



PLANNING COMMISSION RECOMMENDATION

Recommendation Number: (20200728-B-22) : Street Impact Fee Program

Please see attachment.

Date of Approval: July 28 2020

Record of the vote: 10-0. Commissioners Llanes Pulido and Seeger abstained. Commissioner Hempel absent.

A handwritten signature in black ink, appearing to be "J. Seeger", written over a faint circular stamp.

Attest: _____

Liaison

Street Impact Fee Ordinance: Planning Commission Recommendation

*Based on discussion w/ city staff,
stakeholders, and planning commissioners*

July 28, 2020

Collection fee rates – PC rec

PC makes no recommendation on fee schedule, but recommends separating downtown and campus

Collection fee rates

Mobility adjustments

Anti-displacement

Affordable housing discounts

Infrastructure offsets

Full exemptions

Phase-in

Administration

1. No recommendation on fees/development unit (table is not in draft ordinance)
2. Set separate fee schedule for downtown (could allow more freedom in setting fee schedule out of downtown)
3. Set separate fee schedule for UNO/West Campus area.

Mobility adjustments – PC rec

Staff rec utilizes TIA process to determine mobility adjustment.

PC recommends instead using parking/location table.

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PC WG replacement option (Stackable: 1 TPN adjustment and bicycle network adjustment – max 70% adjustment):

- 1) Up to 40% adjustment for sites w/in ½ mile of Transit Priority Network graduated from 0-40% based on reduced parking per table published by ATD in Traffic Criteria Manual.
- 2) Up to 60% adjustment w/in ¼ mile of TPN or ½ mile of approved light rail stations graduated from 0-40% based on reduced parking per table published by ATD in Traffic Criteria Manual.
- 3) 10% adjustment if w/in ½ mile of Bicycle Priority Network.
- 4) Exception: New Single Family or residential w/ over 2 parking spots/unit are not eligible for any mobility adjustment.
- 5) Alternative calc: Developers may submit a TIA and be eligible for the 70% maximum mobility adjustment based on trip reductions.
- 6) Separate downtown: Treat downtown as entirely served by transit/bike. Up to 70% adjustment, based on separate ATD published parking table specifically for downtown.
- 7) Separate UNO/west campus: Treat as entirely served by transit/bike. Up to 70% adjustment, based on separate ATD published parking table specifically for UNO/west campus.

Anti-Displacement Policy

Staff rec does not have anti-displacement policy.

PC recommends option for no mobility adjustments in displacement areas.

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Any site containing existing residential units in active or potential displacement areas (per as-yet-created map published by NHCD) are not eligible for mobility adjustments.

- Note: Affordable housing discounts, infrastructure offsets, and exemptions still apply.
- Note: PC acknowledges that this policy may need to be more complex and have caveats and urges ATD/Council to explore options.

Affordable housing discounts

Staff rec utilizes standard affordability income levels.

PC recommends further qualifications and scaling.

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Draft staff rec:

• Discounts:

- Equal to % of units if % of affordable units are between 10-20% of development.
- 50% if between 20-49% of units are affordable.
- 100% if at least 50% of units are affordable.
- **Qualifications:** Affordability period of at least 15 years, letter from NHCD certifying conditions, and development utilizes ATD-approved TDM plan.

PC recommendation (modifying staff rec):

- Scale discount w/ income levels to allow flexibility and give deeper discounts for deeper levels of affordability.
- Scale discount w/ affordability periods over 15 years to incentivize longer periods.
- Discounts only available w/ on-site units; no fee-in-lieu.
- Remove TDM requirement: >50% developments can achieve full discount without it; <50% developments can use mobility discounts.

Infrastructure offsets

Staff rec offsets any off-site roadway infrastructure.

PC WG presents option to include on-site multi-modal facilities.

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- **Staff draft rec:** Off-site roadway infrastructure costs are deducted from total fee.
- **PC recommendation:** On-site bicycle facilities or multi-modal parking costs are also deducted from total fee.

Full exemptions

Staff rec exemptions some development from fees altogether.

PC recommends adding preservation ADUs, grocery stores in food deserts.

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Staff draft rec:

- Up to 3 infill units can be added w/ no additional parking without triggering impact fee.
- Existing occupied buildings can be modified by less than 1,000 additional square feet w/out triggering fee.
- Creative spaces: Studios, galleries, performance spaces receive up to 100% reduction (under consideration).
- Small biz reduction: First 1,000 square feet of specific non-residential land uses receives 100% reduction.

PC recommendation (added to staff draft rec):

- Food deserts: Grocery stores in low-income areas not served by grocery stores (as defined by NHCD) are exempted from fee.
- ADUs: Up to one parking space can be added alongside an ADU if an existing structure is preserved w/out triggering fee.

Phase-In

Staff rec provides grace period of one year.

PC makes no recommendation.

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Staff rec:

- One-year grace period before fee is implemented.

PC recommendation:

- No PC recommendation achieved a majority vote.

Administration

PC recommends accountability/transparency measures.

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PC recommendation:

- ATD makes report to Impact Fee Advisory Committee every 6 months (mirrors Austin Water impact fees).
- Before 5-year review period, City Auditor performs review of fee administration and issues report to City Council.