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

PROPOSED RULES POSTING::	PROPOSED: DOWNTOWN PARKING REDUCTION
IMPACT ON REGULATORY BARRIERS TO HOUSING DEVELOPMENT	☐ INCREASE ☒ DECREASE ☐ NO IMPACT
LAND USE / ZONING OPPORTUNITIES FOR AFFORDABLE HOUSING DEVELOPMENT	☒ INCREASE ☐ DECREASE ☐ NO IMPACT
IMPACT ON COST OF DEVELOPMENT	☐ INCREASE ☒ DECREASE ☐ NO IMPACT
IMPACT ON PRODUCTION OF AFFORDABLE HOUSING	☐ INCREASE ☐ DECREASE ☒ NO IMPACT
PROPOSED CHANGES IMPACTING HOUSING AFFORDABILITY:	THE PROPOSED DOWNTOWN PARKING REDUCTIONS COULD ALLOW BUILDINGS WITH RESIDENTIAL COMPONENTS TO ADD RESIDENTIAL CAPACITY, DECREASE CONSTRUCTION COSTS AND DECREASE OVERALL HOUSING COSTS TO RESIDENTS.
ALTERNATIVE LANGUAGE TO MAXIMIZE AFFORDABLE HOUSING OPPORTUNITIES:	
OTHER HOUSING POLICY CONSIDERATIONS:	FUTURE POLICY RECOMMENDATION: REQUIRE BY ORDINANCE DECOUPLING OF RESIDENTIAL LEASES FROM PARKING SPACES TO REDUCE HOUSING COSTS AND ALLOW SPACES TO BE SHARED. THE UNIVERSITY NEIGHBORHOOD OVERLAY ORDINANCE REQUIRES DEVELOPMENT TO LEASE PARKING SPACES SEPARATELY FROM A DWELLING UNIT AND COULD EASILY BE APPLIED IN THE DOWNTOWN AREA.
DATE PREPARED:	FEBRUARY 20, 2013

DIRECTOR'S SIGNATURE: RH Copic for Elizabeth A. Spencer

ELIZABETH A. SPENCER