

DRAFT presentation for proposed S.M.A.R.T. Housing code amendment

Neighborhood Housing and Community Development

September 18, 2014

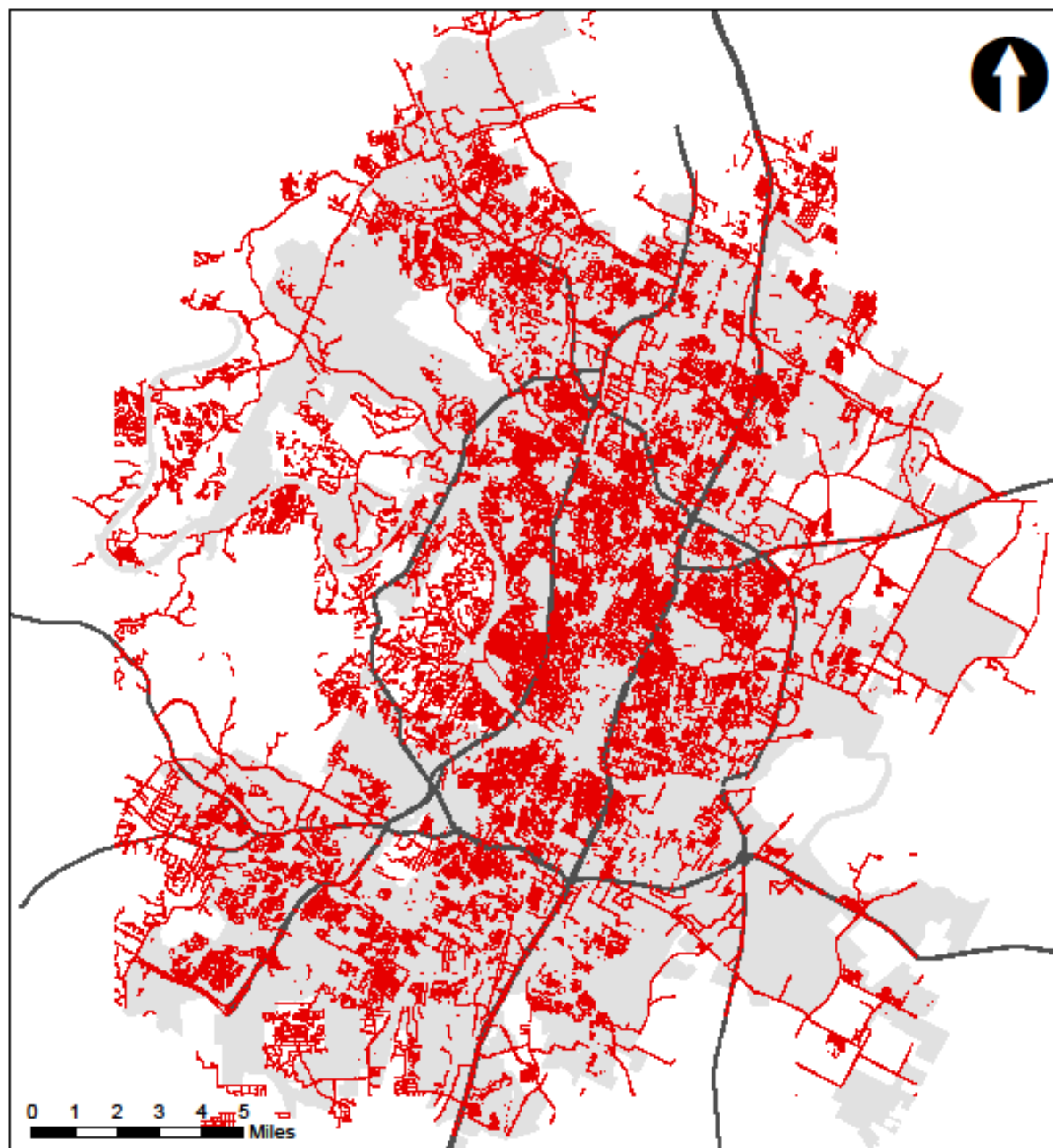
Resolution No. 20140410-026: S.M.A.R.T. Housing transit-oriented criteria

