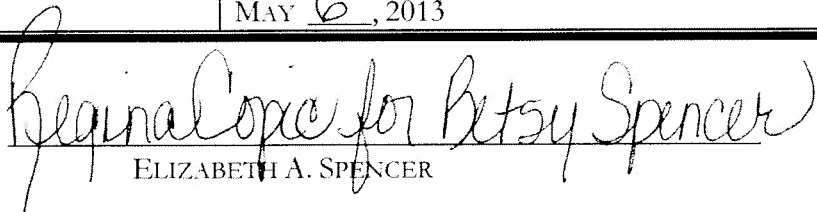




AFFORDABILITY IMPACT STATEMENT
NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT
CITY COUNCIL AGENDA: PENDING CASE NUMBER: PENDING

PROPOSED POSTING::	PROPOSED: AMENDING ARTICLE 11 OF CITY CODE CHAPTER 25-12, THE RESIDENTIAL CODE, TO REQUIRE ADDITIONAL ACCESSIBILITY OR VISITABILITY STANDARDS FOR RESIDENTIAL SINGLE-FAMILY AND DUPLEX CONSTRUCTION.
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 type="checkbox"/> DECREASE <input checked="" 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 type="checkbox"/> DECREASE <input checked="" type="checkbox"/> NO IMPACT
PROPOSED CHANGES IMPACTING HOUSING AFFORDABILITY:	ALL SINGLE FAMILY SMART HOUSING & AHFC FUNDED PROJECTS ARE CURRENTLY REQUIRED TO MEET THE VISITABILITY ORDINANCE AND HAVE MADE THIS A REQUIREMENT FOR SINGLE FAMILY SINCE 2000. SMART HOUSING HAS ALREADY PROVEN THAT IT IS POSSIBLE TO DEVELOP VISITABLE HOMES AFFORDABLY BY PRODUCING WITH OUR PARTNERS MORE THAN 6,000 VISITABLE UNITS IN AUSTIN. NHCD SUPPORTS VISITABILITY IN ALL NEW SUBDIVISIONS. WE BELIEVE THE COST IMPACT TO NEW CONSTRUCTION WILL BE MINIMAL AS MOST VOLUME BUILDERS ALREADY INCORPORATE MOST OF THE HIGHER COST ITEMS (SUCH AS A FIRST FLOOR 1/2 BATH) INTO THE DESIGN SPECIFICATIONS OF THEIR HOMES.
ALTERNATIVE LANGUAGE TO MAXIMIZE AFFORDABLE HOUSING OPPORTUNITIES:	
OTHER HOUSING POLICY CONSIDERATIONS:	
DATE PREPARED:	MAY 6, 2013
DIRECTOR'S SIGNATURE:	 ELIZABETH A. SPENCER