods of color.

Prioritization criteria include: proximity to attractors/destinations, density, connectivity, and community support (Chapter 5 - Implementation Plan). Most trails will be constructed by the City using CIP funding which is prioritized by the City based on a variety of considerations including equity;

- “Master Plan” is a national industry term for planning activities, but the Law Department and City Council can work together on a legal interpretation and make adjustments if determined.
- Design standards may be updated within the Transportation Criteria Manual rewrite effort and will be utilized when infrastructure improvements are required via CodeNEXT.
- CodeNEXT will require development to provide connections to existing trails or construct trails, which ensures that the development provides an appropriate level of public benefit proportional to its anticipated impact, and can reduce the overall number of vehicle trips accessing the site of the new development;
- Under Federal Law, exactions required of private development must be roughly proportional to the anticipated impact of the development;
- Development is undertaken by individual property owners, and not every parcel will redevelop under CodeNEXT;
- The Land Development Code is constrained by Federal and State Law, and not every impact of development can be addressed through a regulatory solution. Constraints include the inability to use inclusionary zoning or linkage fees to support affordable housing.

Resources/Community Involvement

- High Level Leadership
- Equity Office Training and Resources
- Effective practices from GARE, and peer cities
- Supportive property owners and real estate organizations
- City transportation investments
- City affordable housing investments
- Economic development incentives
- Transportation providers
- Supportive community members and business owners

Activities

- Identify and disseminate best practices related to collecting and disaggregating demographic data by race and ethnicity and analyzing mobility systems in the context of this data (Equity);
- Identify and disseminate best practices and innovative methods for engaging communities of color and ensuring that their voices are being heard in the transportation planning and project development processes (Equity);
- Continue to engage adjacent neighborhoods of color in the design of City-sponsored capital improvement projects including Urban Trails; (ATD, PWD)

- Analyze the potential for displacement of existing affordable housing along urban trail projects and put in place strategies that support preservation of affordable housing; (NHCD, Other City Departments)
- Consider demographic data and geographic equity in the prioritization of Urban Trails for funding; (PWD, Bond Election Task Force, Other City Departments)
- Inform PWD on best practices for design standards that are not culturally appropriative (Equity);
- PWD, ATD, and DSD staff continue to look for urban trail opportunities during the development review process;
- PWD, ATD and the Equity Office work together to identify best practices for community engagement for proposed urban trail locations/projects.
- Ensure urban trail connections are constructed when connections are identified during development review.

Outputs

- # miles of urban trails within neighborhoods of color
- # of residents of color engaged in CIP project design and Urban Trails Master Plan update
- # of urban trail segments, connectivity, and dedicated right of way from private development that connect to on-street facilities;
- # of urban trail segments, connections, and dedicated right of way from private development that preserve access, affordability, and preserve historically and culturally significant neighborhoods.
- The urban trails inventory (existing and proposed) is available to members of the public, on the open data portal and some other formats.
- Community stakeholders feel engaged and are educated on the Urban Trails Master Plan development process;

Outcomes

- # of units within neighborhoods of color which are affordable to at or below 80% MFI
- # of units within neighborhoods of color that have at least 2 bedrooms
- % of residents by race and ethnicity
- Enhanced urban trail connectivity that allows for more equitable access to transit, places of cultural and civic importance, employment centers, and recreational facilities;
- Enhanced connectivity that provides additional travel choices, a priority identified during the Austin Strategic Mobility Plan (ASMP) public engagement process focused on historically marginalized populations.
- Missing sidewalk gaps filled, increased connectivity throughout the bike, transit, sidewalk, and roadway system.

Impacts/Metrics

- Maintain # of units within neighborhoods of color that are affordable to at or below 80% MFI and suitable for families.

- Reduction in displacement of existing residents of color.
- Increase in # of residents of color who use Urban Trails
- Ensure urban trail connections constructed/upgraded when identified during development review. Miles of sidewalks and urban trails constructed, along with right-of-way dedicated by private development.

External Factors

- Community's confidence and trust in local government
- Strength of Economy
- Funding for housing subsidies
- Funding for urban trail construction
- Technical Engineering Limitations and Requirements Costs associated due to environmental factors (i.e. soil type, flood plain etc.);
- Private sector contributions to transportation mitigation through the development review process are limited by State and Federal Law;
- The City of Austin does not determine the locations of private development;



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CodeNEXT Equity Logic Model: Multi-modal Transportation

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4) Multi-modal Transportation <https://cityofaustin.seamlessdocs.com/f/a2radq2hu4us>

Context: "Many Austinites want the option to get around the city without having to rely on an automobile. . . " ignores the reality that, for many residents in Austin's Neighborhoods of Color, automobile transportation has not been an option. These residents have gotten around Austin for decades without an automobile. Public transportation in the neighborhoods most dependent upon it has been inferior to public transportation serving Austin's predominantly white neighborhoods. Gentrification and displacement has forced these residents to move into neighborhoods with even fewer transportation options. Furthermore, Austin's dominant cultural concept of what feels "safe" is distorted by racial stereotypes.

Question: How will CodeNEXT correct historical imbalances in access to public transportation and ensure that multimodal transportation doesn't contribute to displacement?

Goal and Associated Priority Outcome:

Provide facilities that meet needs, ensure that multimodal transportation upgrades, including public transportation are context-sensitive, and make using active modes of transport, such as walking, biking and transit easier and safer, while minimizing displacement and ensuring equitable access to public transportation. (Priority Outcome (s): Mobility; Safety)

Rationale:

The new regulations developed through CodeNEXT including the requirement for a Comprehensive Transportation Analysis which will identify multimodal infrastructure needs as parcels throughout the City redevelop, will help to encourage land development and redevelopment which is more consistent with the shared vision for Austin articulated through the *Imagine Austin Plan*. The requirements will work in tandem with public sector infrastructure investments to ensure compliance with the Americans with Disabilities Act, and to address existing disparities across the transportation system, with a particular emphasis on supporting mobility and access for people of all ages and abilities.

Assumptions:

- Public transportation services within Austin are primarily provided by the Capital Metropolitan Transit Authority. As Capital Metro designs its system and routes, it works within the constraints of Federal and State transit laws to serve the largest number of riders possible, while providing safety net services to transit dependent populations.

- Capital Metro recently completed Service Plan 2025 with considerable public input that defines its route structure for the next 5-10 years; Capital Metro's service plan will serve as the basis for requirements of new development or redevelopment to provide access to or construct public transportation infrastructure, such as bus stops or pedestrian hybrid beacons to facilitate mid-block crossings.
- As the City constructs sidewalks, urban trails, and bike facilities, the location and design of those facilities is coordinated to complement the existing and planned public transit system, and in accordance with adopted policy.
- The Austin Strategic Mobility Plan is being developed in tandem with Capital Metro, and utilizes the planned transit system and analysis which forms the basis for Connections 2025 as well as Project Connect (the region's long range high capacity transit vision).
- The Austin Strategic Mobility Plan, being developed under CodeNEXT is focusing public engagement efforts to historically marginalized populations. Because the ASMP planning process is ongoing concurrently with CodeNEXT, it provides important context for the development of the CodeNEXT Transportation Chapter. For example, through Phase I engagement of minorities, youth, senior and people with disabilities we learned that affordability, commuter delay and travel choice are the three most important mobility priorities.
- ATD, DSD, and Capital Metro staff will be involved during the development review process.
- CodeNEXT will require development to provide facilities that support walking, biking, and access to transit, which ensures that the development provides an appropriate level of public benefit proportional to its anticipated impact, and can reduce the overall number of vehicle trips accessing the site of the new development;
- Under CodeNEXT, new development will require connectivity which ensures better connections between housing and jobs and access to services. CodeNEXT also incentivizes accommodation for housing, including affordable housing along roadway corridors that have better transit options.
- CodeNEXT includes the requirement for a Comprehensive Transportation Analysis (which will replace the current auto-oriented Traffic Impact Analysis), which will identify multimodal infrastructure needs as parcels throughout the City redevelop – the needs identified during this analysis can be required in conjunction with a project's approved transportation mitigation plan.
- The Americans with Disabilities Act and the City of Austin Sidewalk Master Plan are the determining factors associated with new sidewalk construction.
- Private sector contributions to transportation mitigation through the development review process are limited by State and Federal Law. Under Federal Law, exactions required of private development must be roughly proportional to the anticipated impact of the development.
- Development is undertaken by individual property owners, and not every parcel will redevelop under CodeNEXT;
- The Land Development Code is constrained by Federal and State Law, and not every impact of development can be addressed through a regulatory solution. Constraints include the inability to use inclusionary zoning or linkage fees to support affordable housing.

Resources/Community Involvement

- High Level Leadership

- Equity Office Training and Resources
- Effective practices from GARE, and peer cities
- Supportive property owners and real estate organizations
- City transportation investments
- Transportation providers (Capital Metro, TXDOT, TNCs, etc)
- Disability-rights community
- City affordable housing investments
- Economic development incentives
- Transportation providers
- Supportive community members and business owners
- Local non-profits

Activities

- Identify and disseminate best practices related to collecting and disaggregating demographic data by race and ethnicity and analyzing mobility systems in the context of this data (Equity);
- Identify and disseminate best practices and innovative methods for engaging communities of color and ensuring that their voices are being heard in the transportation planning and project development processes (Equity);
- Continue to engage neighborhoods of color, youth, persons with disabilities, and seniors in the Austin Strategic Mobility Planning Process (ATD);
- Analyze access to public transportation based on demographic data and consider racial equity in public transportation routing and funding decisions (Capital Metro)
- Continue to engage adjacent neighborhoods of color in the design of City-sponsored capital improvement projects; (ATD, PWD)
- Analyze the potential for displacement of existing affordable housing as the multi-modal transportation system builds out and put in place strategies that support preservation of affordable housing; (NHCD, Other City Departments)
- Ensure that Capital Metro is involved during the development review process when development applications are within ½ mile of public transportation infrastructure, and utilize the new CodeNEXT Comprehensive Transportation Analysis (ATD, DSD);
- Align multi-modal planning documents such as the Sidewalk Master Plan, Bicycle Master Plan, Urban Trails Master Plan, and Capital Metro Connections 2025 Plan (ATD, PWD, Capital Metro);
- PWD, ATD, DSD and Capital Metro staff are trained on how multimodal transportation contributes to displacement, and strategies and processes are developed to remove any related contributions to displacement;

Outputs

- # missing sidewalk gaps filled
- Increased connectivity through bike, transit, sidewalk and roadway system

- Improved coordination between proposed developments and approved multi-modal planning documents from the City of Austin and Capital Metro Transit Authority (Capital Metro).
- # miles of transit centerline routes within neighborhoods of color
- # of residents of color engaged in CIP project design and ASMP development

Outcomes

- Multimodal transportation infrastructure is constructed as part of development approval.
- Enhanced connectivity produces additional travel choices (a priority identified during the ASMP public engagement process focused on historically marginalized populations.
- # of developments advance # of proposed multi-modal improvements as identified in various approved planning documents.
- # of units within ½ mile of transit which are affordable to at or below 80% MFI
- # of units within ½ mile of transit that have at least 2 bedrooms

Impacts/Metrics

- Ensure multi-modal transportation infrastructure is constructed to/from public transportation infrastructure
- Maintain or increase # of units that are affordable to at or below 80% MFI and suitable for families and within ½ mile of transit.
- Reduction in displacement of existing residents of color.

External Factors

- Community's confidence and trust in local government
- Strength of Economy
- Capital Metro and regional transit planning decisions and funding
- Private sector development trends and market pressure
- Funding for affordable housing subsidies
- Private sector contributions to transportation mitigation through the development review process are limited by State and Federal Law
- Technical Engineering Limitations and Requirements Costs associated due to environmental factors (i.e. soil type, flood plain etc.)



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CodeNEXT Equity Logic Model: Walk to Shops and Services

PAZ and ATD Conference Version_2/23/2018

5) Walk to Shops and Services <https://cityofaustin.seamlessdocs.com/f/i4gzownw7ijt>

Context: Austin's Neighborhoods of Color have developed with local and nearby stores and services because residential zoning had not been restrictive, and because many residents lack the automobile transportation options available in Austin's predominantly white neighborhoods. Austin's Neighborhoods of Color are more dependent on neighborhood stores and services.

Question: How will CodeNEXT ensure and facilitate access to critical or essential services and food for these communities within their neighborhoods? These services include healthcare, community centers, neighborhood schools and public and governmental resources.

Goal and Associated Priority Outcome:

Ensure multimodal transportation infrastructure within a ¼ and ½ miles of access to healthy food, community centers, schools and other community/neighborhood needs, and create complete communities, by allowing small neighborhood shops and reduce required parking spaces to provide amenities within walking distance and to allow better use of land, while facilitating access to critical and essential services and food for neighborhoods of color, including healthcare, community centers, neighborhood schools and public and governmental resources. (Priority Outcome (s): Mobility; Safety)

Rationale:

The new street layout regulations developed through CodeNEXT will help to encourage land development and redevelopment which is more consistent with the shared vision for a compact and connected Austin articulated through the *Imagine Austin Plan*. Multimodal infrastructure gaps identified through CodeNEXT can be required as part of the development review process.

Assumptions:

- CodeNEXT will allow small neighborhood shops which will provide space that can be used by locally owned businesses; however, under zoning enabling legislation at the Federal and State levels, the Land Development Code does not have the ability to restrict use of space by non-locally owned businesses;
- CodeNEXT will reduce the number of required off street parking spaces which can dramatically reduce the cost of development, by allowing property owners to build only the spaces that they need;

- Reducing the number of parking spaces and providing transportation options can reduce vehicle trips to the site, and can improve the overall design of the site to be more hospitable to pedestrians;
- As the City constructs sidewalks, urban trails, and bike facilities, the location and design of those facilities is coordinated to complement the existing and planned public transit system.
- Requiring development to provide facilities that support walking, biking, and access to transit ensures that the development provides an appropriate level of public benefit proportional to its anticipated impact, and can reduce the overall number of vehicle trips accessing the site of the new development;
- Private sector contributions to transportation mitigation through the development review process are limited by State and Federal Law. Under Federal Law, exactions required of private development must be roughly proportional to the anticipated impact of the development.
- Development is undertaken by individual property owners, and not every parcel will redevelop under CodeNEXT;
- The Land Development Code is constrained by Federal and State Law, and not every impact of development can be addressed through a regulatory solution. Constraints include the inability to use inclusionary zoning or linkage fees to support affordable housing.

Resources/Community Involvement

- High Level Leadership
- Equity Office Training and Resources
- Effective practices from GARE, and peer cities
- Property owners and real estate organizations
- City transportation investments
- Transportation providers (Capital Metro, TXDOT, TNCs, etc)
- Disability-rights community
- City affordable housing investments
- Economic development incentives
- Transportation providers
- Supportive community members and business owners
- Local non-profits and Chambers of Commerce

Activities

- Identify and disseminate best practices related to collecting and disaggregating demographic data by race and ethnicity and analyzing mobility systems in the context of this data (Equity);
- Identify and disseminate best practices and innovative methods for engaging communities of color and ensuring that their voices are being heard in the transportation planning and project development processes (Equity);
- Engage neighborhoods of color in future processes to develop small area plans supporting implementation of complete communities (PAZ);

- Review peer city best practices and support development of economic development programs that support local entrepreneurs and can incubate locally-owned businesses with an emphasis on neighborhoods of color (EDD, Other Departments);
- Engage neighborhoods of color in specialized planning to analyze and remedy “food deserts” throughout Austin (Sustainability, Other Departments);
- Ensure pedestrian and bicycle infrastructure is upgraded and constructed as a condition of project development applications when appropriate.

Outputs

- # of residents of color engaged in development of small area plans and food planning activities.
- Map of transit lines and food resources in small area planning areas.
- Number of staff trained to identify proper Code requirements during development review.

Outcomes

- # of particular services including full service grocery stores within neighborhoods of color
- # of small businesses owned by people of color
- Enhanced pedestrian and bicycle connections will be constructed alongside new developments.

Impacts/Metrics

- Increase number of services within neighborhoods of color
- Increase # of small businesses owned by people of color
- Ensure sidewalk and trail infrastructure is constructed when gaps are identified.

External Factors

- Community’s confidence and trust in local government
- Strength of Economy
- Private sector development trends and market pressure
- Individual business decisions and market trends
- Existing physical barriers may exist (topographical/environmental) which may impede safe connections.
- Land use changes occur quite frequently and market forces will dictate locations of shops and services.



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CodeNEXT Equity Logic Model: Strengthen Neighborhoods

PAZ Responses_2/23/2018

6)Strengthen Neighborhoods <https://cityofaustin.seamlessdocs.com/f/zozwahs6aldh>

Context: Base zoning in Austin's Neighborhoods of Color has been the most lax, allowing commercial and industrial activity to mix indiscriminately with residents. This lax zoning is one of the reasons why residents in these neighborhoods are most vulnerable to the pressures of gentrification and displacement.

Question: How will the integration of existing tools slow gentrification and maintain and strengthen Neighborhoods of Color neighborhoods? How will CodeNEXT ensure that essential services and culturally-based businesses are not displaced by bars, restaurants, stores, and services that primarily serve people who live elsewhere

Goal and Associated Priority Outcome:

Include more refined zoning districts that better reflect character of Austin neighborhoods, reduce the impediments to small businesses to redevelop or expand, and integrate existing tools such as the Residential Design Standards to make development more compatible and predictable, *while maintaining and strengthening Neighborhoods of Color, and ensuring that culturally-based businesses are not displaced by bars, restaurants, stores, and services that primarily serve people who live elsewhere.*

(Priority Outcome (s): Economic Opportunity and Affordability; Cultural and Learning Opportunities; Government that Works for All of Us)

Rationale:

The new regulations developed through CodeNEXT will help to encourage land development and redevelopment which is more consistent with the shared vision for Austin articulated through the *Imagine Austin Plan*; however, the development that occurs under the new regulations may also have undesirable impacts, including contributing to increasing property values and/or reducing the amount of existing affordable housing, accelerating the displacement of renters, property owners, and small businesses, particularly within communities of color, and changing the character of neighborhoods in ways that make existing residents feel unwelcome.

Assumptions:

- The existing Land Development Code is overly-complex which can lead to uncertainty for property owners and stakeholders;
- Small businesses typically serve the surrounding neighborhoods;

- The CodeNEXT mapping criteria has been consistently applied throughout neighborhoods of color and other neighborhoods;
- Projects developed under the standards of the existing Land Development Code do not always lead to a result that fits within the context of the existing neighborhood, however, some standards were carefully designed with community input and need to be carried forward into the revised LDC;
- Under Zoning enabling legislation at the Federal and State levels, the Land Development Code does not have the ability to restrict use of space by non-locally owned businesses;
- Development is undertaken by individual property owners, and not every parcel will redevelop under CodeNEXT;
- The Land Development Code is constrained by Federal and State Law, and not every impact of development can be addressed through a regulatory solution. Constraints include the inability to use inclusionary zoning or linkage fees to support affordable housing.

