



October 31, 2017

RE: Support for request to rezone HACA property to MF-5

To Whom It May Concern:

At a regular meeting of the East Cesar Chavez Neighborhood Planning Team, held on October 18, 2017, representatives of the Housing Authority of the City of Austin (HACA), presented their request to rezone a property they own south of Chalmers Courts, between East 2nd and 3rd Streets, and immediately west of Chalmers Street, to MF-5. This rezoning will allow HACA to develop the property with newly constructed apartments that will provide safe and affordable homes to households with very low to moderate incomes.

The East César Chavez Neighborhood Planning Team voted unanimously to support this request.

As a team member serving as a representative of nonprofit organizations active in the East Cesar Chavez planning area, and as the person who made the motion to support this request, I am privileged to have the authority to submit this letter of support on behalf of the contact team.

We are looking forward to the redevelopment of this property with new affordable housing!

Sincerely,

Mark C. Rogers
Nonprofit Representative
East Cesar Chavez Neighborhood Planning Team

CC: Hon. Mayor and Council of the City of Austin; Planning Commission *via e-mail*
ECCNPT *via e-mail*



City of Austin

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

Neighborhood Housing and Community Development Department

November 13, 2017

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

Housing Authority of the City of Austin – Pathways at Chalmers Court South
 (Project ID # 412)

TO WHOM IT MAY CONCERN:

Housing Authority of the City of Austin (development contact: John McQuage, 512.767.7750 or johnm@hacanet.org) has submitted a S.M.A.R.T. Housing application to construction the Pathways of Chalmers Court South, an 87 unit multi-family residential development located at southwest corner of East 3rd Street and Chalmers Avenue, Austin TX 78702. The applicant has agreed to a minimum 5 year affordability period after issuance of a certificate of occupancy, unless project funding requirements are longer.

The applicant has submitted evidence that this project received unanimous support from the East Cesar Chavez Neighborhood Planning Team.

NHCD certifies that the proposed construction will meet the S.M.A.R.T. Housing standards at the pre-submittal stage. Since 100% of the units will serve households at or below 60% Median Family Income (MFI), the development will be eligible for 100% waiver of the fees listed in the S.M.A.R.T. Housing Ordinance adopted by the City Council with the exception of the Capital Recovery Fees (CRF). The project is not eligible to receive CRF fee waivers. The expected fee waivers include, but are not limited to, the following fees:

Capital Recovery Fees	Site Plan Review	Land Status Determination
Building Permit	Misc. Site Plan Fee	Building Plan Review
Concrete Permit	Construction Inspection	Parkland Dedication (<i>by separate ordinance</i>)
Electrical Permit	Subdivision Plan Review	
Mechanical Permit	Misc. Subdivision Fee	
Plumbing Permit	Zoning Verification	

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. (Austin Energy: Bryan Bomer at 512-482-5449).
- Submit plans demonstrating compliance with accessibility 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 accessibility standards have been met.

- An administrative hold will be placed on the certificate of occupancy, until the following item has been completed: 1) Evidence that a Land Restriction, stating the affordability requirements and terms has been filed for record at the Travis County Clerk Office.

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.

Sincerely,



Sandra Harkins, Project Coordinator
Neighborhood Housing and Community Development

Cc: Laurie Shaw, Capital Metro
Maureen Meredith, PZD
Marilyn Lamensdorf, PARD
Heidi Kasper, AEGB
Carl Wren, DSD

Catherine Doar, AE
Gina Copic, NHCD
Stephen Castleberry, DSD
Elizabeth Robinson, DSD
Zulema Flores, DSD

Alma Moller, DSD
Ellis Morgan, NHCD
Katherine Murray, Austin Energy
Alice Flora, AWU