

Current Code	Resolution No. 20140410-26	Staff Recommendation	Staff Comments
Director's discretion	Development located within ½ mile walking distance of a transit stop at time the project is occupied	<b>Development located within ½ mile walking distance of a transit route at time of application</b>	<ul style="list-style-type: none"> <li>• Does not Affirmatively Further Fair Housing: discourages geographic dispersion of affordable housing and limiting the development of S.M.A.R.T. Housing within high opportunity areas.</li> <li>• S.M.A.R.T. Housing certification is awarded during the pre-development phase of a residential project and therefore it is preferable that all criteria be tied to evaluation at the time of application.</li> <li>• NHCD staff will work with Capital Metro to ensure that additional transit stops are added when possible and appropriate.</li> </ul>
Director's discretion	½ mile to transit stop must be an ADA accessible route at the time the project is occupied	<b>No code amendment at this time</b>	<ul style="list-style-type: none"> <li>• Does not Affirmatively Further Fair Housing: discourages geographic dispersion of affordable housing and limiting the development of S.M.A.R.T. Housing within high opportunity areas.</li> <li>• Austin currently has a limited sidewalk network and therefore limited opportunities for the development of affordable housing within an accessible route to transit.</li> <li>• Public Works has committed to integrating S.M.A.R.T. Housing into the City's Absent Sidewalk Priority Matrix and establish coordinated systems between NHCD and the Public Works department to ensure sidewalks for S.M.A.R.T. Housing are prioritized.</li> </ul>
Director's discretion	Consider exemptions for 9% Tax Credit projects and other potential exemptions	<b>The Director may waive the transit-oriented requirements for developments if they meet the following criteria:</b> <b>1. Located within a high opportunity area as identified by the Director and established in the program guidelines</b> <b>OR</b> <b>2. Application includes a letter from Capital Metro confirming that a future route is documented in agency plans</b>	<ul style="list-style-type: none"> <li>• Allowing for the exemption of projects in high opportunity areas supports the City's efforts to Affirmatively Further Fair Housing through the geographic dispersion of affordable housing.</li> <li>• Allowing for the exemption of projects located within proximity of future transit routes ensures that we do not miss out on opportunities for the co-location of S.M.A.R.T. Housing and public transit.</li> <li>• NHCD will work with Capital metro to create a system for transit-oriented evaluation that considers holistic access to transit.</li> </ul>

## **Recommended steps to address the strengthen transit orientation of S.M.A.R.T. Housing projects**

- Form an interdepartmental S.M.A.R.T. team that will support the ongoing implementation and evaluation of the S.M.A.R.T. Housing policy and program.
- Continue to collaborate with Capital Metro to identify opportunities for future bus stops near S.M.A.R.T. Housing developments.
- Work with Capital Metro to create a system for transit-oriented evaluation that considers holistic access to transit.
- Integrate S.M.A.R.T. into the City's Absent Sidewalk Priority Matrix and establish coordinated systems between NHCD and the Public Works department.
- Explore opportunities to identify additional funding for the development of sidewalks in areas where existing and anticipated S.M.A.R.T. Housing is located.\*
- Develop tiered system that aligns increased developer incentives with increased transit orientation.
- Explore strategies to increase opportunities in the city's most transit connected census tracts.

### **Boards and Commissions review:**

September 9, 2014: The Community Development Commission recommended approval of the staff recommendations with a 9-0 vote.

September 16, 2014: Planning Commission Codes and Ordinances Committee (item scheduled for action)

September 23, 2014: Planning Commission (item scheduled for action)

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\* Recommendation added after the September 9<sup>th</sup> CDC meeting and therefore not reviewed or expressly recommended by the Commission.

# DRAFT: Absent Sidewalks Citywide



— Absent Sidewalk

Note: Sidewalk data was provided by the Public Works Department and was last modified 7/18/2014.