Resources/Community Involvement

- High Level Leadership
- Effective practices from GARE, and peer cities
- Supportive property owners and business owners
- City affordable housing investments
- Economic development incentives
- Local non-profits and Chambers of Commerce

Activities

- Analyze application of zoning against demographic data and ensure that equity has been factored into the location of base zones, (e.g. ensure that residential design standards been applied to similar sites regardless of the demographics of the area; ensure that high intensity mixed use zones been applied to similar sites regardless of the demographics of the area; etc) (CodeNEXT);
- Engage neighborhoods of color in future processes to develop small area plans supporting implementation of complete communities (PAZ);
- Review peer city best practices and support development of economic development programs that support local entrepreneurs and can incubate locally-owned businesses with an emphasis on neighborhoods of color (EDD, Other Departments);

Outputs

- # of residents of color engaged in development of small area plans.
- % of mixed use and commercially zoned acres which would allow alcohol sales by right in neighborhoods of color vs. % in the city as a whole

Outcomes

- # of small businesses owned by people of color
- # of businesses within neighborhoods of color owned by local residents

Impacts/Metrics

- Maintain and increase # of businesses in neighborhoods of color that support local residents
- Ensure that neighborhoods of color do not bear a disproportional share of alcohol-related uses

External Factors

- Community's confidence and trust in local government
- Strength of Economy
- Private sector development trends and market pressure
- Individual business decisions and market trends



CODENEXT

SHAPING THE AUSTIN WE IMAGINE

CodeNEXT Equity Logic Model: Enable Small Enterprises

EDD, CPO, and PAZ Conference Version_3 1 2018 Final

7) Enable Small Enterprises <https://cityofaustin.seamlessdocs.com/f/xtqqeqn3tkxu>

Context: Currently, developers have access to incentives that contribute to displacement of Persons of Color-owned businesses. Small business allowances by-right could further contribute to this displacement.

Question: How will encouraging spaces suitable for small scale enterprises preserve the culture, affordability and accessibility of existing businesses in Neighborhoods of Color?

Goal and Associated Priority Outcome:

Increase the supply of spaces throughout the City that are compatible with a large spectrum of small businesses to address the imbalance of supply and demand in the Austin commercial leasing market (the demand for small scale commercial space is greatly outpacing the supply), increase access to small scale commercial spaces by better linking job centers with transit and housing in our centers and corridors, allow small businesses by right or with staff review in more zones, and adjust standards to remove conflicts and encourage the provision of spaces suitable for small-scale enterprises, while minimizing displacement and encouraging development of spaces suitable for small-scale enterprise that preserve the culture affordability and accessibility of existing businesses in Neighborhoods of Color. (Priority Outcome (s): Economic Opportunity and Affordability; Government that Works for All of Us)

Rationale:

The new regulations developed through CodeNEXT will help to encourage land development and redevelopment which is more consistent with the shared vision for Austin articulated through the *Imagine Austin Plan*; however, as is the case today, future development may also have undesirable impacts, including contributing to increasing property values and/or reducing the amount of existing affordable housing, accelerating the displacement of renters, property owners, and small businesses, particularly within communities of color, and changing the character of neighborhoods in ways that make existing residents feel unwelcome. While other market forces are also at play, legacy businesses in lower income neighborhoods of color are being displaced due to the transfer of properties and increase in commercial lease rates.

Assumptions:

- The existing Land Development Code is overly-complex which can lead to uncertainty for property owners and stakeholders;
- Recent Council actions have removed "Smart Growth" fee provisions that previously provided incentives for development to shift to the East;

- CodeNEXT allows for different scales and type of commercial spaces and will allow small neighborhood shops which will provide for new commercial space that can be used by small locally owned businesses; however, under zoning enabling legislation at the Federal and State levels, the Land Development Code does not have the ability to restrict use of space by non-locally owned businesses;
- Federal and State regulations govern the definition of small businesses and how funding incentives are deployed.
- The City administers small business programs that are regulated by federal standards as well as City Council policy.
- The current Land Use Development Code hinders the real estate market from delivering the supply of different commercial types that the market demands.
- Imbalance in the commercial space market (higher demand than supply) is resulting in an escalation of commercial lease rates that are leading to the displacement of small and legacy businesses.
- Development is undertaken by individual property owners, and not every parcel will redevelop under CodeNEXT;
- The Land Development Code is constrained by Federal and State Law, and not every impact of development can be addressed through a regulatory solution. Constraints include the inability to use inclusionary zoning or linkage fees to support affordable housing.

Resources/Community Involvement

- High Level Leadership
- Effective practices from GARE, and peer cities
- Property owners and business owners
- City affordable housing investments
- Economic development incentives
- Local non-profits and Chambers of Commerce
- Neighborhood and Business Organizations

Activities

- Use innovative methods to engage neighborhoods of color in future processes to develop small area plans supporting implementation of complete communities (PAZ);
- Review peer city best practices and develop a toolbox of Council-adopted economic incentives and programs that support local entrepreneurs and can incubate small businesses with an emphasis on neighborhoods of color (EDD, Other Departments);
- Align the geographic application of CodeNEXT with forecasted market economics and committed transportation investments. Anchor the application of these factors by filtering through the adopted Imagine Austin Comprehensive Plan Growth Map.
- Conduct interdepartmental coordination and seek public involvement on the framework and application of on revisions to the Density Bonus Program.

Outputs

- # of residents of color engaged in development of small area plans.
- # of business owners of color participating in Soul-Y Austin and other City-sponsored economic development programs
- CodeNEXT zoning map that accounts for Imagine Austin Comprehensive Plan density and location assumptions.
- Density bonus program that incentivizes a broader spectrum of residential and commercial spaces in close proximity to job centers and transit.

Outcomes

- Increased # of small businesses owned by people of color
- Increased # of businesses within neighborhoods of color owned by local residents

Impacts/Metrics

- Maintain and increase # of businesses in neighborhoods of color that support local residents
- Increase the number of entrepreneurs of color

External Factors

- Community's confidence and trust in local government
- Strength of Economy
- Private sector development trends and market pressure
- Individual business decisions and market trends



CodeNEXT Equity Logic Model: Right Size Zoning

PAZ Responses_2/23/2018

8) Right-size Zoning <https://cityofaustin.seamlessdocs.com/f/vctblxhd9emu>

Context: Base zoning in Austin's Neighborhoods of Color has not protected single-family, family-friendly residences compared to zoning restrictions that have protected Austin's dominantly white residential neighborhoods.

Question: How will form-based zoning preserve the cultural make-up, affordability, and identity of Neighborhoods of Color? Will CodeNEXT eliminate existing barriers to gentrification and displacement?

Goal and Associated Priority Outcome: Ensure compatibility of new development with the existing context and character of the neighborhood and simplify regulations, while preserving the cultural make-up, affordability, and identity of Neighborhoods of Color and minimizing gentrification and displacement. (Priority Outcome (s): Economic Opportunity and Affordability; Health; Safety; Government that Works for All of Us)

Rationale: The new regulations developed through CodeNEXT will help to encourage land development and redevelopment which is more consistent with the shared vision for Austin articulated through the *Imagine Austin Plan*; however, the development that occurs under the new regulations may also have undesirable impacts, including contributing to increasing property values and/or reducing the amount of existing affordable housing, accelerating the displacement of renters, property owners, and small businesses, particularly within communities of color, and changing the character of neighborhoods in ways that make existing residents feel unwelcome.

Assumptions:

- The existing Land Development Code is overly-complex which can lead to uncertainty for property owners and stakeholders;
- The existing Land Development Code does not recognize previous development patterns. CodeNEXT recalibrates zoning to recognize neighborhood characteristics throughout the city, including where residential design standards apply;
- Projects developed under the standards of the existing Land Development Code do not always lead to a result that fits within the context of the existing neighborhood, however, some standards were carefully designed with community input and need to be carried forward into the revised LDC;
- There may be a mismatch between current zoning and the existing character and context of the property;

- CodeNEXT allows for smaller lot sizes and the ability to construct Accessory Dwelling Units which better matches the development patterns/character of older neighborhoods of color.
- Development is undertaken by individual property owners, and not every parcel will redevelop under CodeNEXT;
- The Land Development Code is constrained by Federal and State Law, and not every impact of development can be addressed through a regulatory solution. Constraints include the inability to use inclusionary zoning or linkage fees to support affordable housing.

Resources/Community Involvement

- High Level Leadership
- Effective practices from GARE, and peer cities
- Supportive property owners and business owners, and real estate groups
- City affordable housing investments
- Economic development incentives
- Local non-profits
- Neighborhood Associations

Activities

- Analyze application of zoning against demographic data and ensure that equity has been factored into the location of base zones, (e.g. ensure that residential design standards been applied to similar sites regardless of the demographics of the area; ensure that high intensity mixed use zones been applied to similar sites regardless of the demographics of the area; etc) (CodeNEXT);
- Engage neighborhoods of color in future processes to develop small area plans supporting implementation of complete communities (PAZ);
- Review peer city best practices and support development of economic development programs that support local entrepreneurs and can incubate locally-owned businesses with an emphasis on neighborhoods of color (EDD, Other Departments);
- Analyze the potential for displacement of existing affordable housing and put in place strategies that support preservation of affordable housing; (NHCD, Other City Departments)
- Engage neighborhoods of color adjacent to centers and corridors, identify specific anticipated impacts of redevelopment, and identify policy strategies that could mitigate those impacts; (CodeNEXT, Other City Departments)
- Analyze peer city best practices for preservation of affordable housing and reducing displacement in areas where redevelopment is focused. (CodeNEXT, Other City Departments)

Outputs

- % of acres by zone within neighborhoods of color vs. % of acres by zone within city as a whole
- # of residents and business owners of color engaged

Outcomes

- # of units within neighborhoods of color which are affordable to at or below 80% MFI
- # of units within neighborhoods of color that have at least 2 bedrooms
- % of residents by race and ethnicity

Impacts/Metrics

- Increase in # of units within neighborhoods that are affordable to at or below 80% MFI and suitable for families.
- Reduction in displacement of existing residents of color.

External Factors

- Community's confidence and trust in local government
- Strength of Economy
- Funding for housing subsidies
- Private sector development trends and market pressure



CodeNEXT Equity Logic Model: Diverse Places for People

PAZ Responses_2/5/2018

9) Diverse Places for People <https://cityofaustin.seamlessdocs.com/f/rbnu0jeex6lb>

Context: *“Well-designed ‘Missing Middle’ buildings unify the walkable streetscape as they greatly diversify the choices available for households of different age, size, and income.” Austin’s Neighborhoods of Color neighborhoods have traditionally supported a wide range of family configurations, multi-generational households, and accommodations for children as a strategy to compensate for the consequences of racism.*

Question: *Do Neighborhoods of Color disproportionately bear the densification of residential and commercial neighborhoods proposed in CodeNEXT? Will the proposed housing type diversity in Neighborhoods of Color provide affordability and access to current residents in those neighborhoods?*

Goal and Associated Priority Outcome: Allow for creation of more diverse places with a variety of housing types in a range of suburban and urban settings, *while ensuring that neighborhoods of color do not disproportionately bear the densification of residential and commercial neighborhoods and that new housing will be affordable and accessible to current residents.* (Priority Outcome (s): Economic Opportunity and Affordability; Government that Works for All of Us)

Rationale: The new regulations developed through CodeNEXT will help to encourage land development and redevelopment which is more consistent with the shared vision for Austin articulated through the *Imagine Austin Plan*; however, the development that occurs under the new regulations may also have undesirable impacts, including contributing to increasing property values and/or reducing the amount of existing affordable housing, accelerating the displacement of renters, property owners, and small businesses, particularly within communities of color, and changing the character of neighborhoods in ways that make existing residents feel unwelcome.

Assumptions:

- CodeNEXT will allow for the creation of more diverse places with a variety of housing types which will support household affordability by increasing the overall supply of housing at a range of prices and sizes and by supporting an overall reduction in transportation costs;
- CodeNEXT provides more affordable housing opportunities throughout the City and provides for longer term affordability than is provided through the current density bonus programs when a property owner chooses to construct certain residential projects;
- Creating more diverse places with a variety of housing types can allow for development of more vibrant, people-friendly places that are safer for pedestrians, can allow for jobs to be provided closer to housing, and can support a range of small businesses;

- Creating more diverse places with a variety of housing types can reduce the overall cost of the infrastructure that is required to serve our population;
- The existing Land Development Code makes it hard to develop diverse places with a variety of housing types.
- Projects developed under the standards of the existing Land Development Code do not always lead to a result that fits within the context of the existing neighborhood.
- Development is undertaken by individual property owners, and not every parcel will redevelop under CodeNEXT;
- The Land Development Code is constrained by Federal and State Law, and not every impact of development can be addressed through a regulatory solution. Constraints include the inability to use inclusionary zoning or linkage fees to support affordable housing.

Resources/Community Involvement

- High Level Leadership
- Effective practices from GARE, and peer cities
- Supportive property owners and business owners, and real estate groups
- City affordable housing investments
- Economic development incentives
- Local non-profits
- Neighborhood Associations

Activities

- Analyze location and types of affordable housing constructed.
- Analyze application of zoning against demographic data and ensure that equity has been factored into the location of base zones, (e.g. ensure that residential design standards have been applied to similar sites regardless of the demographics of the area; ensure that high intensity zones have been applied to similar sites regardless of the demographics of the area; etc) (CodeNEXT);
- Engage neighborhoods of color in future processes to develop small area plans supporting implementation of complete communities (PAZ);
- Analyze the potential for displacement of existing affordable housing and put in place strategies that support preservation of affordable housing; (NHCD, Other City Departments)
- Engage neighborhoods of color, identify specific anticipated impacts of redevelopment, and identify policy strategies that could mitigate those impacts; (CodeNEXT, Other City Departments)

Outputs

- % of acres by zone within neighborhoods of color vs. % of acres by zone within city as a whole
- # of residents and business owners of color engaged

Outcomes

- # of units within neighborhoods of color which are affordable to at or below 80% MFI
- # of units within neighborhoods of color that have at least 2 bedrooms
- % of residents by race and ethnicity

Impacts/Metrics

- Increase in # of units within neighborhoods that are affordable to at or below 80% MFI and suitable for families.
- Reduction in displacement of existing residents of color.

External Factors

- Community's confidence and trust in local government
- Strength of Economy
- Funding for housing subsidies
- Private sector development trends and market pressure



CODENEXT

SHAPING THE AUSTIN WE IMAGINE

CodeNEXT Equity Logic Model: Anticipate Future Growth

PAZ Responses_2/23/2018

10) Anticipate Future Growth <https://cityofaustin.seamlessdocs.com/f/2d4sqx6ulx8>

Context: While Austin's population overall has grown, the number of Black residents has decreased by 5.4%. (read more <http://kut.org/post/austins-population-booming-why-its-african-american-population-shrinking>)

Question: Will future growth increase the dominance of Austin's white demographics? How will CodeNext implement strategies to reverse this trend? Are the CodeNEXT corridors and centers disproportionately proposed for Austin's Neighborhoods of Color? Will they contribute and accelerate gentrification, displacement and cultural appropriation?

Goal and Associated Priority Outcome: Encourage compact growth along centers and corridors, allow neighborhoods to grow intentionally, and create walkable places where new development occurs *while preventing displacement and gentrification, and reversing the population decline of Austin's African-American community.* (Priority Outcome (s): Economic Opportunity and Affordability; Government that Works for All of Us)

Rationale: The new regulations developed through CodeNEXT will help to encourage land development and redevelopment which is more consistent with the shared vision for Austin articulated through the *Imagine Austin Plan*; however, the development that occurs under the new regulations may also have undesirable impacts, including contributing to increasing property values and/or reducing the amount of existing affordable housing, accelerating the displacement of renters, property owners, and small businesses, particularly within communities of color, and changing the character of neighborhoods in ways that make existing residents feel unwelcome.

Assumptions:

- Based on past trends and economic factors, the region will continue to grow at a fairly rapid rate over at least the next decade;
- Constrained housing supply at all price-points negatively impacts housing affordability across the region, but in particular within the City of Austin;
- Continuing to grow as we have in the past through primarily suburban greenfield development puts pressure on Austin's infrastructure through increased traffic congestion and other impacts, while shifting the tax base to suburban communities;
- CodeNEXT will accommodate additional development along centers and corridors which will support household affordability by including affordable housing and increasing the overall supply of housing and by supporting an overall reduction in transportation costs;

- Accommodating additional development along centers and corridors reduces the overall cost of the infrastructure that is required to serve our population;
- CodeNEXT will allow neighborhoods to grow intentionally across the City which allows for growth to be absorbed through incremental change, and allows existing residents to benefit from those changes as they accommodate new neighbors;
- CodeNEXT will require development to provide facilities that support walking, biking, and access to transit which ensures that the development provides an appropriate level of public benefit proportional to its anticipated impact, and can reduce the overall number of vehicle trips accessing the site of the new development;
- Development is undertaken by individual property owners, and not every parcel will redevelop under CodeNEXT;
- The Land Development Code is constrained by Federal and State Law, and not every impact of development can be addressed through a regulatory solution. Constraints include the inability to use inclusionary zoning or linkage fees to support affordable housing.

Resources/Community Involvement

- High Level Leadership
- Effective practices from GARE, and peer cities
- City Demographer
- Regional Partners
- Chambers of Commerce
- Supportive property owners and business owners, and real estate groups
- City affordable housing investments
- Economic development incentives
- Local non-profits
- Neighborhood Associations

Activities

- Analyze application of zoning against demographic data and ensure that equity has been factored into the location of base zones, (e.g. ensure that residential design standards have been applied to similar sites regardless of the demographics of the area; ensure that high intensity zones have been applied to similar sites regardless of the demographics of the area; etc) (CodeNEXT);
- Engage neighborhoods of color in future processes to develop small area plans supporting implementation of complete communities (PAZ);
- Analyze the potential for displacement of existing affordable housing and put in place strategies that support preservation of affordable housing; (NHCD, Other City Departments)
- Engage neighborhoods of color, identify specific anticipated impacts of redevelopment, and identify policy strategies that could mitigate those impacts; (CodeNEXT, Other City Departments);
- Fund new subsidized affordable housing throughout Austin; (NHCD, Other City Departments, Non-Profits)

- Analyze ability of the zoning map and affordability incentives to allow production of affordable housing in support of the goals of the Housing Blueprint; (CodeNEXT; NHCD)

Outputs

- % of acres by zone within neighborhoods of color vs. % of acres by zone within city as a whole
- # of residents and business owners of color engaged

Outcomes

- # of units within neighborhoods of color which are affordable to at or below 80% MFI
- # of units within neighborhoods of color that have at least 2 bedrooms
- % of residents by race and ethnicity

Impacts/Metrics

- Increase in # of units within neighborhoods that are affordable to at or below 80% MFI and suitable for families.
- Reduction in displacement of existing residents of color.
- Increase in number of African-Americans living in Austin

External Factors

- Community's confidence and trust in local government
- Strength of Economy
- Funding for housing subsidies
- Private sector development trends and market pressure



CODENEXT

SHAPING THE AUSTIN WE IMAGINE

CodeNEXT Equity Logic Model: Water Stewardship

AW, WPD, and PAZ Conference Version_2 27 2018 Final

11) Water Stewardship <https://cityofaustin.seamlessdocs.com/f/7grv1koloc7k>

Context: Austin's Neighborhoods of Color are most vulnerable to the stresses of drought, heat, and flooding associated with climate change. Flood areas are more extensive and stream bank erosion more prevalent. Residents in these neighborhoods are less able to afford expensive utility bills for air-conditioning and have fewer choices to move when their homes become un-inhabitable. They have historically been underserved by Austin's water supply and storm water management infrastructure compared to Austin's predominantly white neighborhoods. Landfills, wastewater treatment plants, petroleum product storage, electrical generation and industrial brownfields are all disproportionately located in and near Neighborhoods of Color neighborhoods.

Question: How will CodeNEXT address historic inequities by providing meaningful and affordable opportunities for water stewardship in Neighborhoods of Color neighborhoods? How will CodeNEXT address the presence of lead in drinking water of Austin's Neighborhoods of Color and schools?

