



AFFORDABILITY IMPACT STATEMENT

NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT
INTERNATIONAL ENERGY CONSERVATION CODE SOLAR READINESS
ORDINANCE

PROPOSED CODE AMENDMENT:	ADOPT AN ORDINANCE AMENDING THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE REQUIRING NEW CONSTRUCTION TO PLAN AND PROVIDE FOR SOLAR READY AREAS ON ROOFS.
LAND USE / ZONING OPPORTUNITIES FOR AFFORDABLE HOUSING DEVELOPMENT	<input type="checkbox"/> POSITIVE <input type="checkbox"/> NEGATIVE <input checked="" type="checkbox"/> NEUTRAL NO IMPACT FORESEEN.
IMPACT ON COST OF DEVELOPMENT	<input type="checkbox"/> POSITIVE <input checked="" type="checkbox"/> NEGATIVE <input type="checkbox"/> NEUTRAL THE REQUIREMENT FOR DEVELOPERS AND BUILDERS TO DESIGN AND BUILD ROOFS AND ROOF PENETRATIONS THAT COMPLY WITH THE PROPOSED ORDINANCE AND IDENTIFY THESE AREAS ON CONSTRUCTION PLANS WILL ADD A COST TO CONSTRUCTION ESTIMATED BY AUSTIN ENERGY TO BE BETWEEN \$50 - \$100 PER SINGLE FAMILY HOME. THE COST FOR MULTIFAMILY PROPERTIES WOULD BE LESS THAN THE PREVIOUS ESTIMATE ON A PER UNIT BASIS.
IMPACT ON PRODUCTION OF AFFORDABLE HOUSING	<input type="checkbox"/> POSITIVE <input checked="" type="checkbox"/> NEGATIVE <input type="checkbox"/> NEUTRAL THE PROPOSED ORDINANCE WILL NOMINALLY INCREASE CONSTRUCTION COSTS THEREBY DECREASING HOUSING AFFORDABILITY. THE POTENTIAL FINANCIAL BENEFITS FOR CONSUMERS OF A SOLAR READY ROOF ARE DIFFICULT TO QUANTIFY, WOULD BE ON A LONGER TERM TIME-SCALE, AND ONLY IN CASES WHERE POTENTIAL SAVINGS ASSOCIATED WITH THE INSTALLATION AND USE OF SOLAR PANELS WERE PASSED ON TO HOMEBUYERS OR RENTERS.
PROPOSED CHANGES IMPACTING HOUSING AFFORDABILITY:	THE REQUIREMENT TO DESIGN AND BUILD SOLAR READY ROOFS AS DEFINED IN THE ORDINANCE.
ALTERNATIVE LANGUAGE TO MAXIMIZE AFFORDABLE HOUSING OPPORTUNITIES:	NONE.

OTHER HOUSING
POLICY
CONSIDERATIONS:

THE PROPOSED ORDINANCE DOES NOT TREAT ALL NEW CONSTRUCTION EQUAL AS NEW CONSTRUCTION WITH A CERTAIN AMOUNT OF SHADE (AT THE TIME OF CONSTRUCTION) DOES NOT HAVE TO COMPLY WITH THE SOLAR READINESS CRITERIA.

FURTHERMORE, POLICYMAKERS MUST WEIGH THE TRADEOFFS BETWEEN INCREASED CONSTRUCTION COSTS UP-FRONT AGAINST ANY POTENTIAL LONG-TERM SAVINGS ASSOCIATED WITH SOLAR READINESS. ALTHOUGH THE PROPOSED ORDINANCE WILL ADD A COST TO NEW CONSTRUCTION, THE COST IS LESS EXPENSIVE THAN WHAT IT WOULD COST TO RETRO-FIT THE ROOF FOR SOLAR READINESS AFTER CONSTRUCTION.

DATE PREPARED:

6/5/2017

DIRECTOR'S SIGNATURE:

