

City of Austin

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



Neighborhood Housing and Community Development Department

March 21, 2018 (Revision to the February 16, 2017 letter)

S.M.A.R.T. Housing Certification
Saigebrook Development, LLC
Elysium Grand, LP
3300 Oak Creek Drive, Austin TX 78727 (ID#66048)

TO WHOM IT MAY CONCERN:

Saigebrook Development, LLC – Elysium Grand, LP (development contact: Megan Lasch: 512.383.5470 (o); megan@o-sda.com) is planning to develop a **90 - unit multi-family** development at 3300 Oak Creek Drive, Austin TX. The project will be subject to a minimum 5 year affordability period after issuance of a certificate of occupancy, unless project funding requirements are longer.

This revision changed the number of units from 80 to 90, the unit percentages to the following: from 20% (16) units at 30% MFI to 13% (12) units at 30% MFI and from 48% (38) units at 50% MFI to 44% (40) units at 50% MFI and from 28% (22) units at 60%MFI to 19% (17) units. The remaining 21 units will be offered at market rate.

NHCD certifies that the proposed development meets the S.M.A.R.T. Housing standards at the pre-submittal stage. This project has received a Transit Oriented Waiver, see Attachment 1. Since **13% (12) units will serve households at or below 30% MFI, 44% (40) of the units will serve households at or below 50% MFI and 19% (17) units will serve households at or below 60% MFI and the remaining 21 units will be market rate**, the development will be eligible for 100% waiver of fees listed in the S.M.A.R.T. Housing Ordinance adopted by the City Council with the exception of Capital Recovery Fees. **This development is not in accordance with the requirements under the Texas Local Government Code, Chapter 395.16(q) and 42 U.S.C. Section 12745 (A)(1) as it relates to how housing qualifies as affordable housing and therefore the 21 market rate units are not eligible to receive any CRF fee waivers under the S.M.A.R.T. Housing Ordinance.** The expected fee waivers include, but are not limited to, the following fees:

Capital Recovery Fees
Building Permit
Concrete Permit
Electrical Permit
Mechanical Permit
Plumbing Permit

Site Plan Review
Misc. Site Plan Fee
Construction Inspection
Subdivision Plan Review
Misc. Subdivision Fee
Zoning Verification

Land Status Determination
Building Plan Review
Parkland Dedication (by
separate ordinance)

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.
- ◆ Enter into a Restrictive Covenant securing the affordability requirements.

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

Attachment: Attachment 1 - Approved S.M.A.R.T. Housing Transit Oriented Waiver

Cc:	Laurie Shaw, Capital Metro	Catherine Doar, AE	Alma Moleri, DSD
	Maureen Meredith, PZD	Gina Copic, NHCD	Ellis Morgan, NHCD
	Marilyn Lamensdorf, PARD	Stephen Castleberry, DSD	Katherine Murray, Austin Energy
	Heidi Kasper, AEGB	Elizabeth Robinson, DSD	Alice Flora, AWU
	Carl Wren, DSD	Zulema Flores, DSD	