Goal and Associated Priority Outcome:

Austin Water's goal is to provide safe, reliable, high-quality, sustainable, and affordable water services to all of Austin Water's customers in all neighborhoods. It is important to make clear that lead is not present in the treated drinking water that Austin Water provides to the citizens of Austin, including all neighborhoods and schools. Austin's [Watershed Protection Master Plan](#) has a core water stewardship goal to "Protect and improve Austin's waterways and aquifers for citizen use and the support of aquatic life" (p.42). Another key water stewardship goal of the City is to implement the "Sustainably Manage Our Water Resources" priority program of the *Imagine Austin Comprehensive Plan* through new land development requirements for commercial, multifamily, industrial, and civic sites to use "green stormwater infrastructure" practices to capture and clean stormwater, soak it into the ground, help support plant life, and offset potable water use. (Priority Outcome (s): Health and Environment; Safety)

Rationale:

Providing safe and high-quality drinking water, which includes meeting all state and federal drinking water quality standards, is an everyday, fundamental responsibility of Austin Water to all of the citizens of Austin and is not governed by CodeNEXT. Top priorities of Austin include protecting its drinking water, protecting its natural surface and ground waters, and maximizing water-use efficiency and conservation. The new water-saving regulations proposed in CodeNEXT build on a long history of watershed protections and will help to encourage land development and redevelopment which is more consistent with the shared vision for Austin articulated through the *Imagine Austin Plan*. Incorporation of green stormwater infrastructure into new and redevelopment projects strongly promotes water stewardship and provides multiple benefits for human and environmental health, such as improved

water quality, water conservation, reduced ambient temperatures, and increased ecological function. All citizens benefit from green stormwater infrastructure, which has been shown to have a significant positive impact on both human and environmental health. (See more discussion in the “Nature in the City” Logic Model.)

Assumptions:

- Austin Water operates and maintains a centralized water system that provides the same level of safe, high-quality drinking water to all of Austin Water’s customers. Again, it is important to make clear that lead is not present in the treated drinking water that Austin Water provides to the citizens of Austin, including all neighborhoods and schools. Austin Water is regulated by state and federal law.
- Austin has a small percentage of lead service lines (the pipe from the water main to the customer meter) remaining in older parts of the city. Austin Water is proactively identifying where the remaining lead service lines are located. However, Austin Water’s treated drinking water is scale forming and noncorrosive. That means Austin’s treated water forms a protective scale on the inside of pipes that prevents the leaching out of materials such as lead, if it were present in a pipe. Austin Water’s [annual water quality report](#) contains a comprehensive look at what is in Austin’s water.
- The City’s Plumbing Code, Texas Commission on Environmental Quality (TCEQ) rules for Public Water Suppliers, and the Safe Drinking Water Act administered by the Environmental Protection Agency (EPA) do not allow installation of lead in drinking water plumbing systems in any applications, including homes, businesses, and schools. Therefore, for new construction and redevelopment, inspections conducted by the City’s Development Services Department, and required by TCEQ rules, check plumbing installations to ensure that lead is not used in drinking water applications. In some older homes and businesses, there could be remaining sources of lead in plumbing system components such as pipes, solder, brass plumbing fixtures, faucets, and pipe fittings. If citizens think their plumbing and fixtures may contain lead, they can have their water tested, or run the water for a short period of time (one to two minutes) before using to minimize potential exposure. Additionally, citizens can also have a qualified plumber or certified Customer Service Inspector (CSI) check their plumbing components. More information can be found at: <http://austintexas.gov/page/lead>. Information on Austin Independent School District (AISD) lead testing information can be found at: <https://www.austinisd.org/announcements/more-information-water-testing-results-facility-faqs>.

Background

- A key component of water stewardship is the protection of the Austin’s natural systems. Natural systems vary considerably due to climate, topography, soils, and other factors. Austin lies along the boundary of two ecological regions: the Edwards Plateau (“Hill Country”) to the west and the Blackland Prairie to the east. (See City of Austin Ecoregions map.) The Edwards Plateau

features steep slopes with narrow floodplains. In contrast, the Blackland Prairie features broad, alluvial floodplains as well as deep but erosive clay soils and creek banks.

- When the Comprehensive Watershed Ordinance—one of Austin’s seminal environmental laws—was adopted in 1986, greater protections were given to the western watersheds in order to safeguard our water supply lakes and aquifers. But this failed to adequately recognize that the eastern, prairie watersheds also needed a higher level of protection. Their fragile clay soils, expansive floodplains, and long history of farming and other land alteration pose special challenges that the 1986 rules did not address adequately. Many historic Neighborhoods of Color were located in the less protected areas. For this analysis, Neighborhoods of Color are defined as census tracts with a higher than average Minority Status and Language subindex of the Center for Disease Control’s Social Vulnerability Index. (See Neighborhoods of Color map.)
- To close this gap, the 2013 Watershed Protection Ordinance specifically addressed these disparities by extending creek protections to smaller “headwaters” creeks in the eastern watersheds. The Watershed Protection Ordinance also focused on restoring the health and function of creeks and floodplains to regain lost ecosystem and cultural services, and added citywide Erosion Hazard Zone protections to address threats of stream channel erosion on buildings and infrastructure. Together, these key changes are helping foster the recovery and reforestation of degraded waterways, which will in turn better protect streams, rivers, and lakes downstream—preserving water quality and safeguarding property for the residents of Austin.

CodeNEXT Proposals for Water Stewardship

- CodeNEXT retains and strengthens existing environmental protections and adds a new, key provision for green stormwater infrastructure to improve water quality and conserve potable water. These protections are all applied citywide.
- CodeNEXT proposes that new and redevelopments manage water quality by using “green stormwater infrastructure” practices. Currently, this task of slowing and filtering dirty stormwater is typically done with sand filters, which are a practical engineering tool but offer limited water conserving and ecological benefits. Green stormwater infrastructure practices such as rain gardens, rainwater harvesting, porous pavement, and green roofs, on the other hand, provide multiple community and environmental benefits.
- CodeNEXT’s pivot to green stormwater infrastructure will result in developments and infrastructure that are more resilient to heat and drought. This approach takes advantage of stormwater for irrigation which helps us to prepare for the future and continue to ensure that we have sufficient clean water for human consumption, and can support preservation of our natural environment in the face of population growth and continued climate change.

Limitations of CodeNEXT

- As mentioned above, many aspects of providing a high level of water stewardship are done outside of the Land Development Code and/or are already being done with the existing code.
- The Land Development Code is constrained by Federal and State Law, and not every impact of development can be addressed through regulations.
- Development is undertaken by individual property owners, and not every parcel will redevelop under CodeNEXT. Only those sites that redevelop will see the benefits of the newly proposed code.

Resources/Community Involvement

- Extensive public, environmental community, and development community input through the [Watershed Protection Ordinance](#) stakeholder group and [Green Stormwater Infrastructure Working Group](#).
- City of Austin Customer Assistance Program (CAP). The City's Customer Assistance Program (CAP) provides various water fee waivers and discounts to qualified customers on low or fixed incomes who participate in certain state, federal, or local assistance programs. More CAP information can be found at: <https://austinenergy.com/ae/residential/your-bill/customer-assistance-programs>. Austin Water also administers a grant program for qualified low-income households for replacement of private laterals. A Private Lateral (P-Lat) is the wastewater line that connects a building to the City's wastewater system. A P-Lat is not owned by the City. Austin Water performs investigations of P-Lats for City retail wastewater customers when there is a wastewater overflow or blockage on private property or when there is a problem with the City's wastewater system that could affect a P-Lat. More information on the City's P-Lat program can be found at: <https://austintexas.gov/department/private-lateral-program>.
- Water Forward. Austin Water is leading development of Water Forward, Austin's 100-year integrated water resource plan. More information, including information about community engagement, can be found at: <http://austintexas.gov/waterforward>. Austin Water's Conservation program offers water saving rebates, tools, and other programs at <http://austintexas.gov/department/water-conservation>.
- Effective practices from GARE, and peer cities
- Regional partners
- Property owners and business owners
- Local non-profits
- Local environmental organizations
- Neighborhood Associations
- City investments

Activities

- Continue to engage non-profits, property owners, and neighborhood groups to implement innovative water stewardship projects and programs in Neighborhoods of Color (WPD, AW).
- Implement and enforce the green stormwater infrastructure requirements and other environmental regulations to protect and restore Austin's natural resources.
- Leverage staff expertise to train private-sector design professionals in best-practices to produce low-cost and low-maintenance designs.
- Engage neighborhoods of color in future processes to develop small area plans (PAZ);
- Continue to use Capital Improvement Program funding to improve or construct needed water, wastewater, and storm water infrastructure citywide (WPD, AW).
- Ensure that new city public improvement projects incorporate Land Development Code standards that include open space, trees, flood mitigation, and landscaping.

Outputs

- # of residents and business owners of color engaged in city planning and City-sponsored water stewardship programs.
- Gallons of potable irrigation offset
- Holistic operating cost (e.g., including both potable water cost savings and potential higher construction and maintenance costs for some green stormwater infrastructure).

- Number of new and redevelopment projects providing high-quality green spaces.

Outcomes

- Continue to provide safe, reliable, high-quality, sustainable, and affordable water services to all Austin Water Customers.
- Improved stream quality in Neighborhoods of Color.
- Expanded access to reclaimed water.
- Increased access to high-quality green spaces.
- Increased ecosystem services (resilience in heat and drought, natural habitat, ambient cooling).
- Where stormwater is used on landscapes, reduced need and costs for potable irrigation.
- Potentially higher initial and ongoing maintenance costs for some green stormwater infrastructure applications compared to more traditional methods.

Impacts/Metrics

-
- Estimated gallons of potable irrigation offset
- Holistic operating cost (e.g., including both potable water cost savings and potential higher construction and maintenance costs for some green stormwater infrastructure).
- Number of new and redevelopment projects providing high-quality green spaces.

External Factors

- Community's confidence and trust in local government.
- City programs that restore riparian areas and install green stormwater infrastructure on public property.
- Stormwater management discount program that allows homeowners to reduce their drainage charge through the installation of stormwater control measures such as rainwater cisterns and rain gardens.
- Projected changes in Austin's climate that include increases in annual average temperatures, more frequent high temperature extremes, and more frequent drought conditions.



CODENEXT

SHAPING THE AUSTIN WE IMAGINE

CodeNEXT Equity Logic Model: Flood Mitigation

WPD and PAZ Conference Version_2 23 2018

12) Flood Mitigation <https://cityofaustin.seamlessdocs.com/f/w7rbcx5hg3pv>

Context: Austin's Neighborhoods of Color are most vulnerable to the stresses of climate change and flooding. Flood infrastructure in these neighborhoods has been designed to a lower standard. Flood areas are more extensive and stream bank erosion more prevalent. The residents in these neighborhoods have fewer choices to move when their homes become un-inhabitable.

Question: How will CodeNEXT address these historical inequities? Will new and redeveloping properties be required to fully mitigate their flood impacts over undeveloped conditions?

Goal and Associated Priority Outcome:

Protect lives and property and reduce the impact of flood events by requiring redeveloping commercial, multi-family, industrial, and civic sites to manage stormwater in proportion to each site's impact, and by requiring new single-family, duplex, and "missing middle" residential projects to obtain an engineering certification that the project's drainage will not harm neighboring properties, while addressing historical inequities. (Priority Outcome (s): Safety)

Rationale:

The new regulations developed through CodeNEXT will help address flooding and will help to encourage land development and redevelopment which is more consistent with the shared vision for Austin articulated through the *Imagine Austin Plan*.

Assumptions:

Background

- The adequacy of Austin's stormwater drainage system correlates closely with system age. Austin created its first Drainage Criteria Manual (DCM) in 1977, establishing minimum sizing criteria. Stormwater conveyance, treatment, and storage systems built prior to 1977 are often outdated, undersized, and in need of updating in order to prevent flooding. (See Age of Infrastructure and Localized Flooding maps in documentation submittal.) Many historic Neighborhoods of Color are located in these areas. For this analysis, Neighborhoods of Color were defined as census tracts with a higher than average Minority Status and Language subindex of the Center for Disease Control's Social Vulnerability Index. (See Neighborhoods of Color map.)
- Austin lies along the boundary of two ecological regions: the Edwards Plateau ("Hill Country") to the west and the Blackland Prairie to the east (See City of Austin Ecoregions map). The Edwards Plateau features steep slopes with narrow floodplains. In contrast, the Blackland Prairie features

broad, alluvial floodplains and deep, erosive clay soils and creek banks. Austin's first floodplain maps were issued in 1978 and improved in accuracy through the 1980s. Neighborhood subdivisions built prior to this floodplain information sometimes placed homes and other structures in areas at risk of flooding. Some of Austin's historic Neighborhoods of Color are located in these areas. (See Development Prior to Floodplain Regulations map.)

- Austin's first creek protection ordinances from the late 1970s focused on western watersheds. When the regulations were expanded to eastern creeks in 1986, they did not provide the same level of creek protection in the eastern Blackland Prairie watersheds as they did in the western Edwards Plateau watersheds. To close this gap, the 2013 Watershed Protection Ordinance specifically addressed these disparities by extending creek protections to smaller "headwaters" creeks and adding new Erosion Hazard Zones citywide.

CodeNEXT Proposals for Flood and Drainage Improvements

- CodeNEXT proposes to help address outdated drainage infrastructure by requiring older commercial, multi-family, industrial, and civic sites that have not provided flood solutions to manage stormwater in proportion to each site's impact. These provisions will have the greatest positive impact in areas that were built out prior to modern drainage and floodplain requirements, including Austin's central-east and central-north Neighborhoods of Color.
- CodeNEXT proposes to reduce drainage problems by requiring that new single-family, duplex, and "missing middle" residential projects obtain an engineering certification that their drainage will not harm neighboring properties. This requirement responds to community concerns that new home construction can flood existing, adjacent properties. Currently, there are no City drainage requirements for these projects and individual property owners have to take a neighbor to court to seek redress, which is more difficult for residents with modest financial means. The engineer's certification requirement is designed avoid problems before they occur.
- CodeNEXT retains existing protections for floodplains, creek buffers, and Erosion Hazard Zones.

Limitations of CodeNEXT

- CodeNEXT will not address all existing flooding and drainage problems. The CodeNEXT proposals will contribute to incremental progress where redevelopment occurs. Significant additional public and private sector investments will still be needed to upgrade inadequate infrastructure, including in Neighborhoods of Color. CodeNEXT will complement, but not replace, ongoing capital investments.
- Development is undertaken by individual property owners, and not every parcel will redevelop under CodeNEXT;
- The Land Development Code is constrained by Federal and State Law, and not every impact of development can be addressed through a regulatory solution.

Resources/Community Involvement

- Strong support from public and policymakers for flood risk reduction regulations to address existing and prevent future flooding
- Effective practices from GARE, and peer cities
- Regional Partners
- Property owners and business owners

- Environmental organizations
- Local non-profits
- Neighborhood Associations
- City investments

Activities

- Map locations of flood hazards
- Engage Neighborhoods of Color in future processes to develop small- area plans (PAZ);
- Engage non-profits, property owners, and neighborhood groups to increase flood awareness, including in Neighborhoods of Color (WPD)
- Implement/enforce the ordinance to require redevelopment and new development projects to contribute their share to flooding and drainage solutions and to require smaller residential projects be built with an engineer's certification
- Train staff and private-sector design professionals to ensure compliance
- Evaluate and improve the method used to gather information and report locations of flooding to ensure equitable outcomes

Outputs

- # of residents and business owners of color engaged in city planning and City-sponsored flood risk reduction efforts
- # of new and redevelopment projects contributing to reduced community flood risk

Outcomes

- Frequency and geographic extent of localized flooding in Neighborhoods of Color vs. city as a whole
- % of housing units within 100 year floodplain in Neighborhoods of Color vs. city as a whole
- # of people, buildings, and roadways at risk of flooding
- Funding available for Capital Improvement Projects to improve areas currently at risk
- Costs to the community associated with capital projects, disaster response, and recovery

Impacts/Metrics

- Ensure that flooding does not disproportionately impact Neighborhoods of Color
- Increase the number of new and redevelopment projects contributing to reduced community flood risk

External Factors

- Community's confidence and trust in local government
- Funding for flood mitigation improvements
- Historic development patterns
- Private sector development trends and market pressure

- Capital Improvement Program (CIP) and bond investments to address legacy problems due to development prior to current watershed regulations
- Extreme weather events that exceed the capacity of code-compliant infrastructure
- Flooding and drainage issues created by development not regulated by the City of Austin (e.g., TxDOT, State of Texas, other municipalities, etc.)

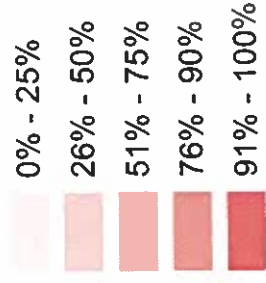
Flood Mitigation

- Creek flooding occurs when larger creeks overflow their banks into their floodplains.
- Regulations introduced in 1983 limited encroachment of development into the 100-year floodplain.
- Most structures at risk of flooding in a 100-year event were constructed prior to the 1983 ordinance.

• Structures Inundated in a 100-year Storm

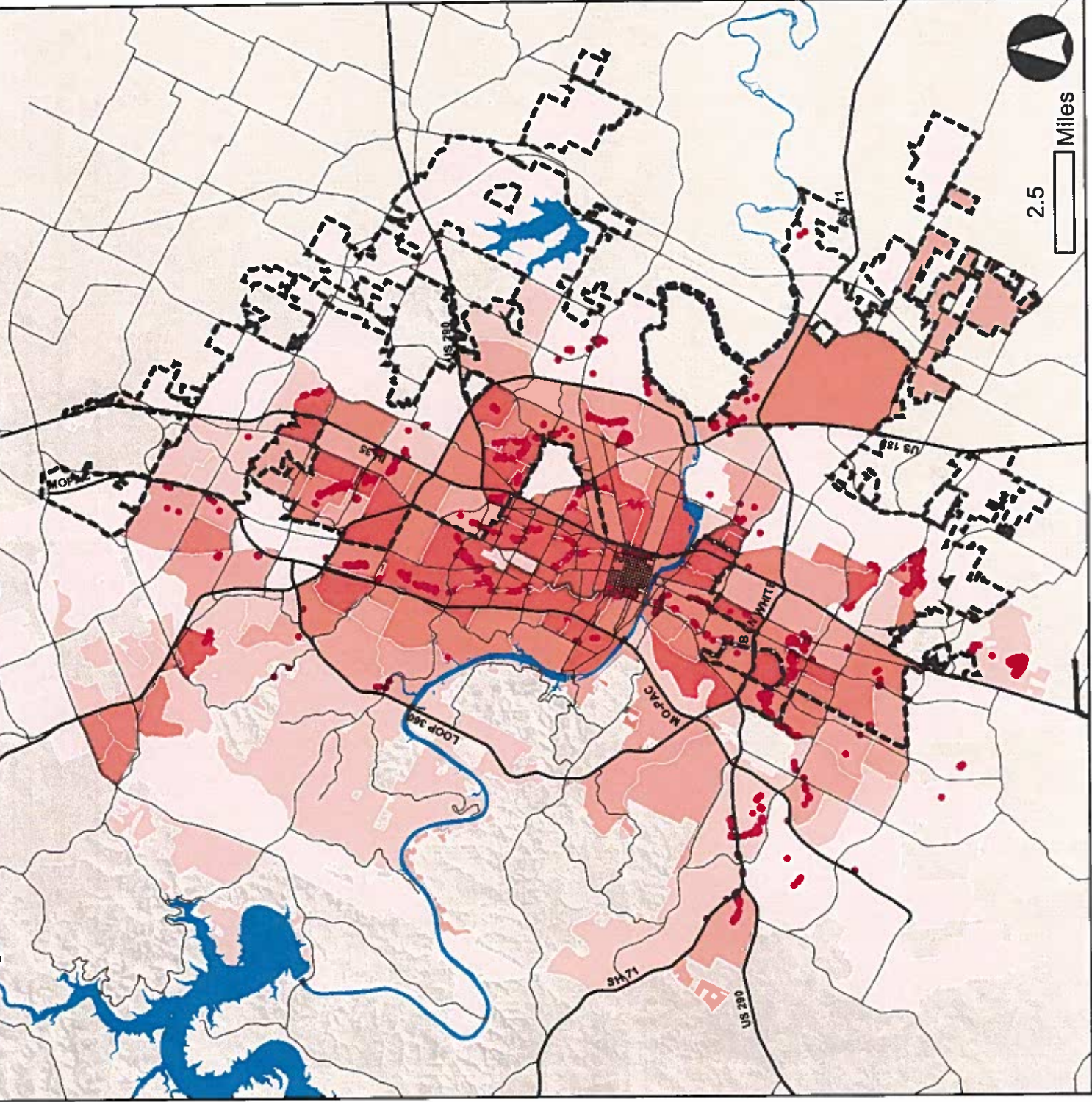
Neighborhoods of Color

Percent of Census Tract Subdivided before 1983 Floodplain Ordinance



This product has been produced by the Watershed Protection Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Development Prior to Floodplain Regulations



