



City of Austin

P.O. Box 1088, Austin, TX 78767
www.cityofaustin.org/housing

Neighborhood Housing and Community Development Department

April 17, 2017 (Revision of letter dated February 22, 2017)

S.M.A.R.T. Housing Certification
Austin TCHFC-DMA Housing, L.L.C. – Travis Flats (ID 383)

TO WHOM IT MAY CONCERN:

Austin TCHFC-DMA Housing, L.L.C. (development contact: JoEllen Smith: 512.328.3232x4506 (o); joellen@dmacompanies.com) is planning to develop the Travis Flats, a **146 unit multi-family development** at 5325 – 5335 Airport Boulevard, Austin TX 78751. The project is subject to a 5 year minimum affordability period, unless project funding or zoning require a longer period. **This revision changed the total units from 145 to 146 and changed the unit MFI percentages and unit count to the following:**

- **9% of units (13) at 30% MFI to 6% of units (9) at 30% MFI,**
- **34% of units (49) at 50% MFI to 21% of units (30) at 50% MFI**
- **41% of units (59) at 60% MFI to 73% of units (107) at 60% MFI**

Since **6%** of the units (**9** units) will serve households at or below 30% Median Family Income (MFI); **21%** of the units (**30** units) will serve households at or below 50% Median Family Income (MFI); **73%** of the units (**107** units) will serve households at or below 60% Median Family Income (MFI); the development will be eligible for **100%** waiver of all fees listed in the S.M.A.R.T. Housing Ordinance adopted by the City Council. The expected fee waivers include, but are not limited to the following fees:

Capital Recovery Fees
Building Permit
Concrete Permit
Electrical Permit
Mechanical Permit
Plumbing Permit

Site Plan Review
Misc. Site Plan Fee
Construction Inspection
Subdivision Plan Review
Misc. Subdivision Fee
Zoning Verification

Land Status Determination
Building Plan Review
Parkland Dedication (by separate ordinance)

Prior to filing of building permit applications and starting construction, the developer must:

Prior to issuance of building permits and starting construction, the developer must:

- ◆ Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Contact Austin Energy Green Building: 512-482-5300 or greenbuilding@austinenenergy.com).
- ◆ Submit plans demonstrating compliance with visitability standards.

Before a Certificate of Occupancy will be granted, the development must:

- ◆ Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).
- ◆ Pass a final inspection to certify that accessibility standards have been met.

The applicant must demonstrate compliance with S.M.A.R.T. Housing standards after the completion of the units, or repay the City of Austin in full the fees waived for this S.M.A.R.T. Housing certification.

Please contact me by phone 512.974.3128 or by email at Sandra.harkins@austintexas.gov if you need additional information.

Sincerely,



Sandra Harkins, Project Coordinator
Neighborhood Housing and Community Development

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