



AFFORDABILITY IMPACT STATEMENT

NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT

CITY COUNCIL AGENDA: JANUARY 28, 2016

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: <i>A LOT THAT IS AGGREGATED WITH OTHER PROPERTY TO FORM A SITE MAY NOT BE DISAGGREGATED TO SATISFY THIS SUBSECTION.</i></p>
<p>IMPACT ON IMPLEMENTATION OF IMAGINE AUSTIN VISION, GOALS AND PRIORITIES RELATED TO HOUSEHOLD AFFORDABILITY</p>	<p><input type="checkbox"/> POSITIVE <input checked="" type="checkbox"/> NEGATIVE <input type="checkbox"/> NEUTRAL</p> <p>THE PROPOSED AMENDMENTS COULD IMPEDE THE IMPLEMENTATION OF THE FOLLOWING IMAGINE AUSTIN BUILDING BLOCKS:</p> <p>PRIORITY PROGRAM 6: DEVELOP AND MAINTAIN HOUSEHOLD AFFORDABILITY THROUGHOUT AUSTIN – <i>EXAMINE POTENTIAL REGULATORY BARRIERS AND POLICIES THAT IMPEDE THE PROVISION OF HOUSEHOLD AFFORDABILITY, INCLUDING INFRASTRUCTURE COSTS; THE COSTS AND BENEFITS OF ZONING ORDINANCES ON HOUSING DEVELOPMENT; AND HOW THE CITY'S WASTE REMOVAL FEES AND OTHER CITY FEES AND REQUIREMENTS IMPACT THE COST OF LIVING FOR THE FAMILIES OF AUSTIN.</i></p> <p>PRIORITY PROGRAM 8: REVISE AUSTIN'S LAND DEVELOPMENT REGULATIONS AND PROCESSES TO PROMOTE A COMPACT AND CONNECTED CITY</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 COULD HAVE THE SAME IMPACT AS DESCRIBED ABOVE ON LAND USE OPPORTUNITIES FOR AFFORDABLE HOUSING DEVELOPMENT.</p> <p>THE 2015 ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE HIGHLIGHTS “OVERLY COMPLEX LAND USE REGULATIONS” AS A BARRIER TO FAIR HOUSING CHOICE. THE REPORT STATES:</p> <p>6. OVERLY COMPLEX LAND USE REGULATIONS LIMIT HOUSING CHOICE AND CREATE IMPEDIMENTS TO HOUSING AFFORDABILITY. THESE INCLUDE: MINIMUM SITE AREA REQUIREMENTS FOR MULTIFAMILY HOUSING, LIMITS ON ADUs, COMPATIBILITY STANDARDS, OVERLY RESTRICTIVE NEIGHBORHOOD PLANS AND EXCESSIVE PARKING REQUIREMENTS.</p> <p>THE PROPOSED AMENDMENTS COULD REINFORCE BARRIERS RELATED TO OVERLY RESTRICTIVE NEIGHBORHOOD PLANS.</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 MAY HAVE A NEGATIVE IMPACT ON THE COST OF DEVELOPMENT BY REMOVING THE OPTION TO DISTRIBUTE LAND COSTS OVER MULTIPLE LOTS AND STRUCTURES. 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>THE PROPOSED AMENDMENTS MAY NOT DIRECTLY IMPACT THE PRODUCTION OF INCOME RESTRICTED AFFORDABLE HOUSING. HOWEVER, INCREASES IN DEVELOPMENT COSTS COULD LIMIT OPPORTUNITIES FOR DEVELOPERS TO PROVIDE A HOUSING PRODUCT THAT IS MORE AFFORDABLE TO MORE PEOPLE.</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. AT LEAST ONE UNIT ON THE SUBDIVIDED LOT MUST BE AFFORDABLE AS OWNERSHIP HOUSEHOLDS AT 80% MEDIAN FAMILY INCOME FOR NO LESS THAN 99 YEARS OR AFFORDABLE AS A RENTAL UNIT TO HOUSEHOLDS AT 60% MEDIAN FAMILY INCOME FOR NO LESS THAN 40 YEARS.</u></p>
<p>OTHER HOUSING POLICY CONSIDERATIONS:</p>	

DATE PREPARED:

DRAFT - FEBRUARY 4, 2015 (REVISED AUGUST 2, 2015)

DIRECTOR'S SIGNATURE:

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke, positioned above a horizontal line.