





















# City of Austin

P.O. Box 1088, Austin, TX 78767  
[www.cityofaustin.org/housing](http://www.cityofaustin.org/housing)

## EXHIBIT C

### Neighborhood Housing and Community Development Department S.M.A.R.T. Housing Program

June 10, 2020

#### S.M.A.R.T. Housing Certification Summertree Developer, LLC – 5511-5519 Jackie Robinson – (ID 723)

TO WHOM IT MAY CONCERN:

Summertree Developer, LLC (contact Sarah Andre; ph: 512.698.3369; email [sarah@structuretexas.com](mailto:sarah@structuretexas.com)) is planning to develop a **62-unit, single-family ownership** development at 5511-5519 Jackie Robinson Street, Austin, Texas. Seven of these units will be sold to households at or below 80% Median Family Income (MFI) and will be subject to a minimum 99-year affordability period. The units will comply with ownership prices established annually by Neighborhood Housing and Community Development (NHCD).

This development is seeking a zoning change from SF-3 to SF-6. The applicant has submitted evidence of contacting the East MLK Combined Neighborhood Association advising them of their project. The applicant has indicated they will address any legitimate concerns of the neighborhood residents.

NHCD certifies the proposed project meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since **10% (7)** of the units will serve households at or below 80% MFI with long-term affordability the development will be eligible for 100% waiver of fees listed in Land Development Code, Chapter 25-1-704, as amended or other fees waived under a separate ordinance except for Austin Water Utility (AWU) Capital Recovery Fees. The expected fee waivers include, but are not limited to, the following fees:

AWU Capital Recovery Fees	Concrete Permit	Mechanical Permit
Building Permit	Electrical Permit	Plumbing Permit
Site Plan Review	Subdivision Plan Review	Zoning Verification
Construction Inspection	Parkland Dedication Fee	Land Status Determination
Demolition Permit Fee	(by separate ordinance)	Building Plan Review
	Regular Zoning Fee	

#### **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@austinenergy.com](mailto:greenbuilding@austinenergy.com)).
- ◆ Submit plans demonstrating compliance with the required accessibility or 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 the required accessibility or visitability standards have been met.
- ◆ An administrative hold will be placed on the building permit, until the following items have been completed: 1) the number of affordable units have been finalized and evidenced through a sealed letter from project architect and/or engineer, 2) a Restrictive Covenant stating the affordability requirements and terms has been filed for record at the Travis County Clerk Office.

