



City of Austin

Item #46

P&Z Dept.

Neighborhood Housing and Community Development

P.O. Box 1088, Austin, TX 78767

(512) 974-3100 * Fax (512) 974-3161 * <http://www.austintexas.gov/departments/housing>

February 7, 2017 (Revision to letter dated May 11, 2016)

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

Notigius LLC, Series Vinson – Villas at Vinson Oak (Id#66113)

TO WHOM IT MAY CONCERN:

Notigius LLC – Series Vinson (development contact: Tracy Henry, Project Manager: 512.636.5334 (o); 1 is planning to develop a 16 unit ownership and rental development at 4507 and 4511 Vinson Drive, 78745. The reasonably priced units will be rental units and therefore will be subject to a 5 year affordability period after issuance of certificate of occupancy. The developer is seeking a zoning change from SF-3 to MF-2 and has submitted evidence they are working with the neighborhood and are responding to the neighborhood's legitimate concerns. **This revision changes the proposed set aside of affordable units from 40% to 10%. Total fee waiver changes from 100% to 25%. The total reasonably priced units changed from 2-8. This revision changes the Capital Recovery Fees (CRF) waiver from eligible to ineligible.**

NHCD certifies that the proposed construction meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since 10% of the units (2 units) of this project will serve households earning no more than 80% MFI, the development will be eligible for a 25% waiver of the fees listed in Exhibit A of the S.M.A.R.T. Housing Resolution adopted by the City Council with the exception of the Capital Recovery Fees (CRF). CRF fees will **NOT** be waived on this project. The expected fee waivers include, but are not limited to, the following fees:

Capital Recovery Fees
Building Permit
Concrete Permit
Electrical Permit
Mechanical Permit
Plumbing Permit

Site Plan Review
Misc. Site Plan Fee
Construction Inspection
Subdivision Plan Review
Misc. Subdivision Fee
Zoning Verification

Land Status Determination
Building Plan Review
Parkland Dedication (by
separate ordinance)

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@austinenrgy.com).
- ◆ Submit plans demonstrating compliance with 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 visitability standards have been met.

The difference between the fees waived at the 40% must be adjusted to the 10% and the difference shall be repaid to the City of Austin. The applicant must demonstrate compliance with the reasonably-priced standard after the completion of the units, or repay the City of Austin in full the fees waived for this S.M.A.R.T. Housing certification.

Please contact me by phone 512.974.3128 or by email at Sandra.harkins@austintexas.gov if you need additional information.

Sandra Harkins

Neighborhood Housing and Community Development

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The Neighborhood Housing and Community Development Office's mission is to provide housing, community development, and small business development services to benefit residents so they can have access to livable neighborhoods and increase their opportunities for self-sufficiency.