NHCD Interpreted Resolution objective	Resolution Language	NHCD Staff Approach
Increased access to public transportation	Project to be within 1/2 mile of a transit stop, measured by the actual travel distance and requiring the route from the project to the transit stop to be accessible for pedestrians and people with disabilities.	<ul style="list-style-type: none"> NHCD staff will work with Capital Metro to ensure that additional transit stops are added when possible and appropriate. Work with Capital Metro to create a system for transit-oriented evaluation that considers holistic access to transit. Public Works has committed to integrating S.M.A.R.T. Housing into the City's Absent Sidewalk Priority Matrix and establish coordinated systems between NHCD and the Public Works department to ensure sidewalks for S.M.A.R.T. Housing are prioritized.
Codify method for calculating distance to transit	Project to be within 1/2 mile of a transit stop, measured by the actual travel distance	<ul style="list-style-type: none"> Development located within ½ mile walking distance of a transit route at time of application. Recommending specific waiver criteria within City Code to be further implemented through program guidelines. NHCD staff will work with Capital Metro to ensure that additional transit stops are added when possible and appropriate.

Resolution No. 20140410-026: S.M.A.R.T. Housing transit-oriented criteria

NHCD Interpreted Resolution objective	Resolution Language	NHCD Staff Approach
Ensure the City has the opportunity to leverage non-local funds	Consider exemptions for 9% Tax Credit projects and other exemptions	<ul style="list-style-type: none"> • Provide waiver eligibility for projects that leverage State and Federal funds • Provide waiver for projects that affirmatively further fair housing • Provide waiver for projects that receive a letter from Capital Metro confirming that a future route is documented in agency plans
Ensure that the City is meeting its commitment to Affirmatively Further Fair Housing	The City is also currently developing the Analysis of Impediments to Fair Housing, which will analyze Austin's impediments to fair housing choice, such as access to transportation and walkability	<ul style="list-style-type: none"> • Looked at relationship between the Capital Metro service network and high opportunity areas as identified by the Kirwan Institute Opportunity Index • Provide waiver for projects that affirmatively further fair housing

