


AFFORDABILITY IMPACT STATEMENT
NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT
CITY COUNCIL AGENDA: 09/17/2015
RESOLUTION NO: 20141211-219

PROPOSED CODE AMENDMENT:	PARKLAND DEDICATION AND PARK DEVELOPMENT FEES: AMENDMENTS TO CITY LAND DEVELOPMENT CODE CHAPTER 25-1 TO ORDINANCE NO. 20070621-027
IMPACT ON IMPLEMENTATION OF IMAGINE AUSTIN VISION, GOALS AND PRIORITIES RELATED TO HOUSEHOLD AFFORDABILITY	<p><input type="checkbox"/> POSITIVE <input type="checkbox"/> NEGATIVE <input checked="" type="checkbox"/> NEUTRAL</p> <p>IMAGINE AUSTIN DOES NOT STATE A DIRECT CORRELATION BETWEEN PRIORITY PROGRAM 6, DEVELOP AND MAINTAIN HOUSEHOLD AFFORDABILITY THROUGHOUT AUSTIN, AND PARKLAND, HOWEVER THERE ARE STATEMENTS THAT RECOGNIZE THE IMPORTANCE OF CO-LOCATING AFFORDABLE HOUSING AND DAILY NECESSITIES SUCH AS RECREATIONAL OPPORTUNITIES (P.201). INCREASED PARKLAND DEDICATION REQUIREMENTS COULD RESULT IN MORE PARKLAND AND PARK AMENITIES WITHIN GREATER PROXIMITY TO MORE HOUSEHOLDS OF ALL INCOME LEVELS.</p>
LAND USE / ZONING OPPORTUNITIES FOR AFFORDABLE HOUSING DEVELOPMENT	<p><input type="checkbox"/> POSITIVE <input type="checkbox"/> NEGATIVE <input checked="" type="checkbox"/> NEUTRAL</p> <p>THERE IS NO ANTICIPATED IMPACT ON LAND USE OR ZONING</p>
IMPACT ON COST OF DEVELOPMENT	<p><input type="checkbox"/> POSITIVE <input checked="" type="checkbox"/> NEGATIVE <input type="checkbox"/> NEUTRAL</p> <p>THE PROPOSED CHANGES WILL RESULT IN INCREASED PARKLAND DEDICATION OR FEE COSTS FOR ALL DEVELOPMENT TYPES. THIS FEE INCREASE WILL IMPACT THE OVERALL COST OF DEVELOPMENT AND THEREFORE COULD HAVE A NEGATIVE IMPACT ON THE COST OF HOUSING TO RESIDENTS.</p> <ul style="list-style-type: none">• THE PROPOSED AMENDMENTS WILL INCREASE THE AMOUNT OF PARKLAND REQUIRED TO BE DEDICATED TO THE CITY.• THE PROPOSED AMENDMENTS WILL INCREASE THE PARKLAND DEDICATION FEE FOR LOW AND MEDIUM DENSITY DEVELOPMENTS.• THE PROPOSED CHANGES WILL MINIMALLY DECREASE THE PARKLAND DEDICATION FEES FOR HIGH DENSITY.• THE PROPOSED CHANGES ALSO ADD AN ADDITIONAL PARK DEVELOPMENT FEE APPLICABLE TO ALL TYPES OF DEVELOPMENT.
IMPACT ON PRODUCTION OF AFFORDABLE HOUSING	<p><input type="checkbox"/> POSITIVE <input type="checkbox"/> NEGATIVE <input checked="" type="checkbox"/> NEUTRAL</p> <p>THE PARKLAND DEDICATION REQUIREMENT IS WAIVED FOR UNITS WITHIN A S.M.A.R.T. HOUSING CERTIFIED DEVELOPMENT THAT MEET THE REASONABLY-PRICED HOUSING REQUIREMENT OF PROVIDING UNITS AFFORDABLE TO HOUSEHOLDS AT 80% MEDIAN FAMILY INCOME OR BELOW FOR 5 YEARS IF IT IS A RENTAL UNIT OR 1 YEAR IF IT IS AN OWNERSHIP</p>

	<p>UNIT. ARTICLE 14, SECTION 25-1-601(C)(3)</p> <p>THE INCREASED FEE COULD RESULT AS GREATER INCENTIVE FOR PARTICIPATION IN THE S.M.A.R.T. HOUSING PROGRAM AS THE FEE WAIVER WILL HAVE A GREATER FINANCIAL IMPACT ON OVERALL DEVELOPMENT COSTS THAN IT WOULD IF THE FEE WERE TO REMAIN THE SAME.</p>
PROPOSED CHANGES IMPACTING HOUSING AFFORDABILITY:	AS STATED ABOVE, THE INCREASE IN PARKLAND DEDICATION REQUIREMENT AND FEE IN-LIEU AMOUNT INCREASE COULD HAVE A NEGATIVE IMPACT ON THE COST OF HOUSING TO RESIDENTS WHO ARE NOT ABLE TO SECURE AN INCOME RESTRICTED UNIT.
ALTERNATIVE LANGUAGE TO MAXIMIZE AFFORDABLE HOUSING OPPORTUNITIES:	N/A
OTHER HOUSING POLICY CONSIDERATIONS:	
DATE PREPARED:	JUNE 22, 2015
<p>DIRECTOR'S SIGNATURE: </p>	