



## MEMORANDUM

**TO:** Housing and Planning Council Committee

**FROM:** Keith Mars, AICP, Assistant Director, Development Services Department

**DATE:** August 30, 2023

**SUBJECT:** Update on S.M.A.R.T. Housing Fees

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This memo is responsive to Resolution Number 20230720-129: Approve a resolution relating to the City's S.M.A.R.T. Housing Program and initiating amendments to City Code Title 25 (Land Development Code) to update the S.M.A.R.T. Housing Program. The Resolution directs the City Manager to provide an interim report at the September 2023 Housing and Planning Committee meeting.

The City's Safe, Mixed-Income, Accessible, Reasonably-Priced, Transit-Oriented (S.M.A.R.T) Housing Program was first adopted in 2000. To participate in S.M.A.R.T. Housing, developments must provide a certain level of affordable housing, meet certain accessibility and green building standards, and satisfy requirements related to proximity to transit. The City provides certain fee waivers and expedited review for certified developments. Since the inception of S.M.A.R.T. Housing, the Land Development Code identified fees eligible for waiver. However, the line-item fees to be waived existed before the cost-of-service fee model and no longer reflect fee names in the annual fee ordinance. This has created confusion and uncertainty for staff and customers as to what fees are eligible for waiver.

The Development Services Department, in coordination with the Law and Housing Departments, are working through possible Code language that eliminates the line-item fees in Code and defers to the annual fee schedule. Staff are currently working through language that accurately captures necessary review and inspection fees to be waived. Staff will then be able to determine the amount of eligible fee waivers and bring amended Code language to Council to process these changes as directed by this Resolution. In conjunction with this Resolution, staff are working on a comprehensive approach to affordability programs to address the housing needs of our community.

Should you have any questions, please contact Keith Mars, Assistant Director, with the Development Services Department. He can be reached at (512) 466-4598 or via email at [keith.mars@austintexas.gov](mailto:keith.mars@austintexas.gov).

cc: Veronica Briseño, Assistant City Manager  
José Roig, Director, Development Services Department