



**Affordability Impact Statement**  
**Neighborhood Housing and Community Development**  
**City Council Agenda: Case Number:**

<b>PROPOSED CODE AMENDMENT:</b>	Implement a neighborhood plan for the South Austin Combined Neighborhood Planning Area
<b>PROPOSED NEIGHBORHOOD PLAN IMPACT ON HOUSEHOLD AFFORDABILITY:</b>	<p>The proposed neighborhood plan would have an overall positive impact on household affordability.</p> <p>This plan furthers the Imagine Austin identified priority of developing and maintaining household affordability. This plan takes a comprehensive approach to household affordability that "takes into consideration transportation, utilities, and access to daily and weekly needs as essential and interrