

**City of Austin Development Incentive Programs**  
Current as of Sept. 2013

Model	Applicability	Development Bonus or Incentive	Min. % Required Affordable	Maximum MFI		Affordability Period		Original Fee in Lieu (FIL)	Fee Adjustment Schedule	Ordinance	Land Development Code Reference	Housing Choice Voucher Provision	Affordable Units		Fee	
				Owner	Rental	Owner	Rental						Pre-, In-Development or Proposed	Occupied	Anticipated	Generated
Downtown Density Bonus	Eligible properties within Downtown	Up to height and FAR limits shown on eligibility map	10 bonus square feet for each 1 square foot of on-site affordable space.	120%	80%	99 years	40 years	\$3 to \$10/bonus square foot for residential projects only, depending on location. No fee for non-residential projects.	Fee is adjusted annually in accordance with CPI	<a href="#">Ordinance No. 20130627-105</a>	<a href="#">§ 25-2-586</a>	No	0	0	\$0	\$0
East Riverside Corridor	Within the East Riverside Corridor (ERC) zoning district	FAR, Height up to 160' in some locations.	4 bonus square feet for each 1 square foot of on-site affordable space.	80%	60%	99 years	40 years	\$.50 / bonus sq. ft. for buildings over 90 ft. (no in-lieu option under 90')	Fee to be reviewed every 5 years or on an "as needed" basis	<a href="#">Ordinance No. 20130509-044</a>	<a href="#">§ 25-2-149</a>	No	0	0	0	0
Existing TOD (Transit Oriented Development) Station Area Plans - Density and Height Bonus	Within designated TODs in city limits	Height bonus up to 60 feet total height; all other TOD Density Bonus standards.	15%/25% of development area	60%	50%	99 years	40 years	\$10 / bonus sq. ft. if approved by Council			<a href="http://austintexas.gov/page/implementing-development-tods">http://austintexas.gov/page/implementing-development-tods</a>		0			
Existing TOD (Transit Oriented Development) Station Area Plans - Density	Within designated TODs in city limits	Waiver of density reqs., FAR limits., and Compatability Standards in LDC	10%/25% of development area	80%	60%	99 years	40 years	\$10 / bonus sq. ft. if approved by Council			<a href="http://austintexas.gov/page/implementing-development-tods">http://austintexas.gov/page/implementing-development-tods</a>		0			
Multi-Family ("Greenfield") Density Bonus	Undeveloped land zoned MF-2 through MF-5	Use of MF-6 site development standards (setbacks, impervious cover, unlimited FAR, etc). Height limited to 60'.	10% (rental units); 5% (owner units)	80%/100%	60%	99 years	40 years	None	N/A	<a href="#">Ordinance No. 20080131-132</a>	<a href="#">§ 25-2-567</a>	No	0	0	\$0	\$0
North Burnet Gateway	NB/G district developments that utilize a density bonus	FAR, Height up to 240'	10% of bonus area	80%	60%	99 years	40 years	\$6 / bonus sq. ft.	Fee is adjusted annually in accordance with CPI	<a href="#">Ordinance No. 20090312-035</a>	<a href="#">§ 25-2-148</a>	No	0	0	0	0
PUD (Planned Unit Development)	PUD developments that utilize a density bonus	Height, FAR, building coverage	10% of the rental units or rental habitable square footage, 5% of the owner occupied units or owner occupied habitable square footage	80% (In urban boundary)/60% (outside urban boundary)	80% (In urban boundary)/60% (outside urban boundary)	99 years	40 years	60% of downtown fee-in-lieu; OR land donation to AHFC	Fee is adjusted annually in accordance with CPI	<a href="#">Ordinance No. 20080618-098</a>	<a href="#">§ 25-2-Subchapter B Article 2.5</a>	Yes, \$ 2.5.3	13	0	\$2,073,890	\$0
Rainey Street	Rainey Street District near downtown	Density bonus ordinance	5%	80%	80%	none	none	None	N/A	<a href="#">Ordinance No. 20050407-063</a>	<a href="#">§ 25-2-739</a>	No	TBD	TBD*	N/A	N/A
S.M.A.R.T. Housing	Within city limits	Eligible for fee waivers, expedited review	10% of units	80%	80%	1 year	5 years	None	N/A	<a href="#">Ordinance No. 20071129-100</a>	<a href="#">§ 25-1-701</a>	No	TBD	6,150*	N/A	N/A
TOD (Transit Oriented Development)	Within designated TODs in city limits	TOD Station Plan Goals	No requirement, goal of 25% units	80/70/60%	60/40/30%	99 years	40 years	\$10 / bonus sq. ft. if approved by Council	Fee is adjusted annually in accordance with CPI	<a href="#">Ordinance No. 200902012-070</a>	<a href="#">§ 25-2-766.22</a>	No	4	135	0	0
UNO (University Neighborhood Overlay) - Amendment Pending	West Campus UNO district	Flexible standards available for height, setbacks, impervious cover, building coverage, FAR, compatibility, parking.	10% units 10% units	80% 65%	80% 65%	15 years 15 years	15 years 15 years	None \$.50/sq.ft	Fee is fixed	<a href="#">Ordinance No. 20080925-039</a>	<a href="#">§ 25-2-765</a>	No	TBD	574	\$0	\$1,242,991
VMU (Vertical Mixed Use)	VMU developments that utilize the "dimensional and parking exemptions"	Relaxed site area requirements, FAR, building / impervious cover, setbacks, parking.	10% (rental units); 5% (owner units)	80/100%	80% is default (may be reduced by Neighborhood Plans with Council approval to 60%)	99 years	40 years	None (Fee amount for commercial space above ground floor pending)	N/A	<a href="#">Ordinance No. 20100408-049</a>	<a href="#">§ 25-2-Subchapter E Article 4.3</a>	No	247*	0	N/A	N/A

DISCLAIMER: The contents of this table are intended to provide a summary overview of programs and established policies as recorded. While the City of Austin uses reasonable efforts to provide accurate and up-to-date information, some of the information provided may be unverifiable at this time and is subject to change without notice.

\* Denotes further research is being conducted to ensure accuracy.