Map created by Neighborhood Housing  
and Community Development | City of Austin  
Date: 9/11/2014

0 1 2 3 4 5 Miles

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# DRAFT: Opportunity Areas and Public Transit

CapMetro Routes

COA City Limit

**Kirwan Institute 2013 Comprehensive  
Opportunity Index**

Very Low

Low

Moderate

High

Very High

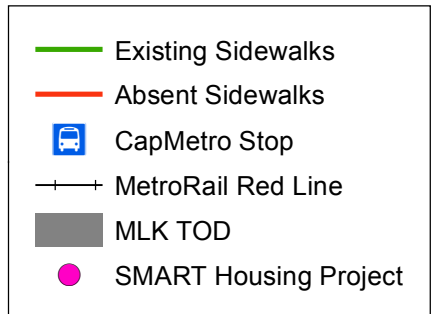
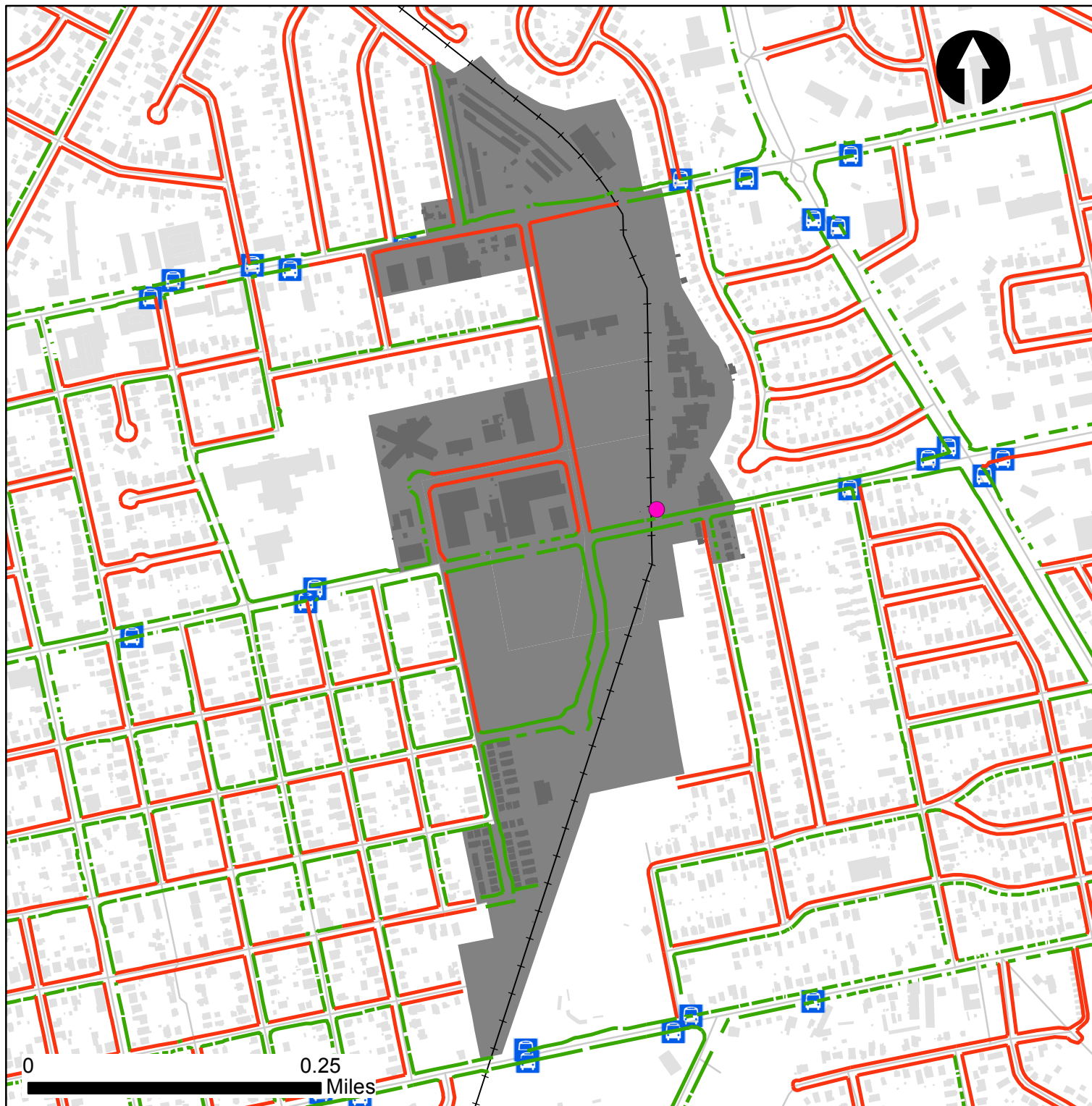
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the  
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# Sidewalk Infrastructure Surrounding the MLK TOD: Driveways