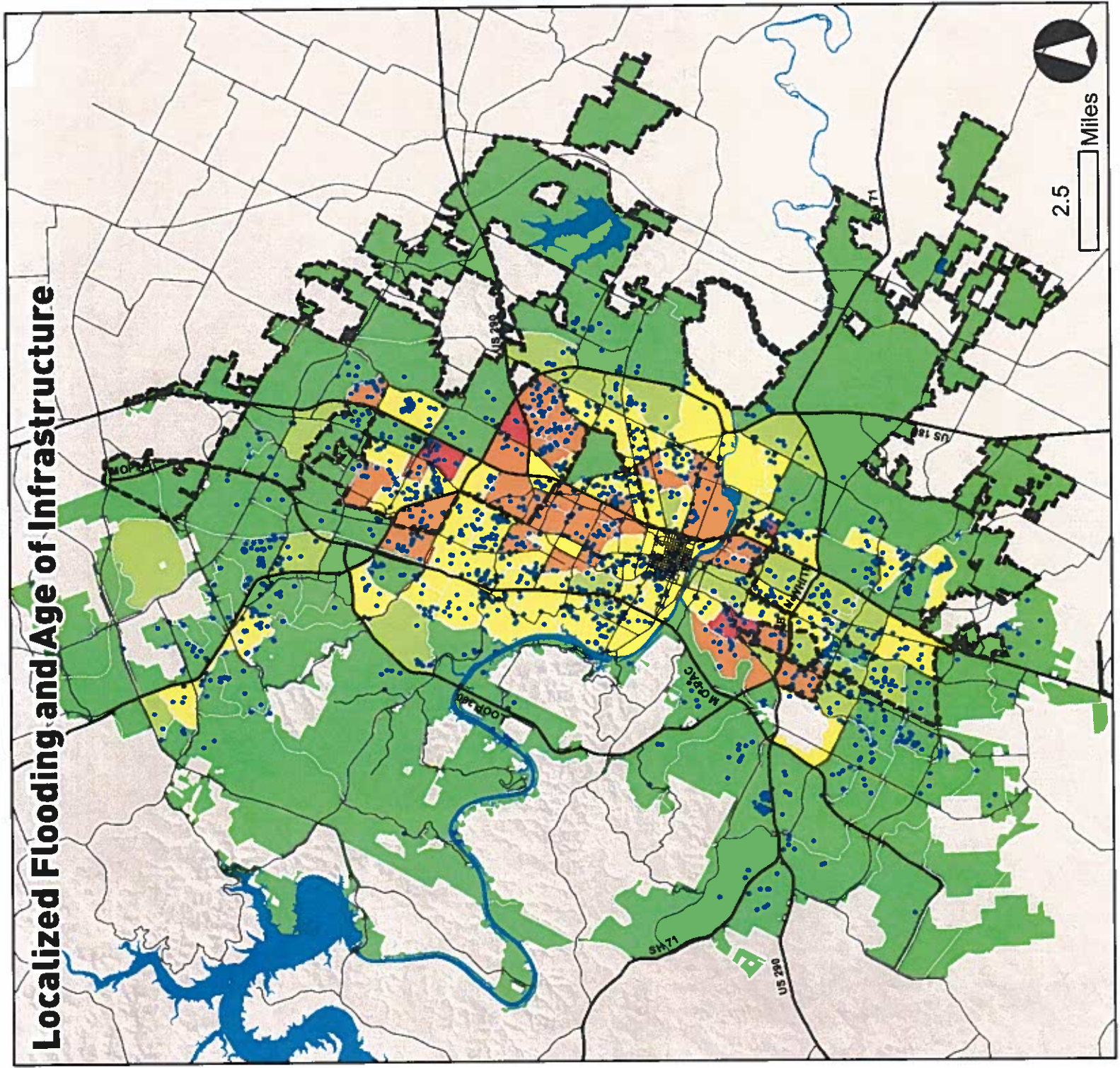
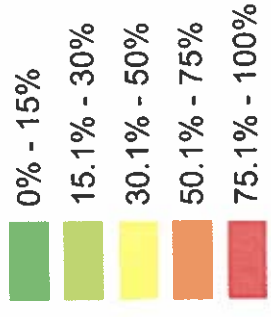
Localized Flooding and Age of Infrastructure

- 1000 MILITARY
 Localized flooding occurs when stormwater pipes and small channels are overwhelmed by heavy rain.
- The adoption of the Drainage Criteria Manual (DCM) in 1977 established conveyance standards for storm drains, inlets, and channels.
- Areas with infrastructure constructed prior to these standards may not be sized appropriately and tend to experience more localized flooding problems.
- Localized flooding problems tend to be concentrated in areas developed prior to modern drainage criteria or under less stringent criteria (e.g., annexations).

• Citizen reports of localized flooding

 Neighborhoods of Color

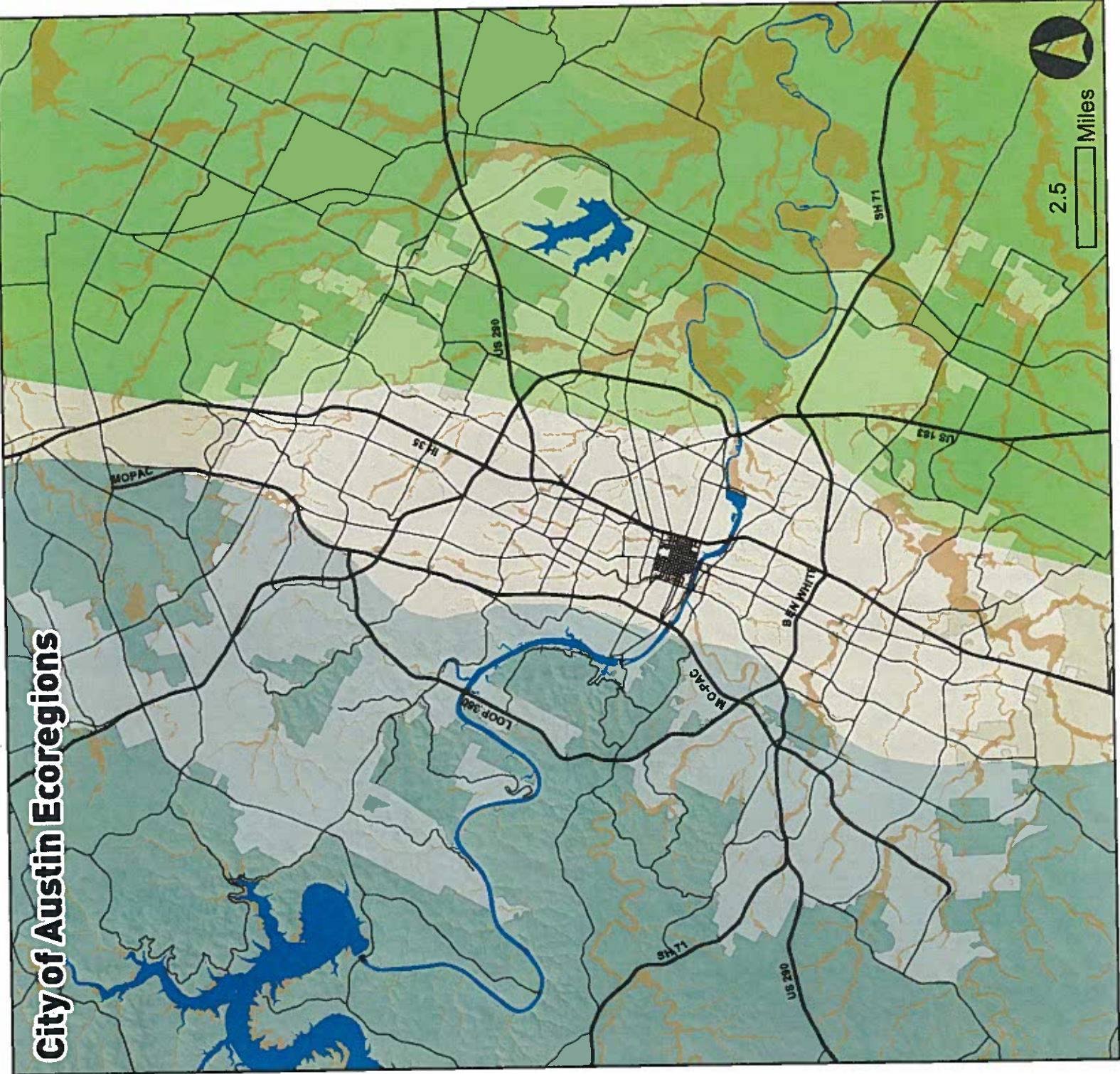
Percent of Storm Drains Constructed Prior to Drainage Criteria Manual (1977)



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1. What watershed

City of Austin Ecoregions



- Austin lies along the boundary of two ecological regions.
- The Edwards Plateau features thin, rocky soils; steep slopes; and narrow floodplains. The Blackland Prairie features broad, alluvial floodplains and deep, erosive clay soils.
- Watershed ordinances from the 1980s did not provide the same level of creek protection in the eastern Blackland Prairie watersheds as they did in the western Edwards Plateau watersheds. To close this gap, the 2013 Watershed Protection Ordinance specifically addressed these disparities by extending creek protections to smaller "headwaters" creeks and requiring Erosion Hazard Zone provisions.

City of Austin Full Purpose Jurisdiction

100-Year Floodplain

Ecoregion

- Edwards Plateau
- Transition Zone
- Blackland Prairie

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1. Neighborhoods of color

The neighborhoods of color were identified using the Centers for Disease Control's Social Vulnerability Index.

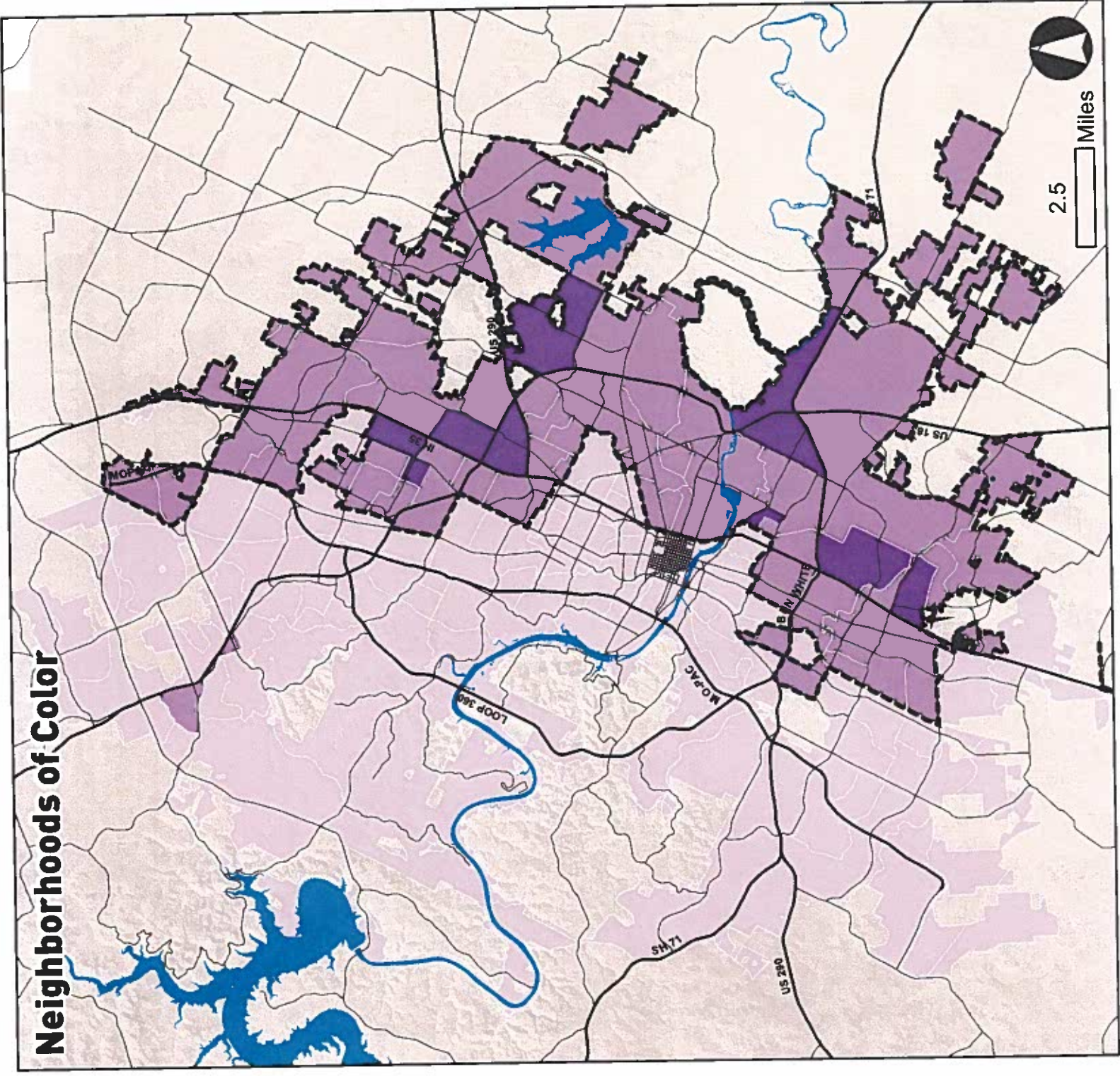
- The index uses 2010 - 2014 census data to measure a census tract's vulnerability to hazardous events.
- The index's Minority Status and Language subindex was used to identify census tracts with above average concentrations of minorities and persons over the age of 5 that speak English less than well.

Neighborhoods of Color

Social Vulnerability Index: Minority Status & Language Subindex

- Below average concentration
- Above average concentration
- Very high concentration

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Neighborhoods of Color



CODENEXT

SHAPING THE AUSTIN WE IMAGINE

CodeNEXT Equity Logic Model: Tree Protection

DSD, PWD, and PAZ Conference Version_2 22 2018 Final

13) Tree Protection <https://cityofaustin.seamlessdocs.com/f/m62q9hth08jo>

***Context:** Stresses associated with the urban heat island and flooding, both mitigated by tree protection, disproportionately effect Neighborhoods of Color.*

***Question:** Is tree preservation equitably applied across the city? Are variances applied disproportionately in Neighborhoods of Color?*

Goal and Associated Priority Outcome:

Clarify urban forest protection and replenishment standards and give greater emphasis to tree and soil quality, preservation of smaller trees, and tree survey and protection requirements for greenfield and urban sites, while ensuring that tree preservation is applied equitably across the City. (Priority Outcome (s): Health; Safety)

Rationale:

The new regulations developed through CodeNEXT will help to encourage land development and redevelopment which is more consistent with the shared vision for Austin articulated through the *Imagine Austin Plan*. As an exercise of Home Rule authority, our City of Austin adopted tree protection regulations in 1983 and in 2010. The Protected and Heritage Tree Ordinances apply consistently across the City within the city's zoning jurisdiction.

Assumptions:

- Trees are essential to reduction of urban heat island and flooding and overall quality of life throughout Austin;
- Much of Austin's tree canopy is on private property;
- Administration of tree protection ordinances is applied consistently regardless of zoning type.
- Austinites have been deeply involved in developing our tree protection regulations. In 2010 the Heritage Tree Ordinance was unanimously supported by City Council. Many Austinites participated in the past three Texas legislature sessions defending our community's tree regulations.
- There has been considerable debate at the State level regarding whether Austin's tree preservation ordinance strikes the correct balance between property rights and preservation;
- CodeNEXT clarifies the tree regulations;
- Code NEXT maintains the level of tree preservation throughout the City including neighborhoods of color;

- Development is undertaken by individual property owners, and not every parcel will redevelop under CodeNEXT;
- The Land Development Code is constrained by Federal and State Law, and not every impact of development can be addressed through a regulatory solution.

Resources/Community Involvement

- High Level Leadership
- Development Services Department Community Tree Preservation Division
- Effective practices from GARE, and peer cities
- Supportive property owners and business owners, and real estate groups
- Environmental organizations
- Local non-profits
- Neighborhood Associations
- City investments

Activities

- Continue to engage the community in city tree preservation policies
- Identify and disseminate best practices related to collecting and disaggregating demographic data by race and ethnicity and analyzing tree planting and preservation in the context of this data (Equity);
- Identify and disseminate best practices and innovative methods for engaging communities of color and ensuring that their voices are being heard in the transportation planning and project development processes (Equity);
- Continue to plant trees in geographic areas based on a “Planting Prioritization Plan” which considers demographic characteristics of neighborhoods in the prioritization process;
- Engage neighborhoods of color in future processes to develop small area plans supporting implementation of complete communities (PAZ);
- Engage non-profits, property owners, and neighborhood groups to implement innovative urban forest preservation and planting initiatives in neighborhoods of color (WPD, AWU);
- In coordination with land use review commissions and City Council analyze whether variances to tree preservation regulations are being granted more frequently in neighborhoods of color (DSD);

Outputs

- Continue applying the code across all zoning types in the city to ensure all Austinites benefit from our urban tree canopy
- % of tree preservation variances granted in neighborhoods of color vs. city as a whole

Outcomes

- Maintain or increase the % of tree canopy in neighborhoods of color vs. city as a whole

- Improved canopy coverage across the city, particularly in areas previously in agricultural protection
- Ensure trees are protected in denser areas

Impacts/Metrics

- Ensure that neighborhoods of color benefit equitably from tree preservation regulations
- Canopy cover analysis every five years
- Annual review of tree permitting data

External Factors

- Community's confidence and trust in local government
- Funding for tree planting and preservation
- Historic development patterns
- Private sector development trends and market pressure
- Environmental Conditions (e.g. soil health, weather/storms, drought, disease) can have an unforeseen negative impact on the urban forest
- Development intensity
- PUD agreements that allow for reduced tree preservation standards
- Texas legislature overriding Home Rule authority



CODENEXT

SHAPING THE AUSTIN WE IMAGINE

CodeNEXT Equity Logic Model: Open Space and Parks

PARD and PAZ Conference Version_2 23 2018

14) Open Space and Parks <https://cityofaustin.seamlessdocs.com/f/i1vadk45kwgr>

Context: Neighborhoods of Color public parks in Austin have been underfunded, underdeveloped and undermaintained compared to parks in white neighborhoods. Furthermore, part of the culture of Neighborhoods of Color is large family gatherings in parks. Making these inaccessible has caused communities to travel outside of their neighborhoods to gain the benefits of Austin parks.

Question: How do these new standards take into account historic inequities in Austin's park assets? How can CodeNEXT make new parks and funding for existing parks a priority and requirement for redeveloping neighborhoods?

