



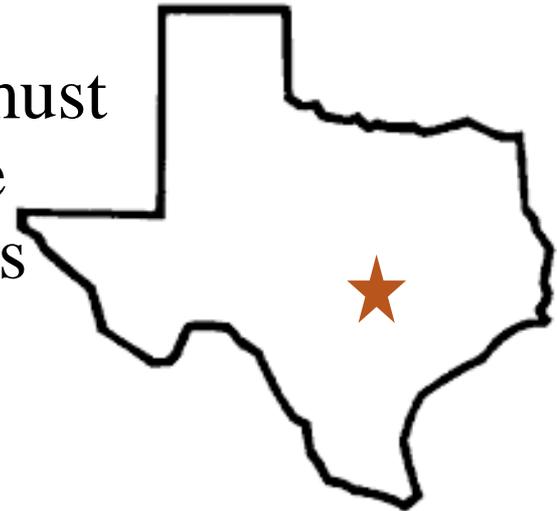
# Review of the S.M.A.R.T. Housing Program

Community Development Commission  
Housing Committee  
February 9, 2016

# Policy Environment

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- Texas real estate law strongly supports individual property rights
- Many common tools used to create affordable housing in other states, such as “inclusionary” requirements, are not allowed by State law
- Affordable housing policies in Austin must be incentive-based and must rely on the participation of both housing developers and non-profit organizations



# What is S.M.A.R.T. Housing?

The **S.M.A.R.T.**<sup>™</sup> (Safe, **M**ixed-Income, **A**ccessible, **R**easonably-priced, **T**ransit-Oriented) **Housing** Policy Initiative is designed to stimulate the production of housing for low and moderate income residents of Austin. The housing meets the City's Green Building standards and is located in neighborhoods throughout the City of Austin.

## Goals

- Provide waivers of development fees to promote the development of **S.M.A.R.T. Housing**<sup>™</sup>
- Use public resources to leverage private investment
- Stimulate the development of housing on vacant lots in new and existing subdivisions
- Promote the use of existing City infrastructure and services
- Promote the creation of alternative funding sources for the development of S.M.A.R.T. Housing<sup>™</sup>

# S.M.A.R.T. Housing

**S.M.A.R.T.™ Housing** has supported household affordability in Austin since 2000 and continues to provide incentives to developers and builders to provide our community with **S**afe, **M**ixed-Income, **A**ccessible, **R**easonably-Priced, and **T**ransit-Oriented housing options.

## Developer Incentives:

- Development fee waivers  
25%-100%
- Expedited Development  
Review

## Community Benefits:

- Reasonably Priced units
- Superior Accessibility  
standards
- Austin Energy Green Building  
rated
- Transit Oriented Development

# What is S.M.A.R.T. Housing?

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## **Safe**

Complies with the Land Development Code and the adopted Building Codes for the City of Austin.

## **Mixed Income**

Provides opportunities for a variety of incomes to live in close proximity by including at least 10% “reasonably-priced” housing units.

# What is S.M.A.R.T. Housing?

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## **Accessible**

Provide 10% of the units as accessible under the S.M.A.R.T. accessibility standards and all single-family, duplex and triplex units must meet visitability requirements

## **Reasonably -Priced**

Percentage of the units are affordable to households at no more than 80% of the median family income

# What is S.M.A.R.T. Housing?

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## Transit- Oriented

S.M.A.R.T. Housing must be located within one-half mile walking distance of a public transit route at the time of application.

- The Director may waive the transit-oriented requirement for developments meeting specific criteria set by ordinance

# S.M.A.R.T. Fee Waivers

## **A builder provides:**

10% S.M.A.R.T.™ Reasonably Priced  
20% S.M.A.R.T.™ Reasonably Priced  
30% S.M.A.R.T.™ Reasonably Priced  
40% S.M.A.R.T.™ Reasonably Priced

## **The City of Austin provides:**

25% Fee Waivers  
50% Fee Waivers  
75% Fee Waivers  
100% Fee Waivers

# S.M.A.R.T. Fee Waivers

## COMMUNITY LAND TRUST

### A builder provides:

**5%** S.M.A.R.T.<sup>™</sup> Reasonably Priced

Land Trust units located within Austin's urban core

**10%** S.M.A.R.T.<sup>™</sup> Reasonably Priced

Land Trust units located outside Austin's urban core

### The City of Austin provides:

100% Fee Waivers

100% Fee Waivers

# Municipal Utility District

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- A Project that lies within a Municipal Utility District within a limited purpose annexation area may not be administratively certified for S.M.A.R.T. Housing.
- City Council must approve S.M.A.R.T. Housing certification and the fee waivers.

# Planned Unit Development

Planned Unit Developments can receive S.M.A.R.T. Housing Certification administratively if located in full purpose jurisdiction of the City of Austin.

Planned Unit Development (PUD) zoning district goals:

- preserving the natural environment
- encouraging high quality development and innovative design
- ensuring adequate public facilities and services

The Council intends PUD district zoning to produce development that achieves these goals to a greater degree and is therefore **superior** to development under conventional zoning and subdivision regulations

# Planned Unit Development

- PUDS are not required to provide affordable housing
- Affordability requirements are triggered if the developer accesses the density bonus
- There are no fee waivers provided in a PUD Ordinance
- Fee waivers can be approved administratively if the project is in full purpose jurisdiction and meets the criteria for S.M.A.R.T. Housing Certification



# Questions/Discussion