



COMMUNITY DEVELOPMENT COMMISSION RECOMMENDATION 20130917-03d

Date: September 17, 2013

Subject: Amendments to UNO section of the City Code

Motioned By: Commissioner Mueller

Seconded By: Vice Chair Paup

Recommendation

Support recommendation as presented by staff on handout entitled “Neighborhood Housing and Community Development University Neighborhood Overlay Ordinance Amendments August 22, 2013.”

Description of Recommendation to Council

1. Currently a developer must provide a minimum of 10 percent of their units/beds serving 50 percent or below MFI households in order to access the UNO Housing Trust Fund. Stakeholders are requesting the unit/bed percentage change to 30 percent.
2. Stakeholders recommend that developers accessing the UNO Housing Trust Fund and providing at least 30 percent of their units/beds to households at 50 percent or below MFI are eligible for 100 percent of the S.M.A.R.T. Housing™ Fee Waivers.

Vote 9-0-0

For: Chair Rivera, Vice Chair Paup, Commissioners Decierdo, Langley, Montoya, Mueller, Seals, Taylor, and Walters.

Against: 0

Abstain: 0

Absent: Commissioners Coles, Nelson, Noyola, and Reyes.

Attest:

Kathleen Saenz, Staff Liaison

Neighborhood Housing and Community Development
University Neighborhood Overlay Ordinance Amendments
August 22, 2013

Recommended Code Amendments

1. Change fee in-lieu to \$1.00 per square foot. Add: *and such fee will be adjusted annually in accordance with the Consumer Price Index all Urban Consumers, US City Average, All Items (1982-84 = 100), as published by the Bureau of Labor Statistics of the United States Department of Labor or other appropriate standard as determined by the director of Austin Neighborhood Housing and Community Development.*
2. Change dwelling unit to *dwelling unit or bedroom*.
3. Change 80% MFI to 60% MFI.
4. Change 65% MFI to 50% MFI.
5. Rents will be established annually by the director of the Austin Neighborhood Housing and Community Development Office as follows:
 - a. Single occupancy 60% MFI rents may not exceed the Low HOME Rent Limit for one bedroom as established annually by the Texas Department of Housing and Community Affairs.
 - b. Single occupancy 50% MFI rents may not exceed the 40% MFI HOME Rent Limit for efficiency as established annually by the Texas Department of Housing and Community Affairs.
6. On site affordability period change from 15 years to 40 years.
7. Add group residential to affordability requirements when opting into UNO: group residential would be treated as multi-family developments.
8. Increase requirements under Height to include: Pay into the University Neighborhood District Housing Trust Fund a fee of \$0.50 for each square foot of net rentable floor area in the multi-family residential use development. This fee would be in addition to providing 10% of the units at 60% MFI and 10% of the units at 50% MFI.
9. Provide an additional 10% of the units at 50% MFI in exchange for the fee cited in #2.

Additional Stakeholder Amendments

1. Currently, a developer must provide a minimum of 10% of their units/beds serving 50% or below MFI households in order to access the UNO Housing Trust Fund. Stakeholders are requesting the unit/bed percentage change to 30%.
2. Stakeholders recommend that developers accessing the UNO Housing Trust Fund and providing at least 30% of their units/beds to households at 50% or below MFI are eligible for 100% of the S.M.A.R.T. Housing Fee Waivers.