DRAFT: Absent Sidewalks Citywide



— Absent Sidewalk

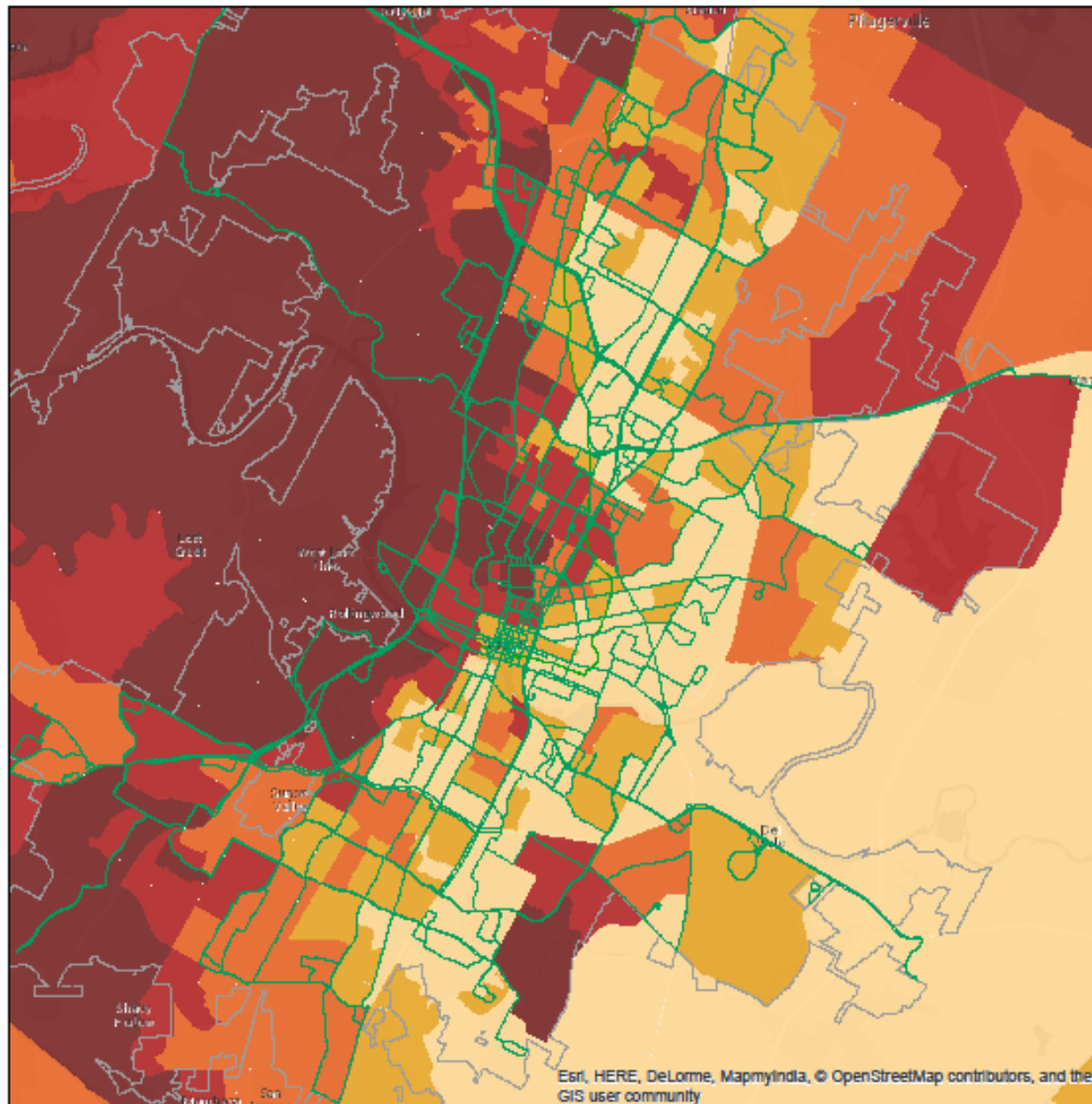
Note: Sidewalk data was provided by the Public Works Department and was last modified 7/18/2014.



Map created by Neighborhood Housing
and Community Development | City of Austin
Date: 9/11/2014

