

Community Development Commission recommends the following changes to the

	UNO current	CDC recommendation
	50¢	\$5
	Total square feet	Total square feet
source for fee	Negotiated	Consistent with current ordinances for high density areas
	10% at 80, 10% at 65, 10% at 50	Switch to a standard based on Undergraduate Cost of Living. See below
	15	40
CPI adjustment	No	Yes

and to the proposed new standard:

affordability based on: 10% at 80%, 10% at 65%

In the course of our recommendations we learned that people who are leasing apartments want to better fit the West Campus market, which is predominately made up of students.

The Commission has taken the development community's proposed revisions and shown our response.

1. Fee-in-lieu increased to \$1.00 per square foot of conditioned residential space
2. Annual adjustment to fee-in-lieu based on Consumer price Index
3. New fee-in-lieu rate applies to UNO site plans submitted after effective date of fee ordinance
4. On-site affordability required for 10% of bedrooms where maximum rent is based on 75% of Undergraduate Cost of Attendance housing element as determined annually by the University of Texas if site receives no 15 foot height increase

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5. Maximum rent for an additional 10% of bedrooms based on 55% of Undergraduate Cost of Attendance housing element determined annually by the University of Texas is required if site receives 15 foot height increase or does not make fee-in-lieu payment

6. Maximum rent for 40% of beds based on 55% of Undergraduate Cost of Attendance housing element determined annually by the University of Texas is required if site receives University Neighborhood Overlay Housing Trust Fund funding

7. Affordability period increased to 40 years from 15 years

8. Affordable bedrooms/beds will only be available to a student certified as receiving needs-based assistance from the Financial Aid Office

9. A bedroom will be considered affordable in a development that did not access University Neighborhood Overlay Housing Trust Funds if at least one tenant is certified and the tenants on the bedroom lease divide the affordable rent equally

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10. A bed will be considered affordable in a development that accesses University Neighborhood Overlay Housing Trust Funds if the tenant is certified
11. UNO Housing Trust Fund resources available on a per bed rather than a per unit basis
12. UNO sites with site plan applications filed after the effective date of the ordinance will be subject to the affordability requirements described above
13. UNO sites with site plan applications filed prior to the effective date of the ordinance and UNO sites with certificates of occupancy on the effective date of this ordinance may choose to be subject to the affordability requirements described above if they provide their compliant rent rolls no later than December 1, 2012