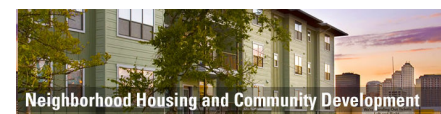
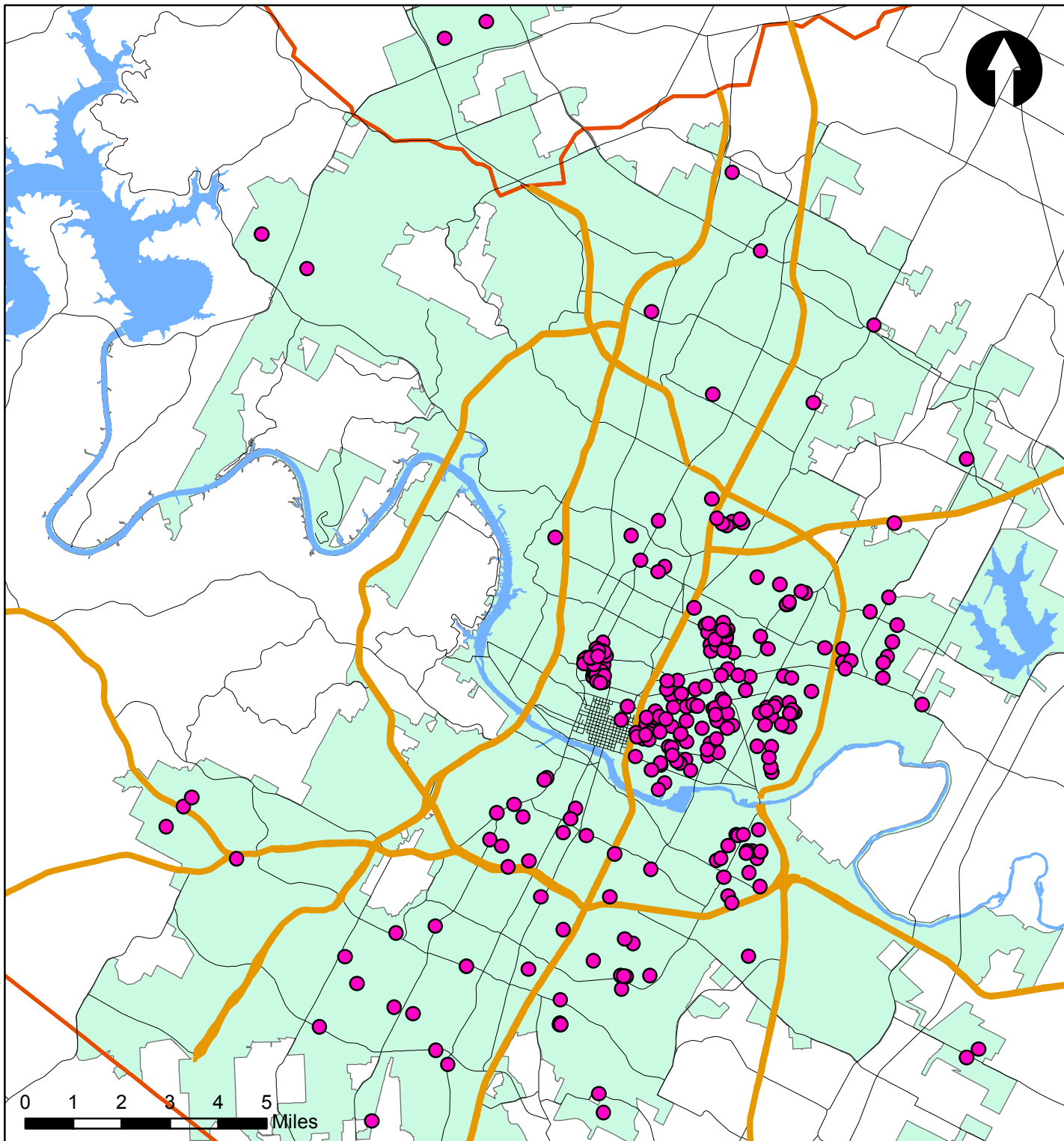
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# DRAFT: SMART Housing Certified Projects: 2000 to 2014

This map represents the total number of SMART Housing certified projects from late 2000 through September 2014.

**Total # of Projects: 304**



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