Goal and Associated Priority Outcome:

Apply new standards for large developments, provide greater diversity and prominence of open space and parks, ensure that parkland is available within walking distance to residents in all parts of the City, acquire parkland as growth occurs and even prior to growth occurring, protect existing parkland from surrounding development, and promote expansion of trail networks and protected waterways, while accounting for existing inequities in park assets and prioritizing funding for existing parks. (Priority Outcome (s): Health;)

Rationale:

The new regulations developed through CodeNEXT will help to encourage land development and redevelopment which is more consistent with the shared vision for Austin articulated through the *Imagine Austin Plan*, and more parkland will be acquired throughout the city as development occurs.

Assumptions:

- CodeNEXT will require large sites to provide open space to meet the growing demand for open space across the city and to ensure that open space is available for users from the site as well as adjacent neighborhoods;
- CodeNEXT will continue to include parkland dedication regulations which reflect the changes made to the Parkland Dedication provisions of the Land Development Code in 2016. Parkland dedication is a planning tool upheld by the US Supreme Court, allowing the City in the name of providing public health and safety to require residential development to provide parkland as the City grows without burdening existing residents. That is, a residential development creates the demand for more parkland by adding residents to an area, and, therefore, pays the costs to satisfy that demand. Since 1985, the City Land Development Code has required new residential

development to provide parkland or fees for parkland. In 2007, the City Land Development Code was changed to switch the park fee from a land-value-based calculation to a flat fee. This ensured that fees would be more equal throughout the City. However, over time and because park fees must be spent in areas where development occurs, the City realized that the fees were still not in line with park land acquisition costs or park development costs. In addition, developers had few incentives to develop dedicated parkland because they received no credit for park amenities constructed. This caused new parks to sit undeveloped for a longer time. In 2016, the City Council adopted a sweeping revision to the Parkland Dedication section of the Land Development Code. This new parkland dedication methodology codified use of a Park Deficiency Map that highlights areas of the City where parks are not located within walking distance of residents. The map provides a more concrete guide for developers and the City as to where new parkland should be required. It also increased the amount of parkland acreage required of developers to current levels of service in the City. This means that more parkland is acquired over time and the City doesn't fall behind on its current average acreage of 9.4 acres per 1,000 persons as the City grows. It also allows developers to get credit for park amenities they construct. Therefore, more new parks will open with park amenities on them.

- Under Federal Law, exactions required of private development must be roughly proportional to the anticipated impact of the development;
- Improvements to park infrastructure are also funded and maintained outside of the land development code, and rely on investment through the City's Capital Improvement Program and annual budget;
- Development is undertaken by individual property owners, and not every parcel will redevelop or provide parkland dedication under CodeNEXT;
- The Land Development Code is constrained by Federal and State Law, and not every impact of development can be addressed through a regulatory solution.

Resources/Community Involvement

- Effective practices from GARE, and peer cities
- Supportive property owners and business owners, and real estate developers
- Local non-profits
- Neighborhood Associations
- City investments
- City staff. (PARD has 3 full-time employees devoted to administering Parkland Dedication. They maintain the park deficient map; acquire and develop new parkland; and spend Parkland Dedication Fees on acquisitions and new park amenities.)
- Update of PARD Long Range Plan. Every 5 to 10 years the City Council adopts the PARD Long Range Plan for Land, Facilities and Programs. The current plan (adopted in late 2010) will begin a major update process in late 2018. Community input is a vital part of forming the plan and the plan provides priorities for park acquisition and improvements funded by Parkland Dedication dollars, bond dollars, and other funding sources.

Activities

- Update the Park and Recreation Department's Long Range Plan for Facilities and Programs beginning in 2018, and encourage participation from communities throughout Austin including neighborhoods of color to ensure prioritization of "large family gathering areas" or other desired amenities in future parks serving these communities. (PARD)
- Review park investment and asset condition data against demographic information to identify whether there are any geographic inequities in park quality and investment levels (PARD);
- Engage neighborhoods of color in future processes to develop small area plans supporting implementation of complete communities (PAZ);
- Engage non-profits, property owners, and neighborhood groups to implement innovative parks and open space initiatives in neighborhoods of color (PARD);
- Continue to review applications for subdivision and site plans for residential and hotel development to ensure earlier discussions about incorporating parkland into new developments consistent with parkland dedication provisions of the Land Development Code. (PARD)
- Continue to provide notification to homeowners, property owners, and residents within 500 feet of a proposed development receive when applications for zoning, for subdivision, or for site plan have been filed with the City. (Where residential or hotel/motel development is proposed, this notification allows interested parties to make their desire for increased parkland at that location known through the development review process) (DSD).
- Include a new zoning "PR (Park" category for parkland within CodeNEXT. The provisions of the new zone will make it easier to build amenities on parkland, and to ensure that development next to a PR Zoned land is compatible. (PAZ)

Outputs

- # of residents and business owners of color engaged in city planning and park development projects
- Funding for parks projects within neighborhoods of color vs. city as a whole
- Increased amount of developed parkland in park deficient areas across the City, including neighborhoods of color.
- Increased protections for existing parkland adjacent to development.

Outcomes

- % of neighborhoods with developed parkland within walking distances of their residences/ % of residents who are within a ½ mile of a park by ethnicity and race
- Acres and level of improvement of parkland within neighborhoods of color vs. city as a whole

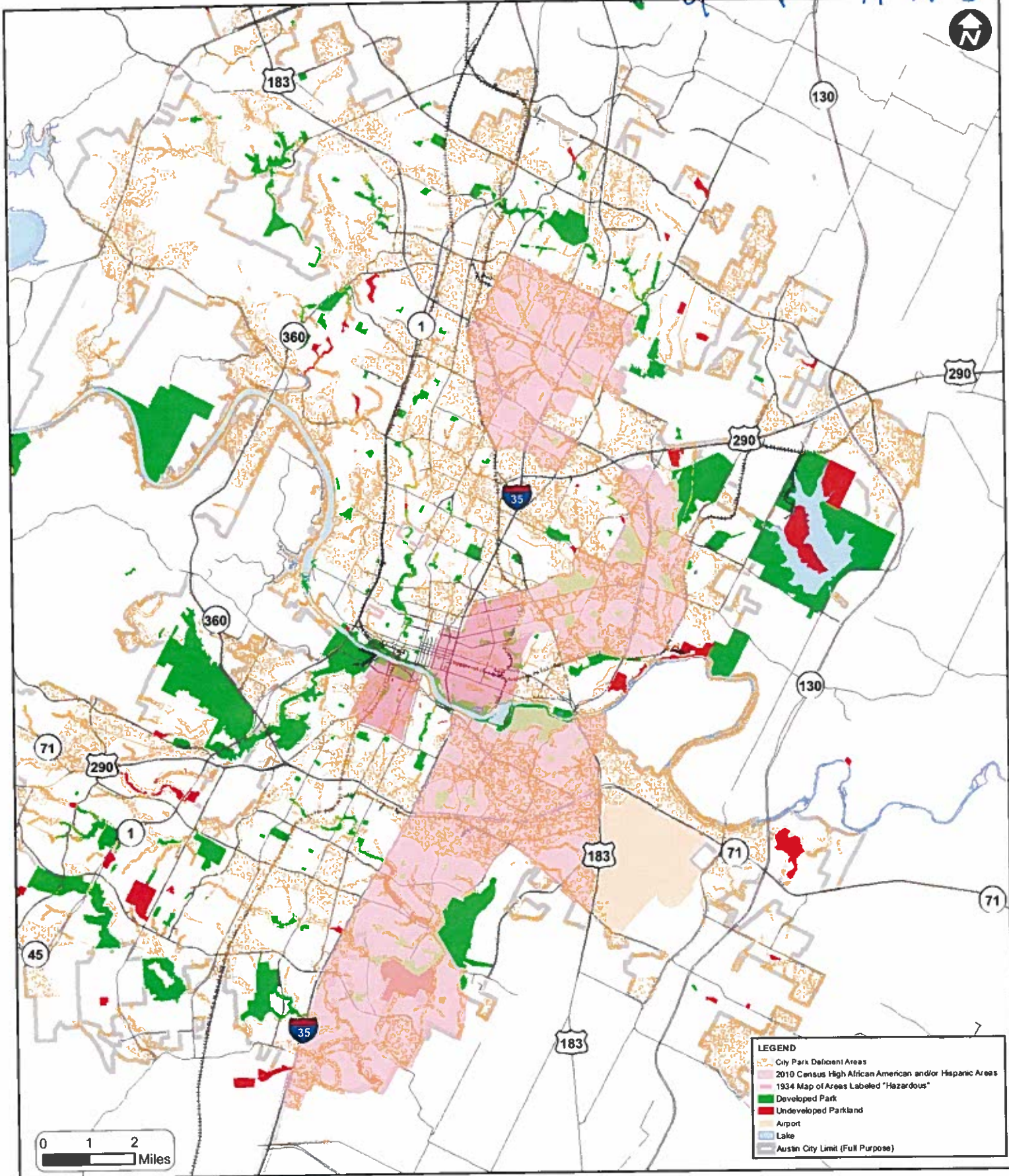
Impacts/Metrics

- Ensure that neighborhoods of color benefit equitably from park open space investments
- Eliminate the City's park deficiencies by ensuring that all parts of the City have parkland within walking distance. {Geographic analysis provided by PARD staff, attached, indicate that: 22% of historically Black and Latinx neighborhoods (areas marked "Hazardous" on a 1934 redline map) are currently deficient in parkland, and 48% of 2010 Census tracts reported to be predominantly African American and/or Hispanic Origin are deficient. This compares to Council Districts that were predominantly White in the 2010 Census that are 31 to 37% deficient. New Parkland Dedication policy adopted in 2016 should track a downward trend over time.)

- Decrease the rate of childhood obesity in Travis County, with increased availability of developed parks and park programs that can be reached by biking and walking.
- Increase community gathering opportunities in neighborhoods with more facilities that promote such interaction in parks.

External Factors

- Community's confidence and trust in local government
- Funding for parks and open space
- Historic development patterns
- Private sector development trends and market pressure (Code requirements are only applicable to development. If development does not occur in neighborhoods of color other tools such as bond money for infill parks, will be required for the City to acquire parkland in areas where development is not occurring.)



City Park Deficient Areas

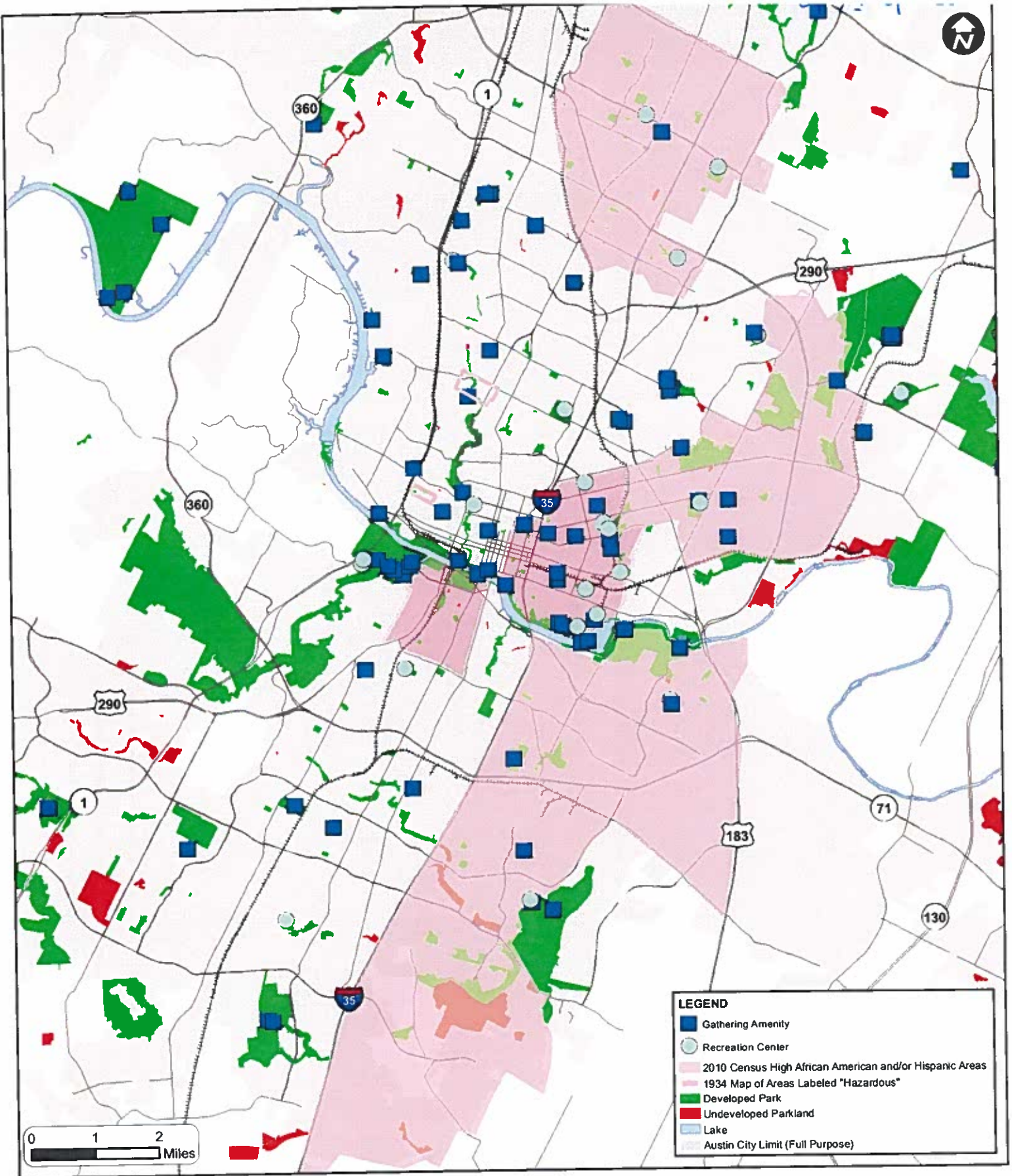


Note: 2010 Census areas shown were generalized from City maps of Census tract level population-by-race analysis. They highlight areas reported to the Census to be more than 60% African American and/or Hispanic Origin.

- LEGEND**
- City Park Deficient Areas
 - 2010 Census High African American and/or Hispanic Areas
 - 1934 Map of Areas Labeled "Hazardous"
 - Developed Park
 - Undeveloped Parkland
 - Airport
 - Lake
 - Austin City Limit (Full Purpose)

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the Parks and Recreation Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness. All data by City of Austin. Aerial imagery © 2015

Date: 2/5/2018



City Park Gathering Amenities

pavilions, picnic shelters, picnic tables, gazebos, recreation centers



Note: 2010 Census areas shown were generalized from City maps of Census tract level population-by-race analysis. They highlight areas reported to the Census to be more than 60% African American and/or Hispanic Origin.

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Date: 2/5/2018



CodeNEXT Equity Logic Model: Nature in the City
WPD, DSD, and PAZ Conference Version_2 27 2018

15) Nature in the City of Austin <https://cityofaustin.seamlessdocs.com/f/cofi37qg126b>

***Context:** This palette of tools – green walls, stormwater collection, green roofs have been easily available for more than a decade. These tools have been inequitably and optionally implemented in Austin in only the most affluent neighborhoods and projects.*

***Question:** How will CodeNEXT assure that these beneficial standards are achieved in Neighborhoods of Color without contributing to gentrification and displacement? Does CodeNEXT address the need for consistently applied natural infrastructure standards?*

Goal and Associated Priority Outcome:

Implement *Imagine Austin* by protecting and restoring Austin’s natural resources and “green infrastructure;” establish clear and consistent landscape and tree protection requirements for commercial and residential development throughout the City to help developments achieve a healthy and attractive environment; and integrate nature into the city by using landscaping, trees, green roofs, green walls, stormwater collection and re-use, porous pavement, and rain gardens to maximize the benefits of high-functioning landscapes while minimizing gentrification and displacement. (Priority Outcome(s): Health and Environment)

Rationale:

CodeNEXT proposes new measures to encourage land development and redevelopment that is more consistent with the shared community vision in the *Imagine Austin Comprehensive Plan*. Green infrastructure—comprised of natural systems such as plants, soils, and natural landforms—has been shown to have a significant positive impact on both human and environmental health: all residents benefit from the integration of nature into our urban environment. (See materials shared by Dr. Frances Kuo during her December 10, 2014 *Imagine Austin Speaker Series* talk on “Integrating Nature into the City.”) Landscape regulations and tree protection requirements are designed to ensure that development contributes to a better, more healthy, and attractive built environment for the community. Developments both contribute to and benefit from the cumulative improvements to the urban landscape.

Assumptions:

Background

- Natural systems are fundamental to the health, wellbeing, and survival of all communities. Austin resides in an environmentally rich region and has long valued environmental protection,

including the imperative to retain and protect natural elements such as parks, preserves, greenbelts, and trees in the face of rapid development. Where these natural systems are displaced by buildings, parking lots, roads, etc., our Land Development Code calls for trees, vegetation, and healthy soils to be reintroduced in order to retain and restore these benefits. *Imagine Austin* instructs us to "Use green infrastructure to protect environmentally sensitive areas and integrate nature into the city." (*Imagine Austin*, p. 195.)

- Natural systems vary considerably due to climate, topography, soils, and other factors. Austin lies along the boundary of two ecological regions: the Edwards Plateau ("Hill Country") to the west and the Blackland Prairie to the east. (See City of Austin Ecoregions map.) The Edwards Plateau features steep slopes with narrow floodplains. In contrast, the Blackland Prairie features broad, alluvial floodplains as well as deep but erosive clay soils and creek banks.
- When the Comprehensive Watershed Ordinance—one of Austin's seminal environmental laws—was adopted in 1986, greater protections were given to the western watersheds in order to safeguard our water supply lakes and aquifers. But this failed to adequately recognize that the eastern, prairie watersheds also needed a higher level of protection. Their fragile clay soils, expansive floodplains, and long history of farming and other land alteration pose special challenges that the 1986 rules did not address adequately. Many historic Neighborhoods of Color were located in the less protected areas. For this analysis, Neighborhoods of Color are defined as census tracts with a higher than average Minority Status and Language subindex of the Center for Disease Control's Social Vulnerability Index. (See Neighborhoods of Color map.)
- To close this gap, the 2013 Watershed Protection Ordinance specifically addressed these disparities by introducing Erosion Hazard Zone requirements to ensure that structures are not placed in areas at risk of erosion and by extending creek protections to smaller "headwaters" creeks in the eastern watersheds.
- Meanwhile, in 1982 and 1983, Austin passed landscape and tree protection ordinances, respectively. Both have since been strengthened and both have always applied equally citywide. However, many areas in eastern Austin, where many Neighborhoods of Color are located, had long had fewer trees: the original prairies were already predominated by grasslands, not trees, and early residents removed many of the remaining forests with farming and urban development prior to landscape and tree protections. Thus for reasons both natural and manmade, Austin's tree canopy percentage is generally much higher in the west than in the east and urban core. (See also Tree Protection Logic Model.)

CodeNEXT Proposals for Nature in the City

- CodeNEXT retains and strengthens existing landscaping, tree protection, and environmental protections and adds several new, important provisions for green stormwater infrastructure, landscaping, "Functional Green" for highly impervious sites, and new tree protections. These protections are applied citywide.
- CodeNEXT requires most types of properties to use green stormwater infrastructure to manage stormwater runoff, thereby reducing potable water consumption and urban heat island impacts and increasing environmental resilience and natural beauty.
- The landscape regulations are written to allow the designer to achieve solutions which incorporate a site's constraints and opportunities into workable solutions regardless its location within the City.
- The landscape ordinance offers flexibility for existing site attributes such as trees, topography, and drainage features to be preserved and utilized to their full advantage toward meeting

standard landscape requirements. Successful landscape plans vary broadly based on project type and the existing conditions of the project site.

- CodeNEXT introduces a new “Functional Green” landscaping requirement that will ensure that very intense development (greater than 80% impervious cover) includes many more green elements (trees, other plants, green walls, green roofs, etc.) than required under current code. The resulting developments will contribute to the welfare and quality of life for residents within and beyond these developments.
- Community engagement for CodeNEXT included professional organizations, environmental groups, and members of the community.

