

City of Austin Development Incentive Programs
Current as of April 2017

Model	Applicability	Development Bonus or Incentive	Min. % Required Affordable	Maximum MFI		Affordability Period		Original Fee in Lieu (FIL)	Fee Adjustment Schedule	Year Introduced	Most Recent Amendment	Original Ordinance	Land Development Code Reference	Housing Choice Voucher Provision	Notes	
				Owner	Rental	Owner	Rental									
Downtown Density Bonus	Eligible properties within Downtown	Up to height and FAR limits shown on eligibility map	10 bonus square feet for each 1 square foot of on-site affordable space.	120%	80%	99 years	40 years	\$3 to \$10/bonus square foot for residential projects only, depending on location. No fee for non-residential projects.	Fee is adjusted annually in accordance with CPI 1	2013		Ordinance No. 20130627-105	§ 25-2-586	No	Rainey district excluded. Fee in lieu revenue dedicated to low-barrier approaches for the chronically homeless.	
East Riverside Corridor	Within the East Riverside Corridor (ERC) zoning district	FAR, Height up to 160' in some locations.	4 bonus square feet for each 1 square foot of on-site affordable space.	80%	60%	99 years	40 years	\$.50 / bonus sq. ft. for buildings over 90 ft. (no in-lieu option under 90')	Fee to be reviewed every 5 years or on an "as needed" basis	2013		Regulating Plan	§ 25-2-149	No		
Micro-Unit Density Bonus	Applies to multifamily use in TOD or transit corridor where unit is 500 sqft or less	Min. site area requirement is zero, min. off street parking requirement is 0.25, and parking is leased separately; for 3BR units, site area requirement is zero	10% of owner <500 sqft units or 3BR units / 10% of rental <500 sqft units or 3BR units	80%	50%	99 years	40 years	None	N/A	2014		Ordinance No. 20141211-228	§ 25-2-780	No		
North Burnet Gateway	NB/G district developments that utilize a density bonus	FAR, Height up to 240'	10% of bonus area	80%	60%	99 years	40 years	\$7 / bonus sq. ft.	Fee is adjusted annually in accordance with CPI	2009		Ordinance No. 20090312-035	§ 25-2-148	No	For residential, 100% of fee-in-lieu goes to housing. For a commercial or mixed use - 50% of FIL to a community benefits fund.	
PUD (Planned Unit Development)	PUD developments that utilize a density bonus	Height, FAR, building coverage	10% of the rental units or rental habitable square footage, 5% of the owner occupied units or owner occupied habitable square footage	80%	60%	99 years	40 years	\$.6 / bonus sq. ft.; OR land donation to AHFC	Fee is adjusted annually in accordance with CPI	2008	Ordinance No. 20131003-096	Ordinance No. 20080618-098	§ 25-2-Subchapter B, Article 2.5	Yes	PUDs are governed by both the overarching PUD Ordinance as well as ordinances set for each individual PUD	
Rainey Street	Rainey Street District near downtown	Density bonus ordinance	5%	80%	80%	none	none	None	N/A	2005	Ordinance No. 20140227-054	Ordinance No. 20050407-063	§ 25-2-739	Yes,		
S.M.A.R.T. Housing	Within city limits	Eligible for fee waivers, expedited review	10% of units	80%	80%	1 year	5 years	None	N/A	2007	Ordinance No. 20071129-100	Ordinance No. 20071129-100	§ 25-1-701	No	Up to 40% affordability provides 100% of eligible fee waivers: approx \$2,500 per unit SF and \$1000 per unit MF. Different standards for S.M.A.R.T. Housing VMU, CLT, or CBD/DMU.	
SMART Housing Single-Family ("Greenfield") Density Bonus	Single family residence standard lot (SF-2) district or family residence (SF-3) district. Applies to Single family residence small lot (SF-4A) district	A development may comply with single-family residence small lot (SF-4A) district site development regulations if the development is on three or more acres of previously unsubdivided land; and is S.M.A.R.T. Housing certified	10% of units	80%	80%	1 year	5 years	None	N/A	2008		Ordinance No. 20080131-132	§ 25-2-566	No		
SMART Housing Multi-Family ("Greenfield") Density Bonus	Undeveloped land zoned MF-2 through MF-5	Use of MF-6 site development standards (setbacks, impervious cover, unlimited FAR, etc.). Height limited to 60'.	10% (rental units); 5% (owner units)	80%/100%	60%	99 years	40 years	None	N/A	2008		Ordinance No. 20080131-132	§ 25-2-567	No		
TOD (Transit Oriented Development)	Within designated TODs in city limits	TOD Station Plan Goals (No requirement for, goal of 25% units)	10% or 15% of total square footage	80%	60% / 50%	99 years	40 years	\$11 / bonus sq. ft. if approved by Council	Fee is adjusted annually in accordance with CPI	2009		Ordinance No. 20090202-070	§ 25-2-766.22	No	Affordability goals established by specific regulating and station area plans.	
UNO (University Neighborhood Overlay) projects submitted for review Prior to February 24, 2014	West Campus UNO district: Prior to February 24, 2014	Flexible standards available for height, setbacks, impervious cover, building coverage, FAR, compatibility, parking. (please see website for height bonus details)	10% units	80%	80%	15 years	15 years	None	Fee is fixed	2004		Ordinance No. 20140213-056	Ordinance No. 040902-58	§ 25-2-765	No	Must meet S.M.A.R.T. Housing standards. 10% at 80% MFI is required. Additional height bonus available for developments that also provide 10% of units at 50% MFI; no =FIL for 50% MFI.
			10% units	65%	65%	15 years	15 years	\$.50/sq.ft. of net rentable floor area in the multi-family residential use								
UNO (University Neighborhood Overlay) projects submitted for review After February 24, 2014	West Campus UNO district	Flexible standards available for height, setbacks, impervious cover, building coverage, FAR, compatibility, parking. (please see website for height bonus details)	10%	60%	60%	40 years	40 years	\$1.00/sq. ft. of net rentable floor area in the multi-family residential use or group residential use. Fee is a	Fee is fixed	2014		Ordinance 20140213-056	§ 25-2-765	Yes		
			10%	50%	50%	40 years	40 years									
VMU (Vertical Mixed Use)	VMU developments that utilize the "dimensional and parking exemptions"	Relaxed site area requirements, FAR, building / impervious cover, setbacks, parking.	10% (rental units); 5% (owner units)	80/100%	80% is default (may be reduced by Neighbor-hood Plans with Council approval to 60%)	99 years	40 years	None (Fee amount for commercial space above ground floor pending)	N/A	2010	Ordinance No. 20130606-088	Ordinance No. 20100408-049	§ 25-2-Subchapter E, Article 4.3	No	Check each site ordinance for rental MFI (i.e. 60% vs 80%).	

DISCLAIMER: The contents of this table are intended to provide a summary overview of programs and established policies as recorded. While the City of Austin uses reasonable efforts to provide accurate and up-to-date information, some of the information provided may be unverifiable at this time and is subject to change without notice.

1 Fee in lieu is dedicated to low-barrier housing first

Last Updated: Last Updated: April 19, 2017