



City of Austin

MEMO

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Neighborhood Housing and Community Development Office

Paul Hilgers, Community Development Officer

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Date: May 6, 2004

To: Alice Glasco, Director
Neighborhood Planning and Zoning Department

From: Paul Hilgers, Community Development Officer
Neighborhood Housing and Community Development Office

Subject: Affordability Impact Statement for the CACNP and UNO

The Planning Commission requested at its April 27, 2004 meeting that the Community Development Officer recommend additional measures to increase the amount of affordable housing to 10% of units at 80% of Austin median family income (MFI) and 10% of units at 60% of Austin median family income in the Affordability Impact Statement for the CACNP and UNO.

The Community Development Officer, and the S.M.A.R.T. Housing staff have worked with stakeholders and reviewed nationally available information regarding innovative strategies for increasing affordable housing and recommend the following housing affordability strategy.

This approach does not represent the voluntary approach of S.M.A.R.T. Housing. Rather, this is a form of a neighborhood-based, mandatory inclusionary zoning, or a density bonus approach that is available for any new development. The entitlement benefits achieved by not having to seek a zoning change for doubling the density on property in the affected area preclude the necessity of receiving fee waivers.

- A multi-development in the UNO district that utilizes UNO site development standards must meet the technical standards of S.M.A.R.T. Housing™ and provide at least 10% of its units for families with incomes at or below 80% Median Family Income (MFI) who spend no more than 30% of their gross income on mortgage or rent (including utilities and parking) for a period of no less than 15 years from the date of initial occupancy.
- A multi-family development in the UNO district that utilizes UNO site development standards and received S.M.A.R.T. Housing™ fee waivers must expand its affordability period to 20 years and provide at least 5% of its units to families with incomes at or below 80% MFI, and at least 5% of its units to families with incomes at or below 60% MFI, who spend no more than 30% of their gross income on mortgage or rent (including utilities and parking).

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- Owners of developments that utilize UNO site development standards that fail to meet S.M.A.R.T. Housing™ technical standards at original occupancy or affordability period requirements are required to vacate the additional stories of height increase they received under UNO until NHCD verifies that they are in compliance.
- The Community Development Officer has met with stakeholders and is evaluating a proposal that all owners requesting entitlements related to UNO site development standards must pay an additional fee based on amount of conditioned space. The fee would be used to create additional affordable units within the UNO district. There was also discussion of creating a West Campus Community Housing Development Organization as an umbrella organization to assist in developing models for housing affordability including expanded use of Co-op housing, seeking special grants and increasing subsidies for more affordability. These plans will be explored in greater detail prior to third reading of this plan.

If you have any questions please contact me.



Paul Hilgers, Community Development Officer
Neighborhood Housing and Community Development Office

PH:RC:sc

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Cc: Gina Copic, NHCD
Ricardo Soliz, NPZD