

RESOLUTION NO.

WHEREAS, Imagine Austin identifies affordability as a key challenge and has development as an affordable community as a core principle for action; and

WHEREAS, the majority of the housing stock and the majority of the affordable housing stock in Austin was developed as market-rate homes; and

WHEREAS, increased cost of market-rate development affects the affordability of the entire city; and

WHEREAS, the existing Affordability Impact Statement (AIS) is a critical tool used by City Council in balancing community priorities by determining whether changes in city code affect the cost and effective delivery of housing; and

WHEREAS, the AIS is currently limited to its evaluation of the impact on publicly-assisted housing development but does not consider market-rate or other forms of construction; and

WHEREAS, the AIS defaults to “No Impact” in situations where a code change does not directly affect the construction of publicly-assisted affordable housing; and

WHEREAS, Austin’s population is forecasted to grow creating demand for new development of office, hotel, residential buildings greater than five stories, and other forms of construction which the AIS does not address because of its focus on housing affordability; and

WHEREAS, Council would benefit from a tool that identifies the potential increase in cost, to all types of development, caused by the adoption of proposed Code amendments, ordinances and administrative rules;

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Manager is directed to work with the necessary staff and outside stakeholders to create a standard evaluation process that measures the increase in costs, for all types of development, caused by proposed changes to the City Code, other ordinances, administrative rules and other potential policy changes.

The City Manager is also directed to develop and submit recommendations for Council to consider by December 12, 2013.

ADOPTED: _____, 2013 **ATTEST:** _____

Jannette S. Goodall
City Clerk