

NOTE: Submittals must be made via the Online Application

Before submitting this application, please read the Affordability Unlocked Applicant Guide to ensure that your proposed development meets the requirements of the program.

1. Provide the address(es) of the proposed development or a general description of the location if no address is available.

2. Central Appraisal District Property ID(s)

3. Attach a map showing:

The existing legal lot(s) or parcel(s) on which the development is proposed to be built.

The site's proximity to Imagine Austin Activity Corridors and transit routes (if any).

4. Applicant Information: Provide the contact information for the entity that has site control and will build the units being constructed under the Affordability Unlocked Program.

Full Name

Mailing Address

Email

Phone 1

Phone 2

5. Attach documentation showing that the applicant has site control of the property.

6. Select your form of organization:

Corporation Limited Partnership General Partnership

Sole Proprietor Nonprofit Corporation

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If a corporation, identify its officers and indicate their titles. If a partnership, identify the general partner(s) and contact info for all principals. If nonprofit, list type (ex 501(c)3).

7. Agent Information: Provide contact information for the representative of the applicant, who will be available for regular communication with staff regarding development issues and program compliance during the development process.

Full Name

Mailing Address

Email

Phone 1

Phone 2

8. Compliance Contact Information: Provide contact information for the person who will, on a regular basis, provide income verification information to NHCD to evidence compliance with affordability requirements, after the affordable units are occupied.

Full Name

Mailing Address

Email

Phone 1

Phone 2

Project Information

9. Project Name

10. Project Site Plan No. (if applicable)

11. Subdivision Case No. (if applicable)

12. Is this development participating in or receiving subsidy from any of the following sources?

None

Low Income Housing Tax Credits from the Texas Department of Housing & Urban Development

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- US Department of Housing and Urban Development (through programs like HOME, CDBG, Section 811, Section 202, Section 236, Rental Assistance Demonstration, etc.)
- City of Austin Rental Housing Development Assistance or Ownership Housing Development Assistance
- City of Austin S.M.A.R.T. Housing
 - S.M.A.R.T. Housing Project ID Number: _____
- Private Activity Bonds issued by the Austin Housing Finance Corporation
- Other:

13. Is this development participating in any of the following density bonus programs?

- None
- Downtown Density Bonus
- East Riverside Corridor Density Bonus
- Lamar/Justin Lane Density Bonus
- North Burnet-Gateway Density Bonus
- MLK Jr. TOD Density Bonus
- Micro-Unit Density Bonus
- Planned Unit Development Density Bonus
- Plaza Saltillo TOD Density Bonus
- Rainey Street Density Bonus
- S.M.A.R.T. Single Family or Multifamily Density Bonus
- University Neighborhood Overlay Density Bonus
- Vertical Mixed Use Density Bonus

14. Current zoning of the site: _____

To find this information, you can use the Zoning Profile Report tool: <http://www.austintexas.gov/gis/ZoningProfile/>. Affordability Unlocked only applies in residential and commercial base zoning districts, special purpose base zoning districts (except for agricultural and aviation districts), and combining and overlay districts [LDC 25-2-518(B)].

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15. Level of Affordability Unlocked bonus being requested:
- Type 1 Bonus
 - Type 2 Bonus
16. Development regulation waivers or modifications being requested (select all that apply):
- Waiver of compatibility height and setback requirements in Article 10 (Compatibility Standards)
 - Waiver of compatibility requirements in Subchapter F (Residential Design and Compatibility Standards)
 - Waiver of floor-to-area ratio (FAR) limits
 - Waiver of duplex regulations in Section 25-2-773 (Duplex Residential Use)
 - Waiver of minimum site area requirements
 - Waiver of occupancy limits in Section 25-2-511 (Dwelling Unit Occupancy Limit)
 - Modification of minimum lot size requirement (lot size must be 2,500 square feet or greater)
 - Modification of minimum lot width requirement (lot width must be 25 feet or greater)
 - Modification of height limit
 - Modification of dwelling unit per lot limit
 - Modification of front yard setback requirement
 - Modification of rear yard setback requirement
 - Modification of minimum parking requirement
17. Is this site located within a quarter-mile of an Imagine Austin Corridor that is served by transit?
- No
 - Yes
 - If yes, proposed projects located within a quarter-mile WALKING DISTANCE of an Imagine Austin Activity Corridor served by transit are eligible for Type 2 bonuses. List the Imagine Austin Corridors and Transit Routes: _____. *Make sure to show relevant activity corridor and transit routes in Attachment 1: Site*

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*Map. Use this map to help you determine walking distances to
Imagine Austin corridors with transit: <http://arcg.is/1DX8n1>*

18. Does this project contain any commercial or office uses?
- No
 - Yes
 - If yes, is the amount of commercial or office space no more than 25% of the gross floor area? Projects with commercial uses comprising over 25% of the project's gross floor area are not eligible for Affordability Unlocked.
19. Is this an ownership development or a rental development?
- Ownership
 - Rental
 - A mix of ownership and rental
 - If any rental units: By submitting this application, the applicant certifies that they will commit to the following tenant protections for rental units:
 - Inclusion of provisions in lease agreements that are consistent with:
 - The HUD Section 8 Tenant-Based Assistance Housing Choice Voucher Program provisions related to termination of tenancy by owner;
 - Any lease addendum required as a condition to receiving City of Austin or Austin Housing Finance Corporation funds; and
 - 24 C.F.R Section 245.100 related to a tenant's right to organize.
 - Protections against discrimination on the basis of a prospective renter's source of income.
20. How many total ownership units are proposed?
- Unit Type:
- Efficiency: How many efficiency units? _____
 - One-Bedroom: How many one-bedroom units? _____
 - Two-Bedroom: How many two-bedroom units? _____
 - Three-Bedroom: How many three-bedroom units? _____
 - Four-Bedroom: How many four-bedroom units? _____
21. How many total income-restricted ownership units are proposed?

