



AFFORDABILITY IMPACT STATEMENT
NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT
CITY COUNCIL AGENDA: PENDING CASE NUMBER: PENDING

PROPOSED RULES POSTING::	PROPOSED AMENDMENT C20-2011-011:CHANGE IN FLAG LOT REQUIREMENTS FOR RESIDENTIAL SUBDIVISION APPLICATIONS
IMPACT ON REGULATORY BARRIERS TO HOUSING DEVELOPMENT	<input checked="" type="checkbox"/> INCREASE <input type="checkbox"/> DECREASE <input type="checkbox"/> NO IMPACT
LAND USE / ZONING OPPORTUNITIES FOR AFFORDABLE HOUSING DEVELOPMENT	<input type="checkbox"/> INCREASE <input checked="" type="checkbox"/> DECREASE <input type="checkbox"/> NO IMPACT
IMPACT ON COST OF DEVELOPMENT	<input checked="" type="checkbox"/> INCREASE <input type="checkbox"/> DECREASE <input type="checkbox"/> NO IMPACT
IMPACT ON PRODUCTION OF AFFORDABLE HOUSING	<input type="checkbox"/> INCREASE <input checked="" type="checkbox"/> DECREASE <input type="checkbox"/> NO IMPACT
PROPOSED CHANGES IMPACTING HOUSING AFFORDABILITY:	<p>NHCD CAN SUPPORT A MINIMUM 20 FOOT WIDE FLAG LOT IF THE "FLAG POLE" WILL BE USED AS THE POINT OF ACCESS. A DRIVEWAY PLAN IS ACCEPTABLE TO ASSURE COMPLIANCE FOR ACCESS. NHCD SUPPORTS THE REQUIREMENT FOR ADDRESS IDENTIFICATION FOR FIRST RESPONDERS AND ENFORCEMENT OF PRIVATE DEED RESTRICTIONS REGARDING ACCESS.</p> <p>NHCD DOES NOT SUPPORT A REQUIREMENT FOR A FIRE LANE FOR EMEGENCY RESPONDERS AS IT COULD IMPACT THE BUILDABILITY OF THE LOT AND ADD TO CONSTRUCTION COSTS. NHCD UNDERSTANDS THAT THE LOT WOULD HAVE TO COMPLY WITH ALL OTHER FIRE REGULATIONS REGARDING HOSE LENGTH AND PROXIMITY TO A FIRE HYDRANT.</p> <p>THE VARIANCE PROCESS COULD INCREASE TIME AND EXPENSE, THEREFORE POTENTIALLY RESULTING IN A NEGATIVE IMPACT OF AFFORDABILITY.</p>
ALTERNATIVE LANGUAGE TO MAXIMIZE AFFORDABLE HOUSING OPPORTUNITIES:	<p>ALLOW LOTS TO USE THE EXISTING 15 FOOT "FLAG POLE" IF THE APPLICANT CAN DEMONSTRATE ACCESS THROUGH ANOTHER ROUTE VIA EASEMENT/AGREEMENT.</p> <p>ALSO, DELETE REQUIREMENT FOR DESIGNATED FIRE LANE.</p>
OTHER HOUSING POLICY CONSIDERATIONS:	BECAUSE THE PROPOSAL DOES NOT APPLY TO EXISTING FLAG LOTS , THERE SHOULD BE "NO IMPACT" ON PRODUCTION OF AFFORDABLE HOUSING ON EXISTING FLAG LOTS.
DATE PREPARED:	APRIL ____, 2012

DIRECTOR'S SIGNATURE: _____

ELIZABETH A. SPENCER