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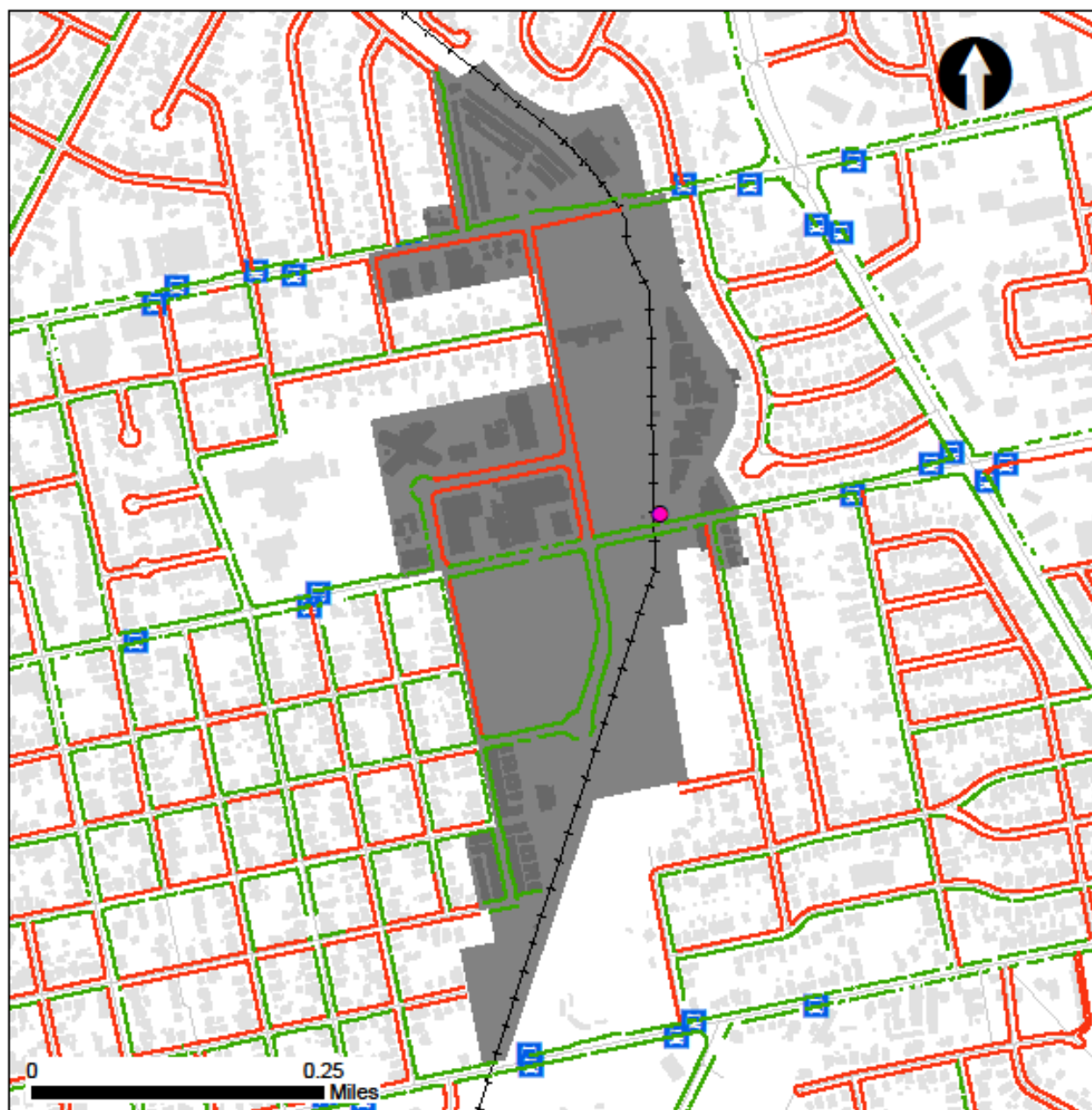
DRAFT: Opportunity Areas and Public Transit



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Sidewalk Infrastructure Surrounding the MLK TOD: Driveways

