

AGENDA



Recommendation for Council Action

Austin City Council	Item ID	37469	Agenda Number	6.
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Meeting Date:	11/20/2014	Department:	Austin Water Utility
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Subject

Approve an ordinance amending City Code Section 15-9-157 to provide water and wastewater service connections to re-subdivided single-family residential lots approved for affordable housing impact fee waivers.

Amount and Source of Funding

There is no unanticipated fiscal impact.

Fiscal Note

A fiscal note is not required.

Purchasing Language:	
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Prior Council Action:	July 1, 1999 - City Council approved an amendment of City Code, Ordinance No. 990701-124. February 25, 2010 - City Council approved an amendment of City Code, Ordinance No. 20100225-018, section 15-9-157.
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For More Information:	David Anders, 512-972-0323; Alice Flora, 512-972-0041; Denise Avery, 512-972-0104
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Boards and Commission Action:	Recommended by the Water and Wastewater Commission on November 12, 2014 on a 6-0-0-1 vote with Commissioner Moriarty absent.
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MBE / WBE:	
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Related Items:	
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Additional Backup Information

This item was presented to Council in August 2014 to repeal City Code Section 15-9-157 that relates to providing water and wastewater service connections to re-subdivided single-family residential lots located in the urban watershed. Austin Water is returning to council after resolving concerns about the impact to affordable housing if the City revoked this code. Austin Water and Neighborhood Housing have agreed to a code amendment in which the City will continue to construct water and wastewater services to benefit the S.M.A.R.T.® housing program.

To incentivize residential density in the central part of the City, City Code Section 15-9-157, originally adopted in 1999, requires the City to bear the cost of constructing water and wastewater service connections when a developer of a lot re-subdivides that lot into four or fewer single-family lots.

More specifically, Section 15-9-157 currently requires Austin Water to construct a lot owner's water and sewer service connections if a resubdivision in the urban watershed results in four lots or less, provided the construction does not require the construction of a street, utility main, manhole, or hydrant. Cost for constructing service connections is normally the property developer's responsibility.

The City's cost for installation of these service connections has ranged from \$1 to \$3 million per year.

Austin Water recommends amending City Code Section 15-9-157 such that the utility will be responsible for constructing water and wastewater services to a single family residential lot located within the city limits resulting from a resubdivision into four or fewer lots but only if it is approved for an affordable housing exemption from impact fees established under Section 25-9-347 of the City Code.

Attached is an Affordability Impact Statement from the Neighborhood Housing and Community Development Department in support of this amendment.