



## AFFORDABILITY IMPACT STATEMENT

NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT

CITY COUNCIL AGENDA: CASE NUMBER:

PROPOSED CODE AMENDMENT:	TO ENCOURAGE THE CONSTRUCTION OF SIDEWALKS IN AREAS THAT ARE FACING REDEVELOPMENT, THE AMENDMENT WOULD REQUIRE THAT SIDEWALKS BE CONSTRUCTED WHENEVER A BUILDING PERMIT IS ISSUED FOR NEW CONSTRUCTION. THIS INCLUDES SUBDIVISIONS WHERE SIDEWALKS ARE NOT REQUIRED IN FRONT OF A LOT CURRENTLY. WHERE CONDITIONS MAKE SIDEWALK CONSTRUCTION IMPRACTICAL, A FEE-IN-LIEU IS REQUIRED.
PROPOSED CHANGES IMPACTING HOUSING AFFORDABILITY:	<p>THE PROPOSED AMENDMENT WILL HAVE A <u>NEGATIVE IMPACT</u> ON HOUSING AFFORDABILITY DUE TO THE ADDITIONAL COST ASSOCIATED WITH SIDEWALK CONSTRUCTION.</p> <p>THE PROPOSED AMENDMENT WOULD INCREASE CONSTRUCTION COSTS ON INFILL LOTS 50' FEET IN WIDTH BY \$1,200 OR REQUIRE PAYMENT OF THE FEE-IN-LIEU. THE COSTS FOR A CORNER LOT WOULD INCREASE BY \$5,000.</p>
ALTERNATIVE LANGUAGE TO MAXIMIZE AFFORDABLE HOUSING OPPORTUNITIES:	THE PROPOSED AMENDMENT WOULD NOT CONFLICT WITH EXISTING HOUSING AFFORDABILITY POLICIES IF ADDITIONAL RESOURCES WERE AVAILABLE TO UNDERWRITE THE COST OF THE SIDEWALK, ESPECIALLY CORNER LOTS REQUIRING THE RAMPS.
OTHER RECOMMENDATIONS:	ADDITIONAL STAFF TIME WOULD BE NEEDED TO COORDINATE CONSTRUCTION OF THE SIDEWALK OR PROCESS THE FEE-IN-LIEU REQUEST.
DATE PREPARED:	DECEMBER 20, 2006

DIRECTOR'S SIGNATURE: \_\_\_\_\_

PAUL HILGERS