



Affordability Impact Statement  
 Neighborhood Housing and Community Development  
 City Council Agenda: May 5, 2016  
 Case No. C20-2015-017-MF-6

Proposed Code Amendment:	<p>The proposed amendment modifies the base MF-6 site development standards, such that the unlimited site area and floor to area ratio (FAR) are moved into a new bonus provision, in addition to reduced parking (60% of what would normally be required) and the ability to access up to 30 feet of additional height. These bonus provisions are available in return for on-site affordable housing (there is no fee-in-lieu option proposed). The new base MF-6 district would have a density and FAR cap, making it closer to the MF-5 district than it is in the current code. As a whole the new MF-6 density bonus closely mimics vertical mixed use (VMU) in its bonus provisions. Case NO. C20-2015-017 MF-6 Density Bonus</p>
Impact on implementation of Imagine Austin vision, goals and priorities related to household affordability	<p><input checked="" type="checkbox"/> Positive   <input type="checkbox"/> Negative   <input type="checkbox"/> Neutral</p> <p>The proposed amendments will not impede the implementation of the following Imagine Austin Building Blocks:</p> <p>Priority Program 6: Develop and maintain household affordability throughout Austin –</p> <p>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.</p> <p>The proposed amendment may have a positive impact on the development of affordable housing by creating a new density bonus for the MF-6 zoning district that incentivizes on-site affordable housing. This proposed ordinance does not provide an option to pay a fee-in-lieu of affordable housing.</p>
Impact on regulatory barriers to affordable housing development	<p><input checked="" type="checkbox"/> Positive   <input type="checkbox"/> Negative   <input type="checkbox"/> Neutral</p> <p>The proposed amendment creates a new density bonus for the MF-6 zoning district that incentivizes on-site affordable housing. In return for on-site affordable housing, the density bonus provides:</p> <ul style="list-style-type: none"> <li>o No site area requirement</li> <li>o No FAR limit</li> <li>o Reduced parking requirement</li> <li>o Up to 30 feet of additional height</li> </ul> <p>This ordinance may have a positive impact on regulatory barriers to affordable housing by creating a requirement for on-site affordable housing in exchange for density bonuses accessed under MF-6 zoning. This proposed ordinance does not provide an option to pay a fee-in-lieu of affordable housing.</p>
land use / zoning opportunities for affordable housing development	<p><input checked="" type="checkbox"/> Positive   <input type="checkbox"/> Negative   <input type="checkbox"/> Neutral</p>

	This ordinance may have a positive impact on the land use / zoning opportunities for affordable housing by creating the requirement for on-site affordable housing in exchange for density bonuses accessed under MF-6 zoning. This proposed ordinance does not provide an option to pay a fee-in-lieu of affordable housing.
Impact on cost of development	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral  No foreseen impact on cost of development.
Impact on production of affordable housing	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral  The proposed amendment may have a positive impact on the production of affordable housing by creating the requirement for on-site affordable housing in exchange for density bonuses accessed under MF-6 zoning. This proposed ordinance does not provide an option to pay a fee-in-lieu of affordable housing.
Proposed Changes Impacting Housing Affordability:	The proposed amendment may have a positive impact on affordable housing by creating the requirement for on-site affordable housing in exchange for density bonuses accessed under MF-6 zoning. This proposed ordinance does not provide an option to pay a fee-in-lieu of affordable housing.
Alternative Language to Maximize Affordable Housing Opportunities:	We continue to work towards aligning our density bonus programs and therefore, Neighborhood Housing and Community Development (NHCD) recommends the owner-occupied units MFI be changed from the proposed 60% MFI to 80% MFI. The proposed 60% MFI for owner-occupied units is inconsistent with NHCD's federally funded programs and with the City's current Density Bonus programs.
Date Prepared:	April 20, 2016
Director's Signature:	<i>Rh Copie for Betsy Spencer</i>