Limitations of CodeNEXT

- The Land Development Code is constrained by Federal and State Law, and not every impact of development can be addressed through regulations.
- Development is undertaken by individual property owners, and not every parcel will redevelop under CodeNEXT. Only those sites that redevelop will see the benefits of the newly proposed code.
- As is the case today, new development may also have undesirable impacts, including contributing to increasing property values and/or reducing the amount of existing affordable housing, accelerating the displacement of renters, property owners, and small businesses, particularly within Communities of Color, and changing the character of neighborhoods in ways that make existing residents feel unwelcome.

Resources/Community Involvement

- Extensive public, environmental community, and development community input through the Watershed Protection Ordinance stakeholder group and Green Stormwater Infrastructure Working Group
- Effective practices from GARE, and peer cities
- Property owners and business owners
- Environmental organizations
- Local non-profits
- Neighborhood Associations
- City investments

Activities

- Engage non-profits, property owners, and neighborhood groups to implement innovative green infrastructure initiatives, including in Neighborhoods of Color (WPD, other City departments).
- Implement and enforce landscape regulations and tree protection requirements in order to create a healthy, beautiful, and safe environment on all developed sites in the future, and to protect and restore Austin's natural resources.
- Carry forward Austin's environmental regulations, including the recent Watershed Protection Ordinance improvements, as part of CodeNEXT.
- Continue to train staff and private-sector design professionals to ensure compliance with the Watershed Protection Ordinance.

- Educate the public about the unique features of the Blackland Prairie.
- Engage neighborhoods of color in future processes to develop small area plans (PAZ);

Outputs

- Number of residents and business owners of color engaged in city planning and green infrastructure projects.
- Number of new and redevelopment projects complying with the improved landscape regulations.
- Environmental Integrity Index scores.
- Acres of waterway setbacks protected by development projects.
- Acres of riparian restoration completed by development projects.
- Number of protected critical environmental features (e.g., wetlands, springs, caves).

Outcomes

- Presence of green infrastructure within Neighborhoods of Color vs. city as a whole.
- Improved environmental and community health.
- Increased effectiveness and attractiveness of landscaping.
- Prevention of development patterns that degrade the environment and result in unsustainable public repair expenses (e.g., structures built too close to the creek).
- Recovery and restoration of historically degraded waterways.

Impacts/Metrics

- Ensure that Neighborhoods of Color benefit equitably from green infrastructure investments.
- Environmental Integrity Index scores.
- Acres of waterway setbacks protected by development projects.
- Acres of riparian restoration completed by development projects.
- Number of protected critical environmental features (e.g., wetlands, springs, caves).
- Increased shade/reduced heat island effect.
- Greater opportunities for habitat and ecosystem function of landscaped areas.
- Reduced stormwater runoff.
- Increased livability.
- Reduction in displacement of existing residents of color.

External Factors

- Community's confidence and trust in local government.
- Funding for stream restoration and stabilization, water quality ponds, riparian restoration, and capital investments in green infrastructure.
- Historic development patterns.
- Private sector development trends and market pressure, both within and outside of COA jurisdiction.
- Capital Improvement Program (CIP) and bond investments to address legacy problems due to development prior to current watershed regulations.

- Properties regulated by customized development entitlements such as Planned Unit Developments, Planned Development Areas, and Regulating Plans.
- Funding for affordable housing

Watershed boundary

- Austin lies along the boundary of two ecological regions.
- The Edwards Plateau features thin, rocky soils; steep slopes; and narrow floodplains. The Blackland Prairie features broad, alluvial floodplains and deep, erosive clay soils.
- Watershed ordinances from the 1980s did not provide the same level of creek protection in the eastern Blackland Prairie watersheds as they did in the western Edwards Plateau watersheds. To close this gap, the 2013 Watershed Protection Ordinance specifically addressed these disparities by extending creek protections to smaller "headwaters" creeks and requiring Erosion Hazard Zone provisions.

City of Austin Full Purpose Jurisdiction

100-Year Floodplain

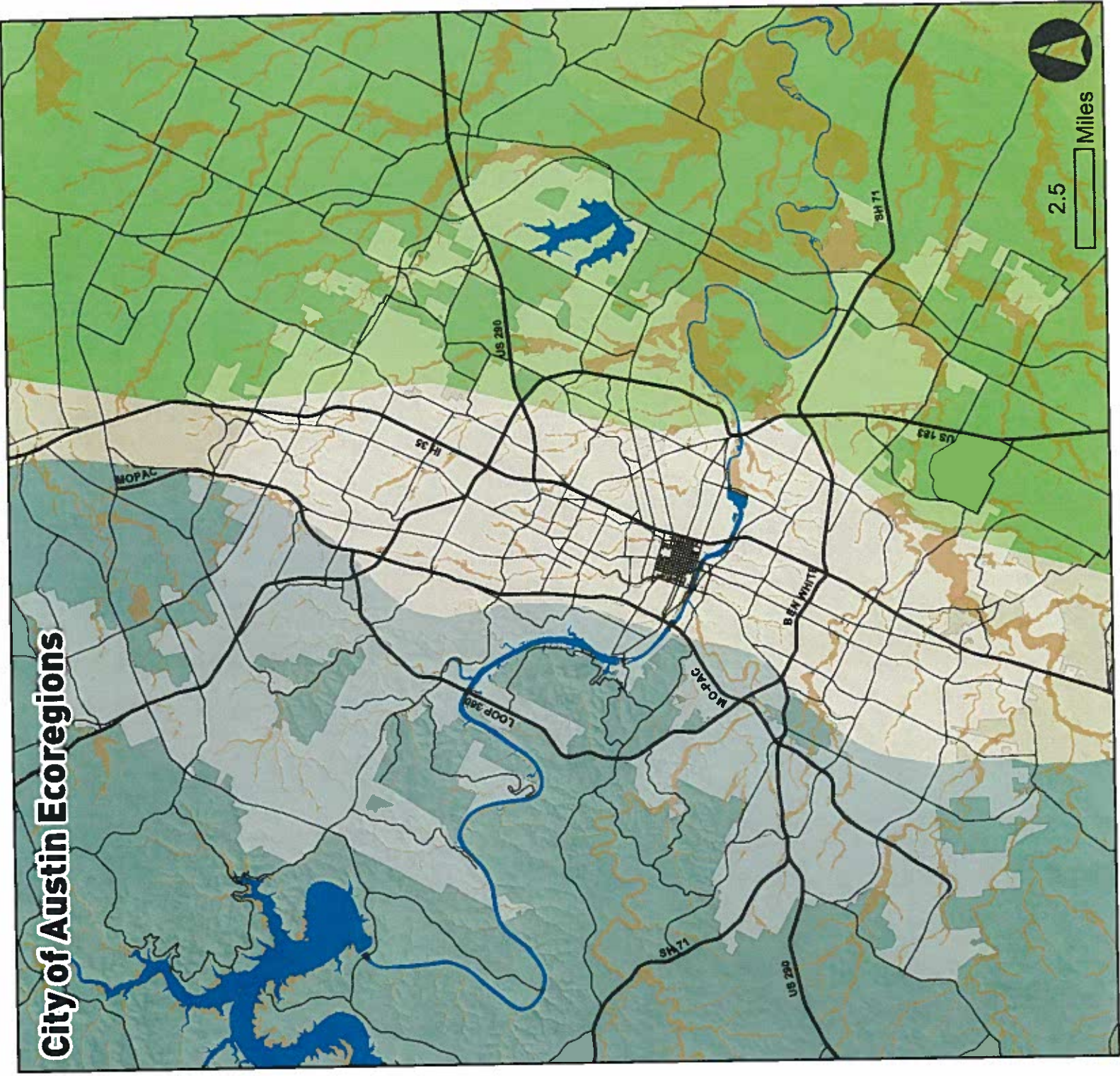
Ecoregion

Edwards Plateau

Transition Zone

Blackland Prairie

This product has been produced by the Watershed Protection Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



City of Austin Ecoregions

NATURE INTEGRITY CITY

The Environmental Integrity Index measures the chemical, biological, and physical integrity of Austin's creeks and streams based on creek monitoring data.

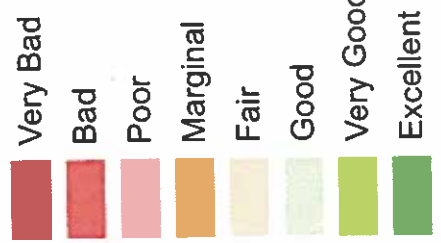
The highly-urbanized creeks of Austin's older central core tend to score worse than creeks in more recently developed areas that were built with the benefit of our protective watershed ordinances.

Austin's western watersheds have more tree canopy and better creekside health than the eastern watersheds, which were heavily farmed and altered.

City of Austin Full Purpose Jurisdiction

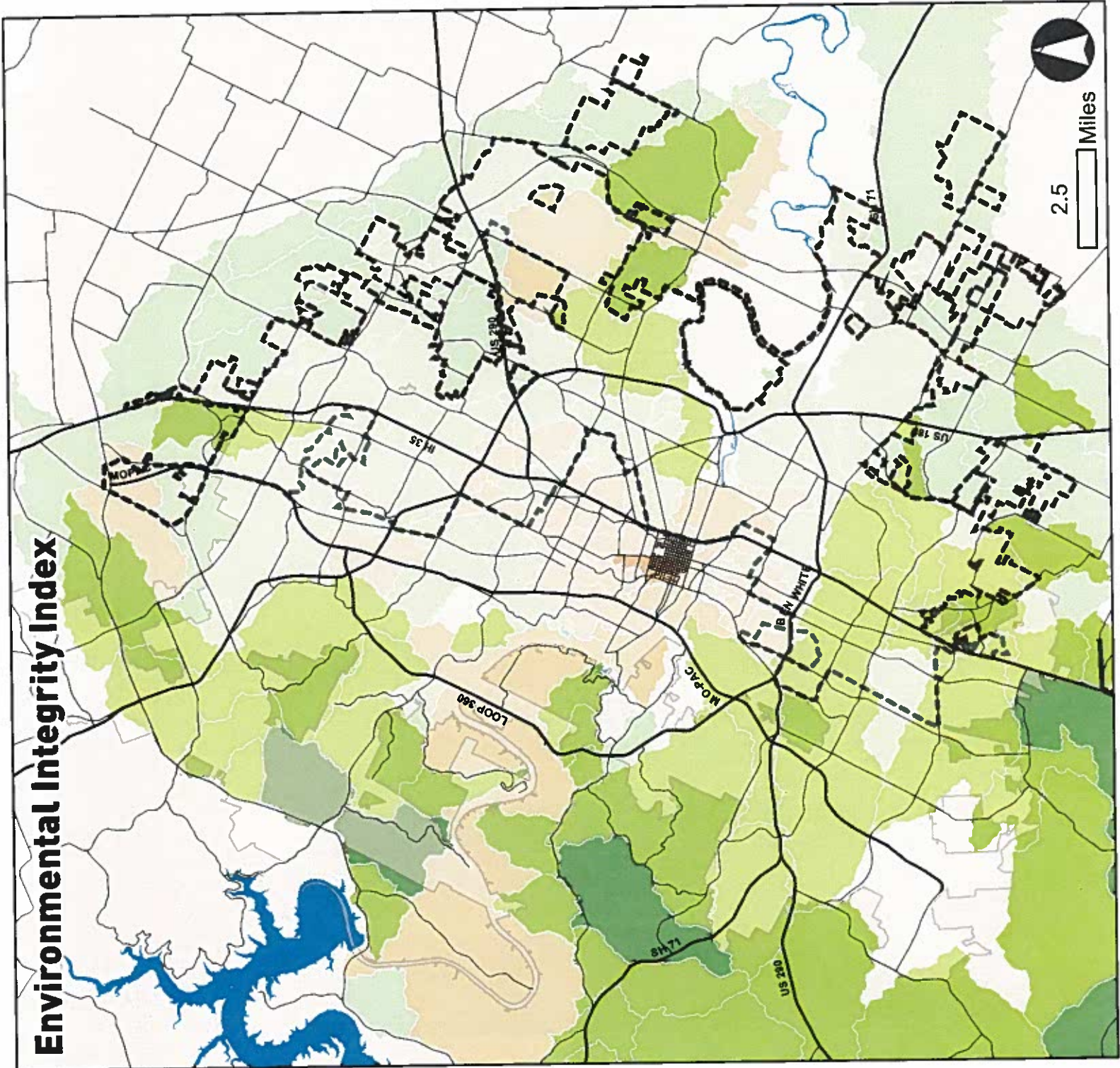
Neighborhoods of Color

Environmental Integrity Index Scores



This product has been produced by the Watershed Protection Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Environmental Integrity Index





CODENEXT

SHAPING THE AUSTIN WE IMAGINE

CodeNEXT Equity Logic Model: More Diverse Housing Choice

NHCD and PAZ Conference Version_2 23 2018

16) More Diverse Housing Choice <https://cityofaustin.seamlessdocs.com/f/uhv7r9z2lz0>

Context: In its current form, CodeNEXT maps show that traditional single-family houses in Neighborhoods of Color would be replaced with zoning to allow six to nine units. The new code concentrations density allowances in Neighborhoods of Color while preserving existing single-family zoning in many of Austin's predominantly white neighborhoods.

Question: Does CodeNEXT make room for diverse housing yet avoid applying this standard to the people living in these spaces? Are the new code allowances applied across Austin, or are they concentrated in Neighborhoods of Color? Are the consequences of more diverse housing types equitably borne by white neighborhoods?

Goal and Associated Priority Outcome:

Allow more diversity in housing types such as duplex, multiplex, cottage courts, courtyard buildings, row houses, live/work spaces, and accessory dwelling units and ensure the Land Development Code provides the capacity for Austin to achieve the Strategic Housing Blueprint goals of creating 60,000 housing units affordable to household earning 80% of the median family income or less in 10 years while ensuring these opportunities are distributed equitably across the city and in a manner that minimizes the risk of displacement of existing residents. (Priority Outcome (s): Economic Opportunity and Affordability)

Rationale:

More housing units, and especially additional affordable housing units, are needed to help address Austin's affordability crisis. New affordable units should be dispersed across the city and sited in high opportunity areas to affirmatively further fair housing. The new regulations developed through CodeNEXT will ensure that land development and redevelopment is more consistent with the shared vision for Austin articulated through the *Imagine Austin Plan*, and can allow development of new housing units; however, as is the case today, future development may also have undesirable impacts, including contributing to increasing property values and/or reducing the amount of existing affordable housing, and accelerating displacement within communities of color.

Assumptions:

- The latest staff-recommended draft of CodeNEXT (Draft 3) no longer reflects the entitlement increases that were applied to many centrally-located residential neighborhoods under previously released public review drafts;

- CodeNEXT will allow more diversity in housing types which will support household affordability by increasing the overall supply of housing at a range of prices and sizes and by supporting an overall reduction in transportation costs;
- Allowing and requiring more diversity in housing types can allow for development of more vibrant, people-friendly places that are safer for pedestrians;
- Allowing and requiring more diversity in housing types can reduce the overall cost of the infrastructure that is required to serve our population;
- The existing Land Development Code makes it hard to develop more diverse housing types.
- Projects developed under the standards of the existing Land Development Code do not always lead to a result that fits within the context of the existing neighborhood.
- CodeNEXT will reduce the procedural requirements of the existing Land Development Code to construct up to six residential units in the city, including in neighborhoods of color.
- CodeNEXT will allow more Accessory Dwelling Units by right in multiple zones with reduced development requirements.
- Discrepancies in CodeNEXT Draft zoning density and entitlements between East and West Austin stem from differences in how the city's current zoning is applied.
- Existing residents are being displaced as rents/property taxes rise.
- Approaches to providing new housing must limit displacement as much as possible.
- Mapping zones with affordable housing bonuses and/or zones that allow higher density housing options, in high opportunity neighborhoods that have not historically accommodated affordable housing would ensure that affordable housing is available throughout the city, and could help relieve some development pressure in East Austin neighborhoods facing displacement.
- Development is undertaken by individual property owners, and not every parcel will redevelop under CodeNEXT;
- The Land Development Code is constrained by Federal and State Law, and not every impact of development can be addressed through a regulatory solution. Constraints include the inability to use inclusionary zoning or linkage fees to support affordable housing.

Resources/Community Involvement

- Strong interest from the community & policy makers on how to address Austin's affordability Challenges
- Effective practices from GARE, and peer cities
- Supportive property owners and business owners, and real estate groups
- City affordable housing investments
- Economic development incentives
- Local non-profits, community development corporations, etc
- Neighborhood Associations

Activities

- Educate stakeholders on the complex reasons for Austin’s decreasing affordability and how the code can help address the issue – and how it can’t.
- Implement CodeNEXT zones and map equitably so that opportunities for missing middle and context sensitive affordable housing are dispersed throughout the city and are not concentrated in areas already struggling with displacement. Ensure any regulations that incentivize preservation of existing structures are applied equitably as well.
- Analyze application of zoning against demographic data and ensure that equity has been factored into the location of base zones, (e.g. ensure that residential design standards have been applied to similar sites regardless of the demographics of the area; ensure that high intensity zones have been applied to similar sites regardless of the demographics of the area; etc) (CodeNEXT);
- Engage neighborhoods of color in future processes to develop small area plans supporting implementation of complete communities (PAZ);
- Analyze the potential for displacement of existing affordable housing and put in place strategies that support preservation of affordable housing; (NHCD, Other City Departments)
- Engage neighborhoods of color, identify specific anticipated impacts of redevelopment, and identify policy strategies that could mitigate those impacts; (CodeNEXT, Other City Departments)

Outputs

- % of acres by zone within neighborhoods of color vs. % of acres by zone within city as a whole
- # of residents and business owners of color engaged
- # of housing units that could be created under the new code in different areas of the city
- # of income-restricted affordable housing units that could be created through affordable housing incentive programs in different areas of the city
- # of units within neighborhoods of color which are affordable to households at or below 80% MFI
- # of units within neighborhoods of color that have at least 2 bedrooms
- # of African American, Latinx, and Asian residents citywide

Outcomes

- Affordable housing and additional housing will be able to be accommodated in all parts of the city so that lower income residents can live in high opportunity areas and longtime residents can remain in their neighborhoods.
- More equitable dispersion of missing middle housing options, zones with higher densities, and affordable housing bonuses throughout the city, ensuring that lower income residents can have access to neighborhoods citywide.

Impacts/Metrics

- Capacity for creation of the number of housing units and affordable housing units the city needs to accommodate its growing population in a manner that maintains affordability and limits displacement as much as possible

External Factors

- Community's confidence and trust in local government
- Private sector development trends and market pressure
- Funding for affordable housing
- State laws limiting the use of important tools and regulations for achieving affordability (inclusionary zoning, rent control, linkage fees, and wider use of tax abatements for low-income Austinites)
- a regressive taxation system;
- market demand for housing, fueled by Austin's explosive population growth and growth in higher wage jobs
- stagnating wages for workers across many employment sectors;
- federal policy around affordable housing tax credits, mortgages, etc



CODENEXT

SHAPING THE AUSTIN WE IMAGINE

CodeNEXT Equity Logic Model: More Units by Right NHCD and PAZ Conference Version_2 23 2018

17) More Units By Right <https://cityofaustin.seamlessdocs.com/f/femwhrmsk7h>

Context: New housing built to cater to wealthy renters and buyers is not a result of Austin's land development code cumbersomeness or unnecessary regulation. It is a result of an exclusively profit-driven market. Austin's affordability incentives have completely failed to provide any increase in affordable housing. Allowing more units by right would increase the economic incentive to destroy the existing affordable single-family residences.

