Policy/Program	Applicability	Development Incentives & Waivers/Modifications	Affordability Requirements	Maximum MFI		Affordability Period		Fee-in-Lieu Rate	Year Adopted	Most Recent Amendment	Original Ordinance	Land Development Code Reference
				Ownership	Rental	Owner	Rental					
Downtown Density Bonus	Central Business Distict	Increased maximum height and floor to area ratio	10% of residential bonus area	120%	80%	99 years	40 years	$3 to $10 per gross bonus square foot for residential projects only. No fee for non-residential projects.	2013		Ordinance No. 20130627-105	§ 25-2-586
East Riverside Corridor Density Bonus	East Riverside Corridor Regulating District	Increased maximum height, floor to area ratio, and modification to Compatability Standards	25% of bonus area	80%	60%	99 years	40 years	$1 per gross bonus square foot for buildings over 90 ft. (no in-lieu option under 90')	2013		Regulating Plan	§ 25-2-149
Micro-Unit Density Bonus	Applies to multifamily use in Transit Oriented Development Districts or along Core Transit Corridor where units are 500 square feet or less	Waiver of minimum site area requirement and reduction in off-Street parking requirements	10% of total units	80%	50%	99 years	40 years	None	2014		Ordinance No. 20141211-228	§ 25-2-780
North Burnet Gateway Density Bonus	North Burnet Gateway Regulating District	Increased maximum height and floor to area ratio	10% of bonus area	80%	60%	99 years	40 years	$7 per gross bonus square foot	2009		Ordinance No. 20090312-035	§ 25-2-148
Planned Unit Development Density Bonus	Planned Unit Development Zoning Districts where the proposed land use exceeds base entitlements	Increased maximum height, floor to area ratio, and building coverage	10% of bonus area (rental) and 5% of bonus area (ownership)	80%	60%	99 years	40 years	$7 per gross bonus square foot	2008	Ordinance No. 20131003-096	Ordinance No. 20080618-098	§ 25-2-Subchapter B Article 2.5
Rainey Street Density Bonus	Rainey Street Subdistrict	Waiver of maximum height up to 8:1 floor to area ratio	5% of total residential area	80%	80%	none	none	None	2005	Ordinance No. 20140227-054	Ordinance No. 20050407-063	§ 25-2-739
S.M.A.R.T. Housing	Citywide	Permit, inspection, and Capital Recovery fee waivers	At least 10% of total units	80%	80%	1 year	5 years	None	2007	Ordinance No. 20071129-100	Ordinance No. 20141106-124	§ 25-1 Article 15.2
SMART Housing Single-Family Density Bonus	SF-2 & SF-3 Zoning Districts on lots 3 acres or greater	Site may be developed under SF-4A zoning district standards	10% of total units	80% and 100%	60%	1 year	5 years	None	2008		Ordinance No. 20080131-132	§ 25-2-566
SMART Housing Multi-Family Density Bonus	Undeveloped MF-2 through MF-5 lots	Site may be developed under the SF-6 zoning district standards	10% of total units	80% and 100%	60%	99 years	40 years	None	2008		Ordinance No. 20080131-132	§ 25-2-567
Transit Oriented Development Density Bonus	Plaza Saltillo, Crestview, and MLK Transit Oriented Development Districts	Increased maximum height, floor to area ratio, and modification to Compatability Standards	At least 10% of total area	80%	50% and/or 60%	99 years	40 years	$12 per gross bonus square foot	2009		Ordinance No. 200902012-070	§ 25-2 Subchapter C Article 3.10
University Neighborhood Overlay Density Bonus	University Neighborhood Overlay District, Prior to February 25, 2014	Increased maximum height, floor to area ratio, and modification to Compatability and parking standards	At least 10% of total units	65% and/or 80%	65% and/or 80%	15 years	15 years	None	2004	Ordinance No. 20140213-056	Ordinance No. 040902-58	§ 25-2 Subchapter C Article 3.09
						15 years	15 years	$0.50 per net rentable square foot				
University Neighborhood Overlay Density Bonus	University Neighborhood Overlay District, Post February 24, 2014	Increased maximum height, floor to area ratio, and modification to Compatability and parking standards	At least 10% of total area	50% and/or 60%	50% and/or 60%	40 years	40 years	$1 per net rentable square foot for residential use or $2 per net rentable square foot for hotel use	2014		Ordinance 20140213-056	§ 25-2 Subchapter C Article 3.09
						40 years	40 years					
VMU (Vertical Mixed Use)	Vertical Mixed Use and Mixed Use Combining Districts	Relaxed site area standards, setbacks, and parking requirements and waiver of floor to area ratio standard	10% of total units	80 and 100%	60% or 80%	99 years	40 years	None (Fee amount for commercial space above ground floor pending)	2010	Ordinance No. 20130606-088	Ordinance No. 20100408-049	§ 25-2-Subchapter E Article 4.3

DISCLAIMER: The City of Austin Neighborhood Housing and Community Development Department makes reasonable efforts to ensure the information contained herein is accurate and current. However, this document is not intended to provide a comprehensive summary of all policies/program requirements. Interested parties should refer to the appropriate sections (referenced herein) of the Land Development Code and Regulating Plans for further details.