



City of Austin

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

Housing and Planning Department

June 30, 2021

Two Austin Originals LLC
Jason Martin
2028 E Ben White Boulevard, Suite 240.7788
Austin, TX 78741

Re: Fee-in-lieu Support Letter – 1603 East 7th Street – 7th Street Hotel (Project ID 806)
Site Plan No SP-2020-0335C

Dear Mr. Martin,

The Housing and Planning Department (HPD) has reviewed the request to provide a fee-in-lieu for a non-residential mixed-use development located at 1603 East 7th 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 \$153,792. The fee-in-lieu is to be paid into the Housing Assistance Fund otherwise known as the Housing Trust Fund.

HPD 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 Housing and Planning Department.

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

Sincerely,

Alex Radtke
Alex Radtke, Project Coordinator
City of Austin, Housing and Planning Department