

Late Backup

AHITF Implementation: Phase II S.M.A.R.T. Housing™ Enhancements

Neighborhood Housing & Community Development

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S.M.A.R.T. Housing Enhancements:

Phase I

- ❑ Council approved enhancements to S.M.A.R.T. Housing: June 7, 2007
 - Incorporates VMU, CBD and DMU into S.M.A.R.T. Housing
 - Requires 5% of the units in VMU, CBD, DMU to be accessible
 - VMU, CBD, DMU not required to locate 25% of residential units on ground floor
 - Adds new definition of income eligible family for VMU, CBD, DMU zoning designations
 - Allows family to spend up to 35% of gross income on housing with City approved homebuyer counseling
 - CLT option

AHITF Phase II:

S.M.A.R.T. Housing™ Enhancements

Conversion of the June 7, 2007
S.M.A.R.T. Housing Resolution to an
ordinance that incorporates the following
additional enhancements:

1. Amend the Capital Recovery Fee Exemption Ordinance to:
 - ▣ Incorporate VMU/CBD/DMU affordability requirements and income limits;
 - ▣ Codify that the service unit exemptions for Robert Mueller Municipal Airport redevelopment do not count against the 1,500 service unit cap

AHITF Phase II: S.M.A.R.T. Housing™ Enhancements

2. Modify multi-family and mixed use accessibility requirements to match federal funding 5% accessibility requirement

- ▣ Adoption of this change proposes to increase participation in S.M.A.R.T. Housing™ and ultimately increase the number of affordable accessible units.
- ▣ The Mayor's Committee for People with Disabilities have reviewed and unanimously recommended this change.

AHITF Phase II:

S.M.A.R.T. Housing™ Enhancements

3. Allow S.M.A.R.T. Housing certification and fee waivers for multifamily rehabilitation and condominium conversions.
 - ❑ This change will be incorporated into the Guide and does not impact the Capital Recovery Exemption Ordinance.
4. Incorporates development agreements that may include liquidated damages for non-compliance
 - ❑ Liquidated damages may apply where applicants do not meet minimum S.M.A.R.T. Housing standards.

Additional AHITF Recommendations

- ❑ NPZD is processing additional LDC Amendments that will:
 - Create Neighborhood Plan Tools to allow flexible development standards for single-family serving 60% MFI for 20 years.
 - Allow SF-4A building standards on unsubdivided SF-2 and SF-3 zoned tracts of 3 acres or more.
 - Allow MF-6 standards on all MF-2 through MF-5 Greenfield sites.
 - Provide Downtown Density Bonus and Optional Fee in Lieu

Board and Commission Review

□ Board and Commission Action:

- Mayor's Committee for People with Disabilities:
Unanimous approval 9/10/07
- Water and Wastewater Commission:
Unanimous approval 10/24/07
- Planning Commission:
Unanimous approval 11/13/07