



AFFORDABILITY IMPACT STATEMENT

NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT

CITY COUNCIL AGENDA:

RESOLUTION No:

<p>PROPOSED CODE AMENDMENT:</p>	<p>PROPOSED AMENDMENT TO THE LAND DEVELOPMENT CODE SECTION 25-2-1406 RELATING TO AN ORDINANCE ZONING OR REZONING PROPERTY AS A NEIGHBORHOOD PLAN COMBINING DISTRICT WOULD BE AMENDED TO INCLUDE THE FOLLOWING LANGUAGE ... SMALL LOT AMNESTY...</p>
<p>IMPACT ON REGULATORY BARRIERS TO AFFORDABLE HOUSING DEVELOPMENT</p>	<p><input type="checkbox"/> POSITIVE <input checked="" type="checkbox"/> NEGATIVE <input type="checkbox"/> NEUTRAL</p> <p>THE PROPOSED AMENDMENT WILL CREATE AN ADDITIONAL REGULATORY BARRIER TO OPPORTUNITIES FOR THE DEVELOPMENT OF AFFORDABLE HOUSING ON PROPERTIES THAT ARE COMPRISED OF MULTIPLE LOTS, ONE OR MORE OF WHICH IS SUBSTANDARD IN SIZE.</p> <p>THE PROPOSED AMENDMENT READS: "A LOT THAT IS AGGREGATED WITH OTHER PROPERTY TO FORM A SITE MAY NOT BE DISAGGREGATED TO SATISFY THIS SUBSECTION."</p> <p>THIS LIMITATION COULD NEGATIVELY IMPACT THE ABILITY OF DEVELOPERS TO BUILD HOUSING AT LOWER COSTS ON SUCH LOTS AND THEREFORE CREATES A BARRIER TO THE POTENTIAL DEVELOPMENT OF AFFORDABLE HOUSING. THE AMENDMENT ESSENTIALLY REMOVES A TOOL THAT CURRENTLY PROVIDES OPPORTUNITIES TO MEET THE IMAGINE AUSTIN GOAL OF A MORE COMPACT AND CONNECTED AUSTIN WHERE THERE ARE A VARIETY OF HOUSING TYPES AVAILABLE IN ALL PARTS OF THE CITY THAT MEET THE FINANCIAL AND LIFESTYLE NEEDS OF AUSTIN'S DIVERSE POPULATION.</p>
<p>LAND USE / ZONING OPPORTUNITIES FOR AFFORDABLE HOUSING DEVELOPMENT</p>	<p><input type="checkbox"/> POSITIVE <input checked="" type="checkbox"/> NEGATIVE <input type="checkbox"/> NEUTRAL</p> <p>THE PROPOSED AMENDMENT WILL HAVE THE SAME IMPACT AS DESCRIBED ABOVE ON LAND USE OPPORTUNITIES FOR AFFORDABLE HOUSING DEVELOPMENT.</p>
<p>IMPACT ON COST OF DEVELOPMENT</p>	<p><input type="checkbox"/> POSITIVE <input checked="" type="checkbox"/> NEGATIVE <input type="checkbox"/> NEUTRAL</p> <p>THE PROPOSED AMENDMENT WILL HAVE A NEGATIVE IMPACT ON THE COST OF DEVELOPMENT BY REMOVING THE OPTION TO DISTRIBUTE LAND COSTS OVER MULTIPLE LOTS AND STRUCTURES.</p> <p>LIMITATIONS TO INCREASED RESIDENTIAL DENSITY CREATE LIMITATIONS TO DEVELOPING A VARIETY OF HOUSING TYPES THAT MAY BE MORE AFFORDABLE TO MORE AUSTIN RESIDENTS.</p>

<p>IMPACT ON PRODUCTION OF AFFORDABLE HOUSING</p>	<p><input type="checkbox"/> POSITIVE <input checked="" type="checkbox"/> NEGATIVE <input type="checkbox"/> NEUTRAL</p> <p>INCREASES IN DEVELOPMENT COSTS COULD ADVERSELY IMPACT THE PRODUCTION OF AFFORDABLE HOUSING.</p>
<p>PROPOSED CHANGES IMPACTING HOUSING AFFORDABILITY:</p>	
<p>ALTERNATIVE LANGUAGE TO MAXIMIZE AFFORDABLE HOUSING OPPORTUNITIES:</p>	<p>(D) A LOT THAT IS AGGREGATED WITH OTHER PROPERTY TO FORM A SITE MAY NOT BE DISAGGREGATED TO SATISFY THIS SUBSECTION. <u>EXEMPTIONS ARE MADE FOR DEVELOPMENTS THAT ARE CERTIFIED S.M.A.R.T. HOUSING.</u></p>
<p>OTHER HOUSING POLICY CONSIDERATIONS:</p>	
<p>DATE PREPARED:</p>	<p>FEBRUARY 4, 2015</p>
<p>DIRECTOR'S SIGNATURE: _____</p>	

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