

Neighborhood Housing and Community Development
University Neighborhood Overlay Ordinance Amendments
January 23, 2014

Recommended Code Amendments

1. Change fee in-lieu to \$1.00 per square foot. Add: *and such fee will be adjusted annually in accordance with the Consumer Price Index all Urban Consumers, US City Average, All Items (1982-84 = 100), as published by the Bureau of Labor Statistics of the United States Department of Labor or other appropriate standard as determined by the director of Austin Neighborhood Housing and Community Development.*
2. Change dwelling unit to *dwelling unit or bedroom*.
3. Change 80% MFI to 60% MFI.
4. Change 65% MFI to 50% MFI.
5. Rents will be established annually by the director of the Austin Neighborhood Housing and Community Development Office as follows:
 - a. Single occupancy 60% MFI rents may not exceed the Low HOME Rent Limit for one bedroom as established annually by the Texas Department of Housing and Community Affairs.
 - b. Single occupancy 50% MFI rents may not exceed the 40% MFI HOME Rent Limit for efficiency as established annually by the Texas Department of Housing and Community Affairs.
6. On site affordability period change from 15 years to 40 years.
7. Add group residential to affordability requirements when opting into UNO: group residential would be treated as multi-family developments.
8. Increase requirements under Height to include: Pay into the University Neighborhood District Housing Trust Fund a fee of \$0.50 for each square foot of net rentable floor area in the multi-family residential use development. This fee would be in addition to providing 10% of the units at 60% MFI and 10% of the units at 50% MFI.
9. Provide an additional 10% of the units at 50% MFI in exchange for the fee cited in #2.
10. Currently, a developer must provide a minimum of 10% of their units/beds serving 50% or below MFI households in order to access the UNO Housing Trust Fund. This has been changed to 30% of the units/beds must serve 50% MFI or below.
11. Developers accessing the UNO Housing Trust Fund and providing at least 30% of their units/beds to households at 50% or below MFI are eligible for 100% of the S.M.A.R.T. Housing Fee Waivers.

Opt-In Process

Existing developments may choose to opt-in to leasing by the bed by providing rents at the prescribed ordinance maximum rents. See attached UNO Ordinance Compliance Guide and UNO Ordinance Rent Limits Summary.

Stakeholders have asked that the opt-in process allow for a different standard that would allow higher rents. Staff is not in agreement with this request. Rents should follow the ordinance criteria for ease of administration, consistency and fairness.