



City of Austin

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

Housing and Planning Department S.M.A.R.T. Housing Program

April 12, 2021

S.M.A.R.T. Housing Certification

Pedcor Investments-2021-CLXXXIII, LP, 11000-12000 Dionda Lane. (ID 791)

TO WHOM IT MAY CONCERN:

Pedcor Investments-2021-CLXXXIII, LP (development contact Jean Latsha; ph: 512.470.7312; email jlatsha@pedcor.net) is planning to develop Interport Apartments, a **288-unit multi-family rental** development at the 11000-12000 block of Dionda Lane, Austin TX 78617. All 288 units will be rented to households at or below **70% Median Family Income (MFI)**. The project will be subject to a minimum 5-year affordability period after issuance of a certificate of occupancy, unless funding or other program requirements are longer.

The Housing and Planning Department (HPD) certifies the proposed project meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since **5% (15)** of the units will serve households at or below **30% MFI**, **80% (228)** of the units will serve households at or below **60% MFI** and **15% (45)** of the units will serve households at or below **70% MFI**, the development will be eligible for a **100%** waiver of fees listed in Land Development Code, Chapter 25-1-704, as amended or other fees waived under a separate ordinance except for Austin Water Utility (AWU) Capital Recovery Fees. The expected fee waivers include, but are not limited to, the following fees:

AWU Capital Recovery Fees
Building Permit
Site Plan Review
Construction Inspection
Demolition Permit Fee

Concrete Permit
Electrical Permit
Subdivision Plan Review
Parkland Dedication Fee
(by separate ordinance)
Regular Zoning Fee

Mechanical Permit
Plumbing Permit
Zoning Verification
Land Status Determination
Building Plan Review

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 the required accessibility or 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 the required accessibility or visitability standards have been met.
- ◆ An administrative hold will be placed on the building permit, until the following items have been completed: 1) the number of affordable units have been finalized and evidenced through a sealed letter from project architect and/or engineer, 2) a Restrictive Covenant stating the affordability requirements and terms has been filed for record at the Travis County Clerk Office.

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

This project has received a Transit Oriented waiver, see Attachment 1. If the project is unsuccessful in securing the State or Federal Government funds, including Low Income Housing Tax Credits, the project will be ineligible to be certified S.M.A.R.T. Housing and any fees waived shall be repaid.

Please contact me by phone 512.974.2108 or by email at alex.radtke@austintexas.gov if you need additional information.

Sincerely,

A handwritten signature in black ink that reads "Alex Radtke". The signature is written in a cursive, flowing style.

Alex Radtke, Senior Planner
Housing and Planning Department

Attachment – Attachment 1

Cc: Kristin Martinez, AE

Jonathan Orenstein, AWU

Mashell Smith, ORS



Attachment 1

S.M.A.R.T. Housing Transit Oriented Waiver Request

Address of Project: 11000-12000 block of Dionda Lane, Austin TX 78617

Name of Project: Interport Apartments

Applicant Name: Pedcor Investments-2021-CLXXXIII, L.P.

Walking Distance from site to nearest transit route 0.9 miles

I, Jean Latsha of Pedcor Investments, A Limited Liability Company, formally request a waiver from the S.M.A.R.T. Housing transit-oriented requirement. My project meets one of the following criteria.

Answer the following questions and provide documentation as it pertains to the proposed project listed above:

1. Per the Kirwan Institute's Comprehensive Opportunity Map of Austin, please check the Opportunity Index your project is located in:

☐ Very High ☐ High ☐ Moderate ☐ Low ☒ Very Low

2. Provide a Letter from CAP Metro confirming a future route is documented in agency plans.

- ✓ 3. Developer will apply for State or Federal Government funds, including the Low Income Housing Tax Credit Program, related to this project.

Jean Latsha
Authorized Representative

4-6-21
Date

*****For City Staff Use Only*****

The aforementioned project is approved to receive a waiver from the transit-oriented requirements (B)(4) of Ordinance No. 20141106-124 by meeting the criteria of: pursuing Federal government funding.

Regina M Copic
Regina Copic

04/09/2021
Date

3Director Designee for Waiver related to Ord No 20141106-124 PART 3. Subsection (E)