



## City of Austin

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P.O. Box 1088, Austin, TX 78767  
[www.cityofaustin.org/housing](http://www.cityofaustin.org/housing)

### Neighborhood Housing and Community Development Department

September 18, 2019

6<sup>th</sup> and Onion, LP  
Barrett Lepore  
100 Congress Ave, Ste 1450  
Austin TX 78701

Re: Fee-in-lieu Support Letter – 1401 E 6<sup>th</sup> Street – Onion Street West (Project ID 676)  
Site Plan No SP-2019-0254C

Dear Mr. Lepore

The Neighborhood Housing and Community Development Department (NHCD) has reviewed the request to provide a fee-in-lieu for a non-residential mixed-use development located at 1401 East 6<sup>th</sup> Street, Austin TX 78702. A request to provide a fee-in-lieu payment is permitted as part of the density bonus section of the Plaza Saltillo Regulating Plan, specifically Section 4.3.3(D) and requires the approval of the City Council.

The Plaza Saltillo TOD Regulating Plan permits the donation of a fee-in-lieu of onsite affordable housing under Section 4.3.3(D) if the property owner/developer can demonstrate a compelling reason not to provide the required on-site affordable housing. The TOD regulating plan establishes a fee-in-lieu of \$12 per square foot of bonus area. The fee-in-lieu shall be calculated in accordance with the Plaza Saltillo Regulating Plan, Section 4.3.3(D)(2). The applicant has indicated the estimated fee-in-lieu is \$1,526,304. The fee-in-lieu is to be paid into the Housing Assistance Fund otherwise known as the Housing Trust Fund.

NHCD supports the property owner's request to pay a fee-in-lieu of providing affordable housing units on-site based on the following compelling reason:

- 1) The project is not a residential project.

An administrative hold shall be placed on the building permit(s), until the following items have been completed: 1) prior to issuance of certificate of occupancy the fee-in-lieu calculation has been finalized and evidenced through a sealed letter from project architect, and 2) the fee-in-lieu has been paid in full to the Neighborhood Housing and Community Development Office.

Please contact me if you need additional information by phone at 512.974.3128 or by email [sandra.harkins@austintexas.gov](mailto:sandra.harkins@austintexas.gov).

Sincerely,

Sandra Harkins, Project Coordinator

City of Austin, Neighborhood Housing and Community Development Department



July 22, 2019

Re: 1400 Block East 6<sup>th</sup> Street, Riverside Resources bonus FAR fee-in-lieu support

Dear Mayor, City Council Members and Planning Commissioners:

On behalf of the East César Chavez Neighborhood Plan Contact Team (ECCNPCT), I am writing to you in support of the request by Riverside Resources to use the density (FAR) bonus elements of the Plaza Saltillo Regulating Plan at their property in the 1400 block of East 6<sup>th</sup> Street, by paying a fee-in-lieu for the affordable housing requirement. The team voted unanimously, with one abstention, at our July 17<sup>th</sup> meeting to support the proposed density bonus that would increase the FAR from 2:1 to approximately 4:1 in exchange for a fee-in-lieu of approximately \$1 million, paid into the City of Austin's Housing Trust Fund, per the Saltillo TOD Regulating Plan.

Our support was contingent upon the following conditions: (1) the project includes no residential component and, should the development change at any time to include housing, affordable units would be provided on site; (2) no adjacent property owners object to the request; and (3) the fee-in-lieu will be used either within, or within one quarter mile of, the Plaza Saltillo TOD Boundaries.

Sincerely,

*Susan Benz*

Susan Benz, Chair  
East Cesar Chavez Neighborhood Plan Contact Team

**Method 1 - Floor to Area Ratio**

		Value
Max Allow FAR	2.00 : 1	191,896
Actual FAR	3.33 : 1	319,088
Bonus FAR	1.33 : 1	127,192
Cost per Bonus SF		12
<b>Total Fee-in-Lieu</b>		<b>1,526,304</b>

**Method 2 - Density**

		Value
Max Units per Acre		45
Max Units		
Actual Units per Acre		
Bonus Units		-
Average Unit Size		
Bonus Square Footage		-
Cost per Bonus SF		
<b>Total Fee-in-Lieu</b>		<b>N/A</b>

**Method 3 - Compatibility Area**

		Value
Area within Compatibility Setback		-
Cost per Bonus SF		12
<b>Total Fee-in-Lieu</b>		-

<b>Maximum of Method 1, 2 and 3</b>	<b>1,526,304</b>
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