



AFFORDABILITY IMPACT STATEMENT  
NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT  
CITY COUNCIL AGENDA: 10/18/07 CASE NUMBER:

PROPOSED CODE AMENDMENT:	THE WATER CONSERVATION TASK FORCE AND THE PLUMBING, MECHANICAL AND SOLAR BOARD ARE RECOMMENDING AMENDMENTS TO THE PLUMBING CODE THAT PROMOTE WATER CONSERVATION.
IMPACT ON REGULATORY BARRIERS TO HOUSING DEVELOPMENT	<input checked="" type="checkbox"/> INCREASE <input type="checkbox"/> DECREASE <input type="checkbox"/> NO IMPACT
LAND USE / ZONING OPPORTUNITIES FOR AFFORDABLE HOUSING DEVELOPMENT	<input type="checkbox"/> INCREASE <input type="checkbox"/> DECREASE <input checked="" type="checkbox"/> NO IMPACT
IMPACT ON COST OF DEVELOPMENT	<input checked="" type="checkbox"/> INCREASE <input type="checkbox"/> DECREASE <input type="checkbox"/> NO IMPACT
PROPOSED CHANGES IMPACTING HOUSING AFFORDABILITY:	<p>THE PROPOSED AMENDMENT WOULD HAVE A <b><u>MODERATELY NEGATIVE IMPACT ON HOUSING AFFORDABILITY</u></b> BY SLIGHTLY INCREASING COSTS ASSOCIATED WITH LABOR AND MATERIALS FOR SUBMETERS AND IRRIGATION SYSTEMS IN MULTI-FAMILY AND MIXED USE DEVELOPMENT.</p> <p>THE ESTIMATED COST FOR EACH SUBMETER IS \$35 PER MULTI-FAMILY HOUSING UNIT. THE ESTIMATED COST FOR AS-BUILT IRRIGATION PLANS FOR A 100-UNIT MULTI-FAMILY OR MIXED-USE DEVELOPMENT IS \$10 PER UNIT. SINCE MOST "REASONABLY-PRICED" SINGLE-FAMILY HOUSING DOES NOT INCLUDE IRRIGATION SYSTEMS, THE AMENDMENTS ARE <b><u>NOT EXPECTED TO HAVE A SIGNIFICANT IMPACT ON S.M.A.R.T. HOUSING™</u></b> SINGLE-FAMILY HOMES.</p>
ALTERNATIVE LANGUAGE TO MAXIMIZE AFFORDABLE HOUSING OPPORTUNITIES:	BECAUSE THE ANTICIPATED ADDITIONAL COSTS ARE MINIMAL, <b><u>NHCD IS NOT REQUESTING CHANGES TO THE PROPOSED AMENDMENTS.</u></b>
OTHER RECOMMENDATIONS:	THESE AMENDMENTS WILL APPLY TO APPLICATIONS FILED AFTER JANUARY 1, 2008 AND SHOULD BE INCORPORATED INTO DEVELOPMENT BUDGETS FOR PROPOSED MULTI-FAMILY DEVELOPMENTS AFTER THIS DATE.
DATE PREPARED:	SEPTEMBER 20, 2007

DIRECTOR'S SIGNATURE:

  
PAUL HILGERS