



MEMORANDUM

TO: Connor Kenny, Chair
 Planning Commission Members

FROM: Heather Chaffin, Senior Planner
 Planning and Zoning Department

DATE: June 22, 2020

RE: **C14-2019-0107.SH**
 Jackie Robinson Rezoning
 Error in Staff Report

It has come to my attention that I made a significant error in the Staff report for the above-mentioned case. The project is a SMART Housing case and I included incorrect data for the quantity of affordable units. Apparently, I referred to a SMART Housing memorandum from a different rezoning request. I included the correct SMART Housing memorandum with the report, but mis-stated the information in the text of the report.

As stated in the attached memorandum, the Applicant is planning to develop a 62-unit, single-family ownership development. 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. This has been accepted by Neighborhood Housing and Community Development (NHCD).

I apologize for the error and will correct the report prior to the City Council meeting.



City of Austin

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

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) 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).
- ◆ 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.

The applicant must demonstrate compliance with S.M.A.R.T. Housing standards after the certificate of occupancy has been issued 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 512.974.2108 or by email at alex.radtke@austintexas.gov if you need additional information.

Sincerely,

A handwritten signature in black ink that reads "Alex Radtke". The signature is written in a cursive, slightly slanted style.

Alex Radtke, Senior Planner
Neighborhood Housing and Community Development

Cc: Kristin Martinez, AE

Jonathan Orenstein, AWU

Mashell Smith, ORS