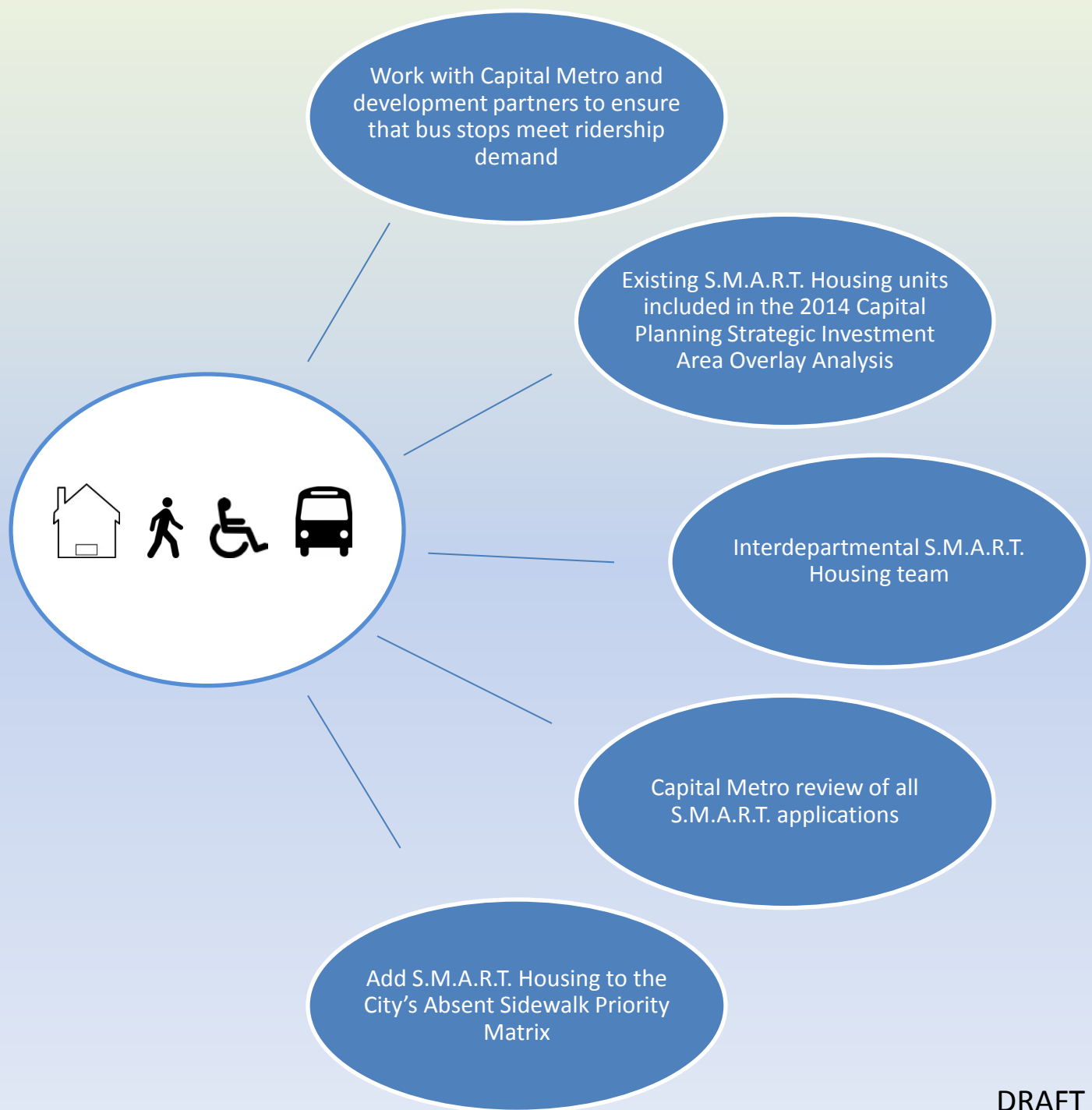


- Existing Sidewalks
- Absent Sidewalks
- CapMetro Stop
- +— MetroRail Red Line
- MLK TOD
- SMART Housing Project

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Transit-oriented Criteria Code Amendment

Current Code	Resolution No. 20140410-26	Proposed Amendment Staff Recommendation	Staff Comments
Director's discretion	Project to be within 1/2 mile of a transit stop, measured by the actual travel distance, at the time the project is occupied,	Development located within ½ mile walking distance of a transit route at time of application	<ul style="list-style-type: none"> Does not Affirmatively Further Fair Housing: discourages geographic dispersion of affordable housing and limiting the development of S.M.A.R.T. Housing within high opportunity areas. S.M.A.R.T. Housing certification is awarded during the pre-development phase of a residential project and therefore it is preferable that all criteria be tied to evaluation at the time of application. NHCD staff will work with Capital Metro to ensure that additional transit stops are added when possible and appropriate.