Question: Do the incentives proposed in CodeNEXT provide truly affordable housing? Do the incentives provide affordable housing for families? Do the housing types being incentivized meet the needs of families? Do they preserve Neighborhoods of Color? Does CodeNext focus on preserving neighborhood character without preserving historical culture and the people who have lived there?

Goal and Associated Priority Outcome:

Allow more housing units and incentivize a range of unit sizes through context-sensitive development, while ensuring that new units provide truly affordable housing that meets the needs of families, preserving neighborhoods of color, and preventing displacement of existing residents. (Priority Outcome (s): Economic Opportunity and Affordability; Government that Works for All of Us)

Rationale:

The new regulations developed through CodeNEXT will ensure that land development and redevelopment is more consistent with the shared vision for Austin articulated through the *Imagine Austin Plan*; however, as is the case today, future development may also have undesirable impacts, including contributing to increasing property values and/or reducing the amount of existing affordable housing, accelerating the displacement of renters, property owners, and small businesses, particularly within communities of color, and changing the character of neighborhoods in ways that make existing residents feel unwelcome.

Assumptions:

- CodeNEXT will allow more units by right which will support household affordability by increasing the overall supply of housing at a range of prices and sizes and by supporting an overall reduction in transportation costs.
- The existing Land Development Code makes it hard to develop more diverse housing types that could include allowance of more units by right.

- Projects developed under the standards of the existing Land Development Code do not always lead to a result that fits within the context of the existing neighborhood.
- “Truly affordable housing” can be defined in many ways. The Strategic Housing Blueprint adopted by City Council in 2017 defines affordable housing as housing that costs no more than 30% of a household’s income, when that household earns less than the median family income for the Austin metro area.
- Housing prices, rents and values can increase unchecked unless the housing is income-restricted for an extended period of time, meaning that it must remain affordable to households at a certain median family income for a set period of time.
- One of the few ways in Texas to create long-term income-restricted housing that does not require funding or subsidy is use of optional incentive programs, such as density bonus programs. The affordable housing incentives included in the current Land Development Code and under CodeNEXT are voluntary market-based tools and do best at providing the types of units most in demand by the market (in Austin’s present case, one-bedroom units). However, there is an incentive to create multi-bedroom units in the proposed Affordable Housing Bonus Program.
- Many factors have contributed to Austin’s worsening affordability issues, including explosive population growth, housing supply that is inadequate to meet demand, stagnating wages and incomes on one end of the spectrum and new growth in high wage jobs at the other end, rising development costs, and complex and expensive development regulations. Just as there is not one single cause of Austin’s affordability problems, there is no single solution.
- The city also employs tools outside of the Land Development Code for the creation of affordable housing, including Homestead Preservation Districts, Community Land Trusts, affordable housing bonds, and others that are described in the Austin Strategic Housing Blueprint (<http://austintexas.gov/housingblueprint>). However, most of the tools outside of the Land Development Code require funding from some source. All these tools are necessary and are used by the City of Austin to create and preserve affordable housing, but do not all fall within the scope of the Land Development Code.
- Overly cumbersome regulations and process can impact the cost of housing. The longer it takes and the more fees that are charged to build housing, the higher the cost of developing that housing becomes. These cost increases are ultimately passed on to the residents of the new housing (in higher sale prices or rents). However, rising development costs are only one factor contributing to Austin’s complex affordability crisis.
- CodeNEXT will allow more units along Imagine Austin Activity Corridors and will allow additional units in exchange for mandating that long term affordable units be constructed.
- CodeNEXT will allow more ADUs by right in more zones with reduced development requirements.
- Development is undertaken by individual property owners, and not every parcel will redevelop under CodeNEXT.
- The Land Development Code is constrained by Federal and State Law, and not every impact of development can be addressed through a regulatory solution. Constraints include the inability to use inclusionary zoning or linkage fees to support affordable housing.

Resources/Community Involvement

Logic Model: More Units By Right

2

March 1, 2018

- Strong interest from the community & policy makers on how to address Austin's affordability challenges
- Effective practices from GARE, and peer cities
- Supportive property owners and business owners, and real estate groups
- City affordable housing investments
- Economic development incentives
- Local non-profits, community development corporations, etc
- Neighborhood Associations

Activities

- Analyze location and types of affordable housing constructed;
- Analyze application of zoning against demographic data and ensure that equity has been factored into the location of base zones, (e.g. ensure that residential design standards have been applied to similar sites regardless of the demographics of the area; ensure that high intensity zones have been applied to similar sites regardless of the demographics of the area; etc) (CodeNEXT);
- Use innovative methods to engage neighborhoods of color in future processes to develop small area plans supporting implementation of complete communities (PAZ);
- Analyze the potential for displacement of existing affordable housing and put in place strategies that support preservation of affordable housing; (NHCD, Other City Departments)
- Engage neighborhoods of color, identify specific anticipated impacts of redevelopment, and identify policy strategies that could mitigate those impacts; (CodeNEXT, Other City Departments)

Outputs

- % of acres by zone within neighborhoods of color vs. % of acres by zone within city as a whole
- # of residents and business owners of color engaged
- Increase in # of units within neighborhoods of color which are affordable to at or below 80% MFI
- Increase in # of units within neighborhoods of color that have at least 2 bedrooms

Outcomes

- Increase in # of African American, Latinx, and Asian residents citywide
- New, citywide Affordable Housing Bonus Program that generates a significant number of affordable housing units across the city, in high opportunity areas.
- Increased housing capacity over current code, spread equitably across the city
- Reduction in displacement of existing residents of color.

Impacts/Metrics

- Maintain # of units within neighborhoods of color that are affordable to at or below 80% MFI and suitable for families.

- Implement effective affordable housing incentive programs (that people will want to participate in and that can be utilized frequently) to ensure that affordable housing units are provided in new developments.
- Equitably distribute zones where affordable housing incentives are offered.

External Factors

- Community's confidence and trust in local government
- Private sector development trends and market pressure
- Funding for affordable housing
- State laws limiting the use of important tools and regulations for achieving affordability (inclusionary zoning, rent control, linkage fees, and wider use of tax abatements for low-income Austinites);
- A regressive taxation system;
- Market demand for housing, fueled by Austin's explosive population growth and growth in higher wage jobs;
- Stagnating wages for workers across many employment sectors;
- Federal policy around affordable housing tax credits, mortgages, etc.



CodeNEXT Equity Logic Model: Affordability Incentives

NHCD and PAZ Conference Version_2 23 2018

18) Affordability Incentives <https://cityofaustin.seamlessdocs.com/f/08pnzoi3r9sz>

Context: The reality of Austin's history and current market forces demonstrates that land development affordability incentives have failed as a mechanism to maintain Austin's historical affordability. A major consequence of the lack of affordable housing is decreasing and fragmenting People of Color populations in Austin and disrupted critical social infrastructure.

Question: Please provide an analysis of how the incentives will provide affordable housing for Neighborhoods of Color.

Goal and Associated Priority Outcome:

Implement a new city-wide incentive framework that implements the Affordable Housing Bonus Program and other affordability incentives as effectively as possible, can be adjusted over time, and will help to stimulate the production of affordable homes, while producing and maintaining sufficient affordable housing within Neighborhoods of Color. (Priority Outcome (s): Economic Opportunity and Affordability)

Rationale:

The new regulations developed through CodeNEXT will ensure that land development and redevelopment is more consistent with the shared vision for Austin articulated through the *Imagine Austin Plan*; however, as is the case today, future development may also have undesirable impacts, including contributing to increasing property values and/or reducing the amount of existing affordable housing, accelerating the displacement of renters, property owners, and small businesses, particularly within communities of color, and changing the character of neighborhoods in ways that make existing residents feel unwelcome. Affordability incentives within the Land Development Code can play an important role in production of affordable housing, but must be supplemented by additional affordable housing strategies and programs.

Assumptions:

- The primary ways that the City can develop housing that is more affordable than the market would otherwise provide: are a) subsidize its development b) provide incentives to private developers who agree to provide affordable housing, or c) put in place policies that support preservation of existing affordable housing. Many strategies are needed to help preserve existing affordable housing, help people stay in place, and create deeply affordable units for the most vulnerable, and the city employs various tools outside of the Land Development Code for

the creation of affordable housing, including Homestead Preservation Districts, Community Land Trusts, affordable housing bonds, and others that are described in the Austin Strategic Housing Blueprint (<http://austintexas.gov/housingblueprint>). However, most of the tools outside of the Land Development Code require funding from some source. All these tools are necessary and are used by the City of Austin to create and preserve affordable housing, but do not all fall within the scope of the Land Development Code.

- We are prohibited by State law from requiring housing affordability (“inclusionary zoning”) or requiring development to pay linkage fees that would fund affordable housing. One of the few ways in Texas to create long-term income-restricted housing that does not require funding or subsidy is use of optional incentive programs, such as density bonus programs. For that reason, tools for achieving income-restricted affordable housing in the Land Development Code are focused around optional incentive programs. Because they are voluntary, affordability incentives need to be carefully calibrated to the market (development costs & revenues) so that property owners/developers want to use them and thereby deliver affordable units. Due to state law, these programs must be voluntary & therefore must be attractive to entice participation. Otherwise, development could occur that would result in no affordable units.
- Affordability incentive programs are optional and only come into play when parcels are developed and the property owners choose to participate. Therefore, development or redevelopment must occur in order to create income-restricted affordable units through an incentive program.
- Affordability incentive programs under the existing Land Development Code (e.g. Vertical Mixed Use, University Neighborhood Overlay, and Transit-Oriented Development density bonus programs) have created over 1,100 income restricted affordable units without any funding from the City.
- Affordability incentive programs like the existing S.M.A.R.T. Housing program and the new Affordable Housing Bonus Program must be carefully calibrated and mapped so that long-term income-restricted affordable units can be constructed in neighborhoods of color as well as in neighborhoods that have not historically had affordable units, helping to create capacity for housing where appropriate and minimizing the risk of displacement as much as possible.
- CodeNEXT proposes to broaden the areas of the city where affordable housing can be incentivized through the Affordable Housing Bonus Program, and require that rental units be affordable for 40 years and ownership for 99 years, ensuring the city continues to have affordable housing units for decades to come.
- The system of affordable housing incentives under the existing land development code is piecemeal (different types of incentives have been provided in different geographic areas under different circumstances), and most have not been regularly updated to reflect changes in market conditions, costs;
- CodeNEXT allows for more affordable housing within certain zoning districts by providing density bonuses. For property owners taking advantage of a density bonus, a percentage of the units are required to be affordable (60% MFI rental for 40 years; 80% MFI owner occupied for 99 years)
- Development is undertaken by individual property owners, and not every parcel will redevelop or take advantage of incentives to construct affordable housing under CodeNEXT.

- The Land Development Code is constrained by Federal and State Law, and not every impact of development can be addressed through a regulatory solution. Constraints include the inability to use inclusionary zoning or linkage fees to support affordable housing.

Resources/Community Involvement

- Strong interest from the community & policy makers on how to address Austin's affordability challenges
- Experienced team of consultants who use data to carefully calibrate bonuses and base entitlements
- Lessons learned from existing affordability incentive programs that the city can use to update and create better affordable housing incentive programs
- Effective practices from GARE, and peer cities
- Supportive property owners and business owners, and real estate groups
- City affordable housing investments
- Economic development incentives
- Local non-profits, community development corporations, etc
- Neighborhood Associations

Activities

- Analyze location and types of affordable housing constructed;
- Engage neighborhoods of color in future processes to develop small area plans supporting implementation of complete communities (PAZ);
- Fund new subsidized affordable housing throughout Austin; (NHCD, Other City Departments, Non-Profits)
- Analyze ability of the zoning map and affordability incentives to allow production of affordable housing in support of the goals of the Housing Blueprint; (CodeNEXT)
- Allow for robust discussion in community & among policymakers about how to balance base entitlements and bonus entitlements to meet the goals of Imagine Austin for compact & connected development as well as household affordability
- Calibrate the base & bonus entitlements in the bonus programs to create bonuses that will be accessed while not incentivizing redevelopment to the extent possible. Map zones with available bonuses equitably so that opportunities for bonus program affordable housing are dispersed throughout the city. Ensure that the proposed incentives for family friendly units remain part of the program.

Outputs

- % of acres by zone within neighborhoods of color vs. % of acres by zone within city as a whole
- # of residents and business owners of color engaged
- # of zones/amount of acreage in the city that has bonuses available
- # of affordable units created through the Affordable Housing Bonus Program and other existing affordability incentive programs within neighborhoods of color vs. city as a whole
- Increase in # of units within neighborhoods of color which are affordable to at or below 80% MFI

- Increase in # of units within neighborhoods of color that have at least 2 bedrooms

Outcomes

- Increase in # of African American, Latinx, and Asian residents citywide
- Provision of affordable housing units in neighborhoods of color that allow residents to remain in their neighborhoods, return to neighborhoods they were displaced from, or that accommodate new lower income residents
- Reduction in displacement of existing residents of color.

Impacts/Metrics

- Increase # of units within neighborhoods of color that are affordable to at or below 80% MFI and suitable for families.
- Implement effective affordable housing incentive programs (that people will want to participate in and that can be utilized frequently) to ensure that affordable housing units are provided in new developments.
- Equitably distribute zones where affordable housing incentives are offered.

External Factors

- Community's confidence and trust in local government
- Private sector development trends and market pressure
- Funding for affordable housing
- Implementation of non-regulatory strategies outlined in the Strategic Housing Blueprint (<http://austintexas.gov/housingblueprint>). These strategies include Community Land Trusts, public funding for affordable housing developments built by affordable housing developers (like the Housing Authority of the City of Austin or Foundation Communities), and home repair programs to help long-time lower income residents stay in their homes. All these tools are necessary and are used by the City of Austin to create and preserve affordable housing, but do not fall within the scope of the Land Development Code.



CODENEXT

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CodeNEXT Equity Logic Model: Flexible Live/Work Spaces

EDD and PAZ Conference Version_2 15 2018 Draft

19) Flexible Live/Work Places <https://cityofaustin.seamlessdocs.com/f/zrs2xajb0llk>

***Context:** In Neighborhoods of Color small business owners have lived and thrived under the existing code. Their challenges are related to affordability and infrastructure and the displacement of their customers by gentrification. The description of “an old model of large-scale office and industrial development” fails to recognize small businesses that have lived and thrived under the existing land development code.*

***Question:** Will a CodeNEXT greater range of building types accelerate displacement? How will a greater range of building types preserve the culture and affordability of Neighborhoods of Color?*

Goal and Associated Priority Outcome:

Increase the supply of spaces throughout the City that are compatible with a large spectrum of small businesses to address the imbalance of supply and demand in the Austin commercial leasing market (the demand for small scale commercial space is greatly outpacing the supply) to reduce the demand on existing small scale commercial spaces, increase access to small scale commercial spaces by better linking job centers with transit and housing in our centers and corridors, and provide more housing and job choices by allowing a greater range of building types that are compatible with neighborhoods, while supporting existing small businesses and minimizing displacement within Neighborhoods of Color.

(Priority Outcome (s): Economic Opportunity and Affordability)

Rationale:

The new regulations developed through CodeNEXT will help to encourage land development and redevelopment which is more consistent with the shared vision for Austin articulated through the *Imagine Austin Plan*; however, as is the case today, future development may also have undesirable impacts, including contributing to increasing property values and/or reducing the amount of existing affordable housing, accelerating the displacement of renters, property owners, and small businesses, particularly within communities of color, and changing the character of neighborhoods in ways that make existing residents feel unwelcome. While there are other market forces at play as well, legacy businesses in lower income communities are being displaced due to the loss of long-time patronage, transfer of properties, and increase in commercial lease rates.

Assumptions

- CodeNEXT allows for flexible live/work places which will provide space that can be used by small businesses; however, under zoning enabling legislation at the Federal and State levels, the Land Development Code does not have the ability to restrict use of space by non-locally owned businesses;

- Allowing flexible live/work places will support household affordability by increasing the overall supply of housing at a range of prices and sizes and by supporting an overall reduction in transportation costs;
- Allowing flexible live/work places which can allow for development of more vibrant, people-friendly places that are safer for pedestrians, and can allow for jobs to be provided closer to housing,;
- CodeNEXT allows for a greater scale and types of commercial spaces. The increase in supply of small business spaces, will help better address increased demand on existing commercial spaces.
- The existing Land Development Code makes it hard to develop flexible live/work places.
- Federal and State regulations govern the definition of small businesses and how funding incentives are deployed.
- Imbalance in the commercial space market (higher demand than supply) is resulting in an escalation of commercial lease rates that are leading to the displacement of small and legacy businesses.
- Projects developed under the standards of the existing Land Development Code do not always lead to a result that fits within the context of the existing neighborhood.
- Development is undertaken by individual property owners, and not every parcel will redevelop under CodeNEXT;
- The Land Development Code is constrained by Federal and State Law, and not every impact of development can be addressed through a regulatory solution. Constraints include the inability to use inclusionary zoning or linkage fees to support affordable housing.

Resources/Community Involvement

- High Level Leadership
- Effective practices from GARE, and peer cities
- Supportive property owners and business owners, and real estate groups
- City affordable housing investments
- Economic development incentives
- Local non-profits, community development corporations, etc
- Neighborhood and Business Organizations

Activities

- Analyze application of zoning against demographic data and ensure that equity has been factored into the location of base zones, (e.g. ensure that residential design standards have been applied to similar sites regardless of the demographics of the area; ensure that high intensity zones have been applied to similar sites regardless of the demographics of the area; etc) (CodeNEXT);
- Use innovative methods to engage neighborhoods of color in future processes to develop small area plans supporting implementation of complete communities (PAZ);

- Analyze the potential for displacement of existing affordable housing and put in place strategies that support preservation of affordable housing; (NHCD, Other City Departments)
- Use innovative methods to engage neighborhoods of color, identify specific anticipated impacts of redevelopment, and identify policy strategies that could mitigate those impacts; (CodeNEXT, Other City Departments)
- Review peer city best practices and develop a toolbox of Council-adopted economic incentives and programs that support local entrepreneurs and can incubate small businesses with an emphasis on neighborhoods of color (EDD, Other Departments);
- Explore development of a community land trust (EDD);
- Align the geographic application of CodeNEXT with forecasted market economics and committed transportation investments. Anchor the application of these factors by filtering through the adopted Imagine Austin Comprehensive Plan Growth Map.
- Conduct interdepartmental coordination and seek public involvement on the framework and application of on revisions to the Density Bonus Program.

Outputs

- % of acres by zone within neighborhoods of color vs. % of acres by zone within city as a whole
- # of residents and business owners of color engaged
- CodeNEXT zoning map that accounts for Imagine Austin Comprehensive Plan density and location assumptions.
- Density bonus program incentivizes a broader spectrum of residential and commercial spaces in close proximity to job centers and transit.

Outcomes

- # of units within neighborhoods of color which are affordable to at or below 80% MFI
- # of units within neighborhoods of color that have at least 2 bedrooms
- % of residents by race and ethnicity
- # of particular services including full service grocery stores within neighborhoods of color
- # of small businesses owned by people of color

Impacts/Metrics

- Increase # of units within neighborhoods of color that are affordable to at or below 80% MFI and suitable for families.
- Reduction in displacement of existing residents of color.
- Increase number of services, including financial institutions and healthcare, within neighborhoods of color
- Increase # of small businesses owned by people of color

External Factors

- Community's confidence and trust in local government
- Private sector development trends and market pressure

- Funding for affordable housing
- Strength of Economy



CODENEXT

SHAPING THE AUSTIN WE IMAGINE

CodeNEXT Equity Logic Model: Connected Communities

PAZ and ATD Conference Version_2/23/2018

20) Connected Communities <https://cityofaustin.seamlessdocs.com/f/xwnyx1koypms>

Context: *The description or new development as occurring in “pods of single-family or multi-family uses” reflects reality in many of Austin’s historically white neighborhoods, which were designed to segregate residential and commercial and industrial activities. One of the reasons this zoning was desirable for white families was their ability to afford individual automobile transportation. Austin’s Neighborhoods of Color were not protected with isolated single-family zoning and developed with walkable access because some of these families had no other option. Challenge and solution statements in this section address connected infrastructure. By ignoring the challenges of connecting the people in Neighborhoods of Color, this focus on infrastructure perpetuates systemic racism.*

Question: *How will CodeNEXT address the challenges of increasing fragmentation in Neighborhoods of Color?*

Goal and Associated Priority Outcome:

Require appropriate upgrades to aging or missing transportation infrastructure in all zoning categories and assure connectivity between properties through completing the roadway grid and providing additional new multimodal connectivity between tracts of land for all, and strengthen existing regulations for subdivisions, including street, sidewalk, and trail connectivity and encourage a diverse mix of housing types to create development that connects with surrounding communities and improves walkability, *while addressing the challenges of increasing fragmentation in neighborhoods of color.*

(Priority Outcome (s): Mobility; Safety)

Rationale:

The new street layout regulations developed through CodeNEXT will help to encourage land development and redevelopment which is more consistent with the shared vision for a compact and connected Austin articulated through the *Imagine Austin Plan*. CodeNEXT will be used to create new multimodal connection between neighborhoods regardless of geographic locations – additionally transportation improvements are strengthened with CodeNEXT will be identified through the development review process.

Assumptions

- CodeNEXT will encourage a diverse mix of housing types which will support household affordability by increasing the overall supply of housing at a range of prices and sizes and by

- supporting an overall reduction in transportation costs by providing improved ability to require transportation improvements within a ½ miles of major multimodal corridors and transit stops;
- Encouraging a diverse mix of housing types can allow for development of more vibrant, people-friendly places that are safer for pedestrians by creating more pedestrian activity;
 - New development requires connectivity to ensure better connections between housing and jobs and access to services. CodeNEXT also requires accommodation for housing, including affordable housing along roadway corridors that have better transit options.
 - The existing Land Development Code makes it hard to develop more diverse housing types.
 - Requiring development to provide connections that support walking, biking, access to transit, and shorter vehicle trips can reduce congestion and transportation costs, and ensures that the development provides an appropriate level of public benefit proportional to its anticipated impact;
 - Under Federal Law, exactions required of private development must be roughly proportional to the anticipated impact of the development;
 - Development is undertaken by individual property owners, and not every parcel will redevelop under CodeNEXT;
 - The Land Development Code is constrained by Federal and State Law, and not every impact of development can be addressed through a regulatory solution. Constraints include the inability to use inclusionary zoning or linkage fees to support affordable housing.
 - Private sector contributions to transportation mitigation through the development review process are limited by State and Federal Law. Under Federal Law, exactions required of private development must be roughly proportional to the anticipated impact of the development.
 - The increased street connectivity required with CodeNEXT improves access for emergency response in historically disconnected neighborhoods.

Resources/Community Involvement

- High Level Leadership
- Equity Office Training and Resources
- Effective practices from GARE, and peer cities
- Supportive property owners and business owners, and real estate groups
- Production home builders
- City affordable housing investments
- Economic development incentives
- City transportation investments
- Local non-profits, community development corporations, etc
- Neighborhood Associations

Activities

- Identify and disseminate best practices related to collecting and disaggregating demographic data by race and ethnicity and analyzing mobility systems in the context of this data (Equity);

- Identify and disseminate best practices and innovative methods for engaging communities of color and ensuring that their voices are being heard in the transportation planning and project development processes (Equity);
- Analyze application of zoning against demographic data and ensure that equity has been factored into the location of base zones, (e.g. ensure that residential design standards have been applied to similar sites regardless of the demographics of the area; ensure that high intensity zones have been applied to similar sites regardless of the demographics of the area; etc) (CodeNEXT);
- Engage neighborhoods of color in future processes to develop small area plans supporting implementation of complete communities (PAZ);
- Analyze the potential for displacement of existing affordable housing and put in place strategies that support preservation of affordable housing; (NHCD, Other City Departments)
- Engage neighborhoods of color, identify specific anticipated impacts of redevelopment, and identify policy strategies that could mitigate those impacts; (CodeNEXT, Other City Departments);
- Ensure connections for all modes of transportation are constructed when identified during the development review process.

Outputs

- % of acres by zone within neighborhoods of color vs. % of acres by zone within city as a whole
- # of residents and business owners of color engaged
- Missing sidewalk gaps filled, increased connectivity throughout the bike, transit, sidewalk, and roadway system.
- Increased access to jobs, educational facilities, activity centers

Outcomes

- # of units within neighborhoods of color which are affordable to at or below 80% MFI
- # of units within neighborhoods of color that have at least 2 bedrooms
- % of residents by race and ethnicity
- Missing multimodal connections will be constructed and/or upgraded as conditions of development approval applications. Enhanced connectivity for all transportation modes provides additional travel choices, a priority identified during the ASMP public engagement process focused on historically marginalized populations.

Impacts/Metrics

- Increase # of units within neighborhoods of color that are affordable to at or below 80% MFI and suitable for families.
- Reduction in displacement of existing residents of color.

External Factors

- Community's confidence and trust in local government

- Private sector development trends and market pressure
- Funding for affordable housing



CodeNEXT Equity Logic Model

PAZ Responses_2/23/2018

21) Clear, Effective Zoning Districts <https://cityofaustin.seamlessdocs.com/f/sigf3kuxj7u7>

***Context:** The existing stock of affordable residential housing in Neighborhoods of Color is an important City asset. It provides affordability and helps to preserve an existing, important, unique and essential component of Austin's culture. Newly proposed zoning districts disproportionately target Neighborhoods of Color for increased density, compared to Austin's predominantly white neighborhoods. This targeting fails to respect existing residents and their communities. It would increase property taxes and development pressure in those neighborhoods and accelerate the already devastating consequences of gentrification and displacement.*

***Question:** Do the changes proposed by CodeNEXT to existing patterns of residential, commercial, business, or industrial development, or any changes in the in Neighborhoods of Color, reflect a consensus or input of those who have lived in or have been displaced from those neighborhoods?*

Goal and Associated Priority Outcome: Embed complete, predictable development standards and compatibility regulations within zones, while preventing displacement, and ensuring that changes within neighborhoods of color reflect a consensus of input from those how have lived in or been displaced from those neighborhoods. (Priority Outcome (s): Economic Opportunity and Affordability; Government that Works for All of Us)

Rationale: The new regulations developed through CodeNEXT will help to encourage land development and redevelopment which is more consistent with the shared vision for Austin articulated through the *Imagine Austin Plan*; however, the development that occurs under the new regulations may also have undesirable impacts, including contributing to increasing property values and/or reducing the amount of existing affordable housing, accelerating the displacement of renters, property owners, and small businesses, particularly within communities of color, and changing the character of neighborhoods in ways that make existing residents feel unwelcome.

Assumptions:

- The existing Land Development Code is overly-complex which can lead to uncertainty for property owners and stakeholders;
- Projects developed under the standards of the existing Land Development Code do not always lead to a result that fits within the context of the existing neighborhood, however, some standards were carefully designed with community input and need to be carried forward into the revised LDC;

- There may be a mismatch between current zoning and the existing character and context of the property;
- CodeNEXT is easier to understand with text that is sequential to how someone develops property, includes common site development requirements within each zone section, more illustrations and includes residential zone titles that match more closely with intent;
- Development is undertaken by individual property owners, and not every parcel will redevelop under CodeNEXT;
- The Land Development Code is constrained by Federal and State Law, and not every impact of development can be addressed through a regulatory solution. Constraints include the inability to use inclusionary zoning or linkage fees to support affordable housing.

Resources/Community Involvement

- High Level Leadership
- Effective practices from GARE, and peer cities
- Supportive property owners and business owners, and real estate groups
- Development community
- City affordable housing investments
- Local non-profits, community development corporations, etc
- Neighborhood Associations

Activities

- Analyze application of zoning against demographic data and ensure that equity has been factored into the location of base zones, (e.g. ensure that residential design standards have been applied to similar sites regardless of the demographics of the area; ensure that high intensity zones have been applied to similar sites regardless of the demographics of the area; etc) (CodeNEXT);
- Engage neighborhoods of color in future processes to develop small area plans supporting implementation of complete communities (PAZ);
- Analyze the potential for displacement of existing affordable housing and put in place strategies that support preservation of affordable housing; (NHCD, Other City Departments)
- Engage neighborhoods of color, identify specific anticipated impacts of redevelopment, and identify policy strategies that could mitigate those impacts; (CodeNEXT, Other City Departments);

Outputs

- % of acres by zone within neighborhoods of color vs. % of acres by zone within city as a whole
- # of residents and business owners of color engaged

Outcomes

- # of units within neighborhoods of color which are affordable to at or below 80% MFI
- # of units within neighborhoods of color that have at least 2 bedrooms
- % of residents by race and ethnicity

Impacts/Metrics

- Increase # of units within neighborhoods of color that are affordable to at or below 80% MFI and suitable for families.
- Reduction in displacement of existing residents of color.

External Factors

- Community's confidence and trust in local government
- Private sector development trends and market pressure
- Funding for affordable housing
- Strength of Economy



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CodeNEXT Equity Logic Model: Fine-Tuned Uses in Zones

PAZ Responses_2/23/2018

22) Fine-Tuned Uses in Zones <https://cityofaustin.seamlessdocs.com/f/6q1nj2sfmt98>

Question: If the fine-tune uses replace overlays, how do these address neighborhood-specific conditions? Are development standards less restrictive in Neighborhoods of Color? Do these uses encourage gentrification? Does the simplified process make it easier to bypass community input?

Goal and Associated Priority Outcome: Develop distinct zoning categories with more refined use regulations and development standards that incorporate the most frequently requested conditions, while addressing the neighborhood specific conditions, ensuring that development standards are not less restrictive in neighborhoods of color, discouraging gentrification, and allowing for community input.

(Priority Outcome (s): Government that Works for All of Us)

Rationale: The new regulations developed through CodeNEXT will help to encourage land development and redevelopment which is more consistent with the shared vision for Austin articulated through the *Imagine Austin Plan*; however, the development that occurs under the new regulations may also have undesirable impacts, including contributing to increasing property values and/or reducing the amount of existing affordable housing, accelerating the displacement of renters, property owners, and small businesses, particularly within communities of color, and changing the character of neighborhoods in ways that make existing residents feel unwelcome.

Assumptions:

- The existing Land Development Code is overly-complex which can lead to uncertainty for property owners and stakeholders;
- Projects developed under the standards of the existing Land Development Code do not always lead to a result that fits within the context of the existing neighborhood, however, some standards were carefully designed with community input and need to be carried forward into the revised LDC;
- There may be a mismatch between current zoning and the existing character and context of the property;
- CodeNEXT looked at the previous Land Development Code and created new zones that are better calibrated, including new mainstreet zones and mixed use zones. The residential districts are different and apply site development standards that fit the character of each neighborhood.
- Development is undertaken by individual property owners, and not every parcel will redevelop under CodeNEXT;

- The Land Development Code is constrained by Federal and State Law, and not every impact of development can be addressed through a regulatory solution. Constraints include the inability to use inclusionary zoning or linkage fees to support affordable housing.

Resources/Community Involvement

- High Level Leadership
- Effective practices from GARE, and peer cities
- Supportive property owners and business owners, and real estate groups
- Development community
- Local non-profits, community development corporations, etc
- Neighborhood Associations

Activities

- Analyze application of zoning against demographic data and ensure that equity has been factored into the location of base zones, (e.g. ensure that residential design standards have been applied to similar sites regardless of the demographics of the area; ensure that high intensity zones have been applied to similar sites regardless of the demographics of the area; etc) (CodeNEXT);
- Engage neighborhoods of color in future processes to develop small area plans supporting implementation of complete communities (PAZ);
- Analyze the potential for displacement of existing affordable housing and put in place strategies that support preservation of affordable housing; (NHCD, Other City Departments)
- Engage neighborhoods of color, identify specific anticipated impacts of redevelopment, and identify policy strategies that could mitigate those impacts; (CodeNEXT, Other City Departments);
- Consider the specific needs of communities of color when developing strategies for outreach and engagement through the LDC notification process; (CodeNEXT)

Outputs

- % of acres by zone within neighborhoods of color vs. % of acres by zone within city as a whole
- # of residents and business owners of color engaged

Outcomes

- % of residents by race and ethnicity

Impacts/Metrics

- Increase # of units within neighborhoods of color that are affordable to at or below 80% MFI and suitable for families.
- Reduction in displacement of existing residents of color.

External Factors

- Community's confidence and trust in local government
- Private sector development trends and market pressure
- Funding for affordable housing
- Strength of Economy



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CodeNEXT Equity Logic Model: Site Planning Process

PAZ Responses_2/23/2018

23) Site Planning Process <https://cityofaustin.seamlessdocs.com/f/hj2w9i1a9xh0>

Context: *Neighborhood-scale infill projects have, and continue to, demolish Austin's affordable residential housing stock. These consequences are felt across the City but most particularly damage both individuals, families, and the cohesive structure and support of Austin's Neighborhoods of Color. Residential infill also places increased stress on City infrastructure: wastewater lines, water service, parks, trails, creeks, water quality and flood mitigation. This stress is most acute in Neighborhoods of Color, which have not been served, protected, and preserved to the same degree as Austin's predominantly white neighborhoods.*

Question: *Will the new simplified site plan review process provide adequate opportunities for public review and input? Will there be sufficient protection of Neighborhoods of Color and businesses? Is there priority placed in affordability over feasibility?*

Goal and Associated Priority Outcome: *Simplify the site plan review process in order to provide faster review for mid size projects, while allowing for community input, discouraging displacement of existing residents and businesses, prioritizing affordability, and ensuring that redevelopment doesn't disproportionately impact Neighborhoods of Color. (Priority Outcome (s): Economic Opportunity and Affordability; Government that Works for All of Us)*

Rationale: *The new regulations developed through CodeNEXT will help to encourage land development and redevelopment which is more consistent with the shared vision for Austin articulated through the *Imagine Austin Plan*; however, the development that occurs under the new regulations may also have undesirable impacts, including contributing to increasing property values and/or reducing the amount of existing affordable housing, accelerating the displacement of renters, property owners, and small businesses, particularly within communities of color, and changing the character of neighborhoods in ways that make existing residents feel unwelcome.*

Assumptions:

- *The existing Land Development Code does not provide clarity on the steps to require or process a site plan which can lead to uncertainty for property owners and stakeholders;*
- *Projects developed under the standards of the existing Land Development Code do not always lead to a result that fits within the context of the existing neighborhood, however, some standards were carefully designed with community input and need to be carried forward into the revised LDC;*
- *CodeNEXT clarifies the steps to review, comment, and/or appeal a site plan application.*

- The streamlined process for permitting up to 6 residential dwellings does not waive site development requirements and maintains impervious cover limitations.
- Development is undertaken by individual property owners, and not every parcel will redevelop under CodeNEXT;
- The Land Development Code is constrained by Federal and State Law, and not every impact of development can be addressed through a regulatory solution. Constraints include the inability to use inclusionary zoning or linkage fees to support affordable housing.

Resources/Community Involvement

- High Level Leadership
- Effective practices from GARE, and peer cities
- Supportive property owners and business owners, and real estate groups
- Development community
- Development review staff (DSD, ATD, WPD, AW, AE, AFD, PAZ)
- Local non-profits, community development corporations, etc
- Neighborhood Associations

Activities

- Analyze application of zoning against demographic data and ensure that equity has been factored into the location of base zones, (e.g. ensure that residential design standards have been applied to similar sites regardless of the demographics of the area; ensure that high intensity zones have been applied to similar sites regardless of the demographics of the area; etc) (CodeNEXT);
- Engage neighborhoods of color in future processes to develop small area plans supporting implementation of complete communities (PAZ);
- Analyze the potential for displacement of existing affordable housing and put in place strategies that support preservation of affordable housing; (NHCD, Other City Departments)
- Engage neighborhoods of color, identify specific anticipated impacts of redevelopment, and identify policy strategies that could mitigate those impacts; (CodeNEXT, Other City Departments);
- Consider the specific needs of communities of color when developing strategies for outreach and engagement through the LDC notification process; (CodeNEXT)

Outputs

- % of acres by zone within neighborhoods of color vs. % of acres by zone within city as a whole
- # of residents and business owners of color engaged

Outcomes

- % of residents by race and ethnicity

Impacts/Metrics

- Increase # of units within neighborhoods of color that are affordable to at or below 80% MFI and suitable for families.
- Reduction in displacement of existing residents of color.

External Factors

- Community's confidence and trust in local government
- Private sector development trends and market pressure
- Funding for affordable housing
- Strength of Economy



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CodeNEXT Equity Logic Model: Simplified Permitting

PAZ Responses_2/23/2018

24) Simplified Permitting <https://cityofaustin.seamlessdocs.com/f/jx5hvx801r3l>

Question: How does this process benefit community members from Neighborhoods of Color? Does it make it easier to bypass community involvement? Will it accelerate gentrification? Will this impact Neighborhoods of Color more than other neighborhoods?

Goal and Associated Priority Outcome: Update permitting processes and procedures to reflect current City practice and State Law, and simplify permitting processes and procedures to ensure ease of use, while allowing for community input, while slowing gentrification, discouraging displacement of existing residents and businesses, and ensuring that redevelopment doesn't disproportionately impact Neighborhoods of Color. (Priority Outcome (s): Government that Works for All of Us)

Rationale: The new regulations developed through CodeNEXT will help to encourage land development and redevelopment which is more consistent with the shared vision for Austin articulated through the *Imagine Austin Plan*; however, the development that occurs under the new regulations may also have undesirable impacts, including contributing to increasing property values and/or reducing the amount of existing affordable housing, accelerating the displacement of renters, property owners, and small businesses, particularly within communities of color, and changing the character of neighborhoods in ways that make existing residents feel unwelcome.

Assumptions:

- The existing Land Development Code is overly-complex which can lead to uncertainty for property owners and stakeholders;
- Projects developed under the standards of the existing Land Development Code do not always lead to a result that fits within the context of the existing neighborhood, however, some standards were carefully designed with community input and need to be carried forward into the revised LDC;
- Generally the building permit process does not change under CodeNEXT; however, the Code has clarified when an application is required, who reviews it, the variance and appeal procedures, and what standards apply;
- Development is undertaken by individual property owners, and not every parcel will redevelop under CodeNEXT;
- The Land Development Code is constrained by Federal and State Law, and not every impact of development can be addressed through a regulatory solution. Constraints include the inability to use inclusionary zoning or linkage fees to support affordable housing.

Resources/Community Involvement

- High Level Leadership
- Effective practices from GARE, and peer cities
- Supportive property owners and business owners, and real estate groups
- Development community
- Development review staff
- Local non-profits, community development corporations, etc
- Neighborhood Associations

Activities

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- Consider the specific needs of communities of color when developing strategies for outreach and engagement through the LDC notification process; (CodeNEXT)

Outputs

- % of acres by zone within neighborhoods of color vs. % of acres by zone within city as a whole
- # of residents and business owners of color engaged

Outcomes

- # of units within neighborhoods of color which are affordable to at or below 80% MFI
- # of units within neighborhoods of color that have at least 2 bedrooms
- % of residents by race and ethnicity
- # of small businesses owned by people of color

Impacts/Metrics

- Increase # of units within neighborhoods of color that are affordable to at or below 80% MFI and suitable for families.
- Reduction in displacement of existing residents of color.
- Increase # of small businesses owned by people of color

External Factors

- Community's confidence and trust in local government
- Private sector development trends and market pressure
- Funding for affordable housing

- Strength of Economy