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**Nora Linares-Moeller**



**HousingWorks**  
AUSTIN

August 30, 2023

Dear Mayor Watson, Mayor Pro Tem Ellis, and City Council Members:

HousingWorks Austin writes in support of item 86 on the August 31, 2023 Austin City Council agenda.

The resolution initiates amendments to Title 25 (Land Development) to amend the Residential in Commercial (RIC) voluntary incentive program that allows residential uses in commercial zoned districts. The proposed amendments would:

1. Allow a commercial-residential development in any commercially zoned district that is not currently covered by the RIC Program; and
2. For any commercial base zoning district with a maximum allowed height of 60 to 90 feet, modify all standards applicable to a commercial-residential development so that these standards mirror those applicable to a VMU2 building and maximize appropriate ground floor commercial development for the area; and
3. For any commercial base zoning category with a maximum allowed height of greater than 90 feet, modify all standards applicable to a commercial-residential development so that these standards mirror those applicable to a VMU2 building and maximize appropriate ground floor commercial development for the area, except for the allowable height, in which case the maximum allowable height for the base zoning shall apply; and
4. Authorize an applicant to develop residential uses if the applicant provides income-restricted dwelling units and other community benefits.

HousingWorks will continue to support efforts to allow more tools to increase and make more equitable housing opportunities in our city, and we applaud Council Member Ryan Alter and the resolution's co-sponsors for this initiative.

Best Regards,

Nora Linares-Moeller  
Executive Director

