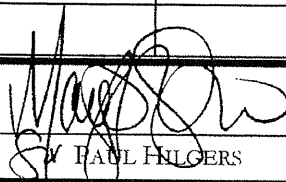




AFFORDABILITY IMPACT STATEMENT
NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT
JULY 20, 2007

PROPOSED CODE AMENDMENT:	ADOPT 2006 INTERNATIONAL ENERGY CONSERVATION CODE AND LOCAL AMENDMENTS AND REVISE GREEN BUILDING STANDARDS.
PROPOSED CHANGES IMPACTING HOUSING AFFORDABILITY:	<p>NO NEGATIVE IMPACT ON AFFORDABILITY IDENTIFIED. MONTHLY SAVINGS OF \$24.25 IS PROJECTED TO EXCEED THE ADDITIONAL MONTHLY MORTGAGE COST OF \$7.47.</p> <ul style="list-style-type: none"> <input type="checkbox"/> ACCORDING TO ANALYSIS PROVIDED BY AUSTIN ENERGY, TOTAL COST OF IMPLEMENTING THE MEASURES REQUIRED BY THE PROPOSED LOCAL AMENDMENTS IS CALCULATED AT \$982 PER HOME, AND COST OF IMPLEMENTING GREEN BUILDING RATING CHANGES IS ESTIMATED AT \$200 PER HOME, BASED ON 1200 SQUARE FOOT HOME, 2 STORY, 3 BEDROOM, SLAB ON GRADE, WITH GAS SERVICE AVAILABLE. <input type="checkbox"/> TOTAL COSTS ARE PROJECTED TO RISE BY \$1182 PER HOME, AND TOTAL ANNUAL SAVINGS ARE EXPECTED TO BE \$291. THE PAYBACK PERIOD FOR THE ENERGY CODE AND GREEN BUILDING ENHANCEMENTS WILL BE 4 YEARS FOR A TYPICAL SINGLE-FAMILY HOME WITH GAS HEATING. (AFTER MORTGAGE INTEREST, ASSUMING A 30 YEAR LOAN WITH 6.5% INTEREST, THE TOTAL PROJECTED COST IS \$2,690 WITH A 9-YEAR TOTAL PAYBACK). <input type="checkbox"/> HVAC TESTING PACKAGE: COST - \$350 <input type="checkbox"/> INSTALLATION OF A RADIANT BARRIER INCORPORATED INTO THE DECKING MATERIAL: COST - \$143. <input type="checkbox"/> INSTALLATION OF JUMP DUCTS: APPROX. COST - \$273. <input type="checkbox"/> INCREASING DUCT INSULATION TO R-8, COST: \$200 OR LESS <input type="checkbox"/> INCREASE IN HIGH EFFICIENCY LIGHTING: COST - \$16 <input type="checkbox"/> ENERGY COST SAVINGS WILL BE HIGHER FOR HOMES BUILT IN AREA WITHOUT ACCESS TO GAS SERVICE DUE TO CHANGES IN OF THE WATER HEATER REQUIREMENTS. <input type="checkbox"/> DOCUMENTATION OF CORRECT MANUAL J HVAC SIZING WILL HAVE AN ADDITIONAL INITIAL BENEFIT OF APPROX. \$150 FOR HOMES THAT DO NOT PARTICIPATE IN THE S.M.A.R.T. HOUSING PROGRAM. THIS IS DUE TO REDUCTION IN HVAC SIZING BY APPROXIMATELY .5 TON AT A CONSERVATIVE COST OF \$300 PER TON. <input type="checkbox"/> INCREASING GREEN BUILDING SEER RATING TO 14 WILL COST AN ADDITIONAL \$150 PER HOME. <input type="checkbox"/> INCREASED GREEN BUILDING LIGHTING STANDARDS WILL ADD AN ADDITIONAL \$50 TO COST <input type="checkbox"/> VERSION 8.0 WILL REQUIRE THAT TWO TOILETS INSTALLED IN THE HOME BE SELECTED FROM THE CITY OF AUSTIN WATER CONSERVATION PROGRAM APPROVED TOILET LIST.

	<p>THIS MEASURE WILL SAVE HOMEOWNERS \$33.44 IN WATER AND WASTEWATER COSTS AT NO INCREMENTAL COST.</p> <p><input type="checkbox"/> TOTAL PROJECTED ANNUAL ENERGY SAVING ARE \$195 FOR CODE IMPROVEMENTS AND \$96 FOR GREEN BUILDING RATING CHANGES.</p>
ALTERNATIVE LANGUAGE TO MAXIMIZE AFFORDABLE HOUSING OPPORTUNITIES:	<p><input type="checkbox"/> NONE REQUIRED. DUE TO PROJECTED ANNUAL UTILITY SAVINGS, NHCD SUPPORTS THE ADOPTION OF THE PROPOSED CHANGES.</p>
OTHER RECOMMENDATIONS:	<p><input type="checkbox"/> THE PROPOSED CHANGES TO THE 2006 IECC AND GREEN BUILDING STANDARDS WILL ENABLE OWNERS AND RENTERS TO REDUCE ENERGY CONSUMPTION THROUGH TESTING AND OTHER IMPROVEMENTS. THESE RECOMMENDATIONS ARE CONSISTENT WITH THE GOAL OF REDUCING UTILITY COSTS TO 2% OF A HOUSEHOLD'S GROSS INCOME AND BUILDING ALL S.M.A.R.T. HOUSING™ TO CURRENT GREEN BUILDING ONE STAR STANDARDS.</p>
DATE PREPARED:	
DIRECTOR'S SIGNATURE:  PAUL HILGERS	

ATTACHMENTS: 1) JULY 10, 2007 MEMO FROM RICHARD MORGAN, AE GREEN BUILDING
 2) BUILDING OUTPUT COMPARISON TABLE FROM RICHARD MORGAN, AE GREEN BUILDING