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Unit Type:

- Efficiency: Number & affordability level of efficiency units? (as % of MFI): _____ (ex. 2 units @ 60% MFI)
- One-Bedroom: Number & affordability level of 1-bedroom units? (as % of MFI): _____ (ex. 2 units @ 60% MFI)
- Two-Bedroom: Number & affordability level of 2-bedroom units? (as % of MFI): _____ (ex. 2 units @ 60% MFI)
- Three-Bedroom: Number & affordability level of 3-bedroom units? (as % of MFI): _____ (ex. 2 units @ 60% MFI)
- Four-Bedroom: Number & affordability level of 4-bedroom units? (as % of MFI): _____ (ex. 2 units @ 60% MFI)

22. How many total rental units are proposed?

Unit Type:

- Efficiency: How many efficiency units? _____
- One-Bedroom: How many one-bedroom units? _____
- Two-Bedroom: How many two-bedroom units? _____
- Three-Bedroom: How many three-bedroom units? _____
- Four-Bedroom: How many four-bedroom units? _____

23. How many total income-restricted rental units are proposed?

Unit Type:

- Efficiency: Number & affordability level of efficiency units? (as % of MFI): _____ (ex. 2 units @ 60% MFI)
- One-Bedroom: Number & affordability level of 1-bedroom units? (as % of MFI): _____ (ex. 2 units @ 60% MFI)
- Two-Bedroom: Number & affordability level of 2-bedroom units? (as % of MFI): _____ (ex. 2 units @ 60% MFI)
- Three-Bedroom: Number & affordability level of 3-bedroom units? (as % of MFI): _____ (ex. 2 units @ 60% MFI)
- Four-Bedroom: Number & affordability level of 4-bedroom units? (as % of MFI): _____ (ex. 2 units @ 60% MFI)

24. Describe how the Affordability Unlocked bonuses you are seeking will help your project. For example, how many additional units will be included in the project as a result of the Affordability Unlocked bonuses?

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25. Will any of the affordable units proposed serve older persons or function as supportive housing? *Housing for older persons is defined as housing for households with at least one individual who is at least 62 years of age at the time of initial occupancy [LDC 25-1-721 (2)]. Supportive housing is defined as housing that includes non-time-limited affordable housing assistance with wrap-around supportive services for individuals experiencing homelessness, as well as other individuals with disabilities [LDC 25-1-721 (5)].*

- Housing for Older Persons. Number of affordable units: _____
- Supportive Housing. Number of affordable units: _____
- No

26. *The Affordability Unlocked Program requires that all income-restricted affordable rental units be affordable for a minimum of 40 years following issuance of the last certificate of occupancy for the development. Income-restricted ownership units must be affordable for a minimum of 99 years following issuance of a certificate of occupancy for the ownership unit. [LDC 25-1-723 (E)- (F)].* Does the affordability period for the affordable units meet the following minimum thresholds?

Ownership: at least 99 years

- Yes
- No

Rental: at least 40 years

- Yes
- No

27. Is this project new construction or redevelopment of a site with existing multifamily units?

- New construction
- Redevelopment of a site with existing multifamily units
- If redevelopment:
 - The Affordability Unlocked Program is only available for redevelopment of existing multifamily units if the existing units require extensive repairs and rehab costs will exceed 50% of the development's market value. Attach an

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engineering report or Engineer's Verification Letter showing the development meets these requirements. The Building Official will make the final determination as to whether the existing multifamily units meet the criteria for being in extensive need of repair [LDC 25-1-722 (D)].

- By submitting this application, the applicant certifies that they will commit to the following tenant notification and relocation requirements:
 - The property owner has provided existing tenants with notice and information about the proposed development on a form approved by Neighborhood Housing and Community Development
 - All units (market-rate and income-restricted) currently affordable to households at or below 80% of the median family income will be replaced on a one-for-one basis, and that the number of bedrooms in these units will not decrease. Attach a list of existing residential units, the number of bedrooms in each, and their rents.
 - Existing tenants will receive the option to lease a unit of comparable affordability and size following completion of the redevelopment
 - Existing tenants will receive relocation benefits consistent with the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act

28. By submitting this application, the applicant certifies that they will enter into:

- A contractual agreement with the City of Austin committing the development to preserving the minimum affordability requirements, tenant protections, and redevelopment requirements (if applicable) imposed by the Affordability Unlocked Program [LDC 25-1-724]. This contract must be executed before the Neighborhood Housing & Community Development

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Department certifies that the proposed project meets the Affordability Unlocked requirements.

- A Land Use Restriction Agreement (LURA) with the City of Austin to preserve minimum affordability requirements imposed by the Affordability Unlocked Program.
- For developments with ownership units in a condo regime: a restrictive covenant on each ownership unit that allows the City of Austin to approve condo declarations

Applicant Signature: By checking this box, you are providing an electronic signature.*

As the applicant, I submit this completed Affordability Unlocked application with the required attachments to the City of Austin for consideration.

First Name*: _____ Last Name*: _____

Date*