Transit-oriented Criteria Code Amendment

Current Code	Resolution No. 20140410-26	Proposed Amendment Staff Recommendation	Staff Comments
Director's discretion	and requiring the route from the project to the transit stop to be accessible for pedestrians and people with disabilities.	No code amendment at this time	<ul style="list-style-type: none"> Does not Affirmatively Further Fair Housing: discourages geographic dispersion of affordable housing and limiting the development of S.M.A.R.T. Housing within high opportunity areas. Austin currently has a limited sidewalk network and therefore limited opportunities for the development of affordable housing within an accessible route to transit. Public Works has committed to integrating S.M.A.R.T. Housing into the City's Absent Sidewalk Priority Matrix and establish coordinated systems between NHCD and the Public Works department to ensure sidewalks for S.M.A.R.T. Housing are prioritized.

Transit-oriented Criteria Code Amendment

Current Code	Resolution No. 20140410-26	Proposed Amendment Staff Recommendation	Staff Comments
Director's discretion	<p>The code amendment process should consider distinguishing the S.M.A.R.T. transit requirements for Austin projects applying for the Competitive 9% TDHCA Housing Tax Credit Program versus other projects desiring to use City of Austin affordable housing funds. The code amendment process should also include consideration of any potential exceptions or adjustments to the 1/2 mile requirement.</p>	<p>The Director may waive the transit-oriented requirements for developments if they meet the following criteria:</p> <ol style="list-style-type: none"> 1. Located within a high opportunity area as identified by the Director and established in the program guidelines; OR 2. Application includes a letter from Capital Metro confirming that a future route is documented in agency plans; OR 3. Project seeks to leverage funds through the State or Federal Government, to include the Low Income Tax Credit Program; OR 4. Project affirmatively furthers fair housing. <p>All projects that receive waivers at the discretion of the director will be reevaluated prior to the receiving certificate of occupancy and may be decertified if the Director determines the project is no longer in compliance with the terms of the waiver.</p>	<ul style="list-style-type: none"> • Allowing for the exemption of projects in high opportunity areas supports the City's efforts to Affirmatively Further Fair Housing through the geographic dispersion of affordable housing. • Allowing for the exemption of projects located within proximity of future transit routes ensures that we do not miss out on opportunities for the co-location of S.M.A.R.T. Housing and public transit. • NHCD will work with Capital metro to create a system for transit-oriented evaluation that considers holistic access to transit.

Recommended steps: Strengthen the transit orientation of S.M.A.R.T. Housing projects

- Form an interdepartmental S.M.A.R.T. team that will support the ongoing implementation and evaluation of the S.M.A.R.T. Housing policy and program.
- Continue to collaborate with Capital Metro to identify opportunities for future bus stops near S.M.A.R.T. Housing developments.
- Work with Capital Metro to create a system for transit-oriented evaluation that considers holistic access to transit.
- Integrate S.M.A.R.T. into the City's Absent Sidewalk Priority Matrix and establish coordinated systems between NHCD and the Public Works department.
- Explore opportunities to identify additional funding for the development of sidewalks in areas where existing and anticipated S.M.A.R.T. Housing is located.
- Develop tiered system that aligns increased developer incentives with increased transit orientation.
- Explore strategies to increase opportunities in the city's most transit connected census tracts.
- Identify more robust developer incentives to support transit-oriented community benefits

Boards and Commissions review:

- September 9, 2014: The Community Development Commission recommended approval of the staff recommendations with a 9-0 vote.
- September 16, 2014: Planning Commission Codes and Ordinances Subcommittee recommended the code amendment move forward to the full planning commission with the unanimous support of the Subcommittee.
- October 14, 2014: Planning Commission (item scheduled for action
- October 23, 2014: Requested Public Hearing at City Council meeting

Glossary of Terms:

High Opportunity Area means an area that provides certain conditions that places individuals in a position to be more likely to succeed or excel. This area may include such conditions as:

- racial and economic integration;
- access to employment;
- high performing schools;
- access to fresh and healthy foods; and
- low levels of poverty
- low crime rate
- access to parks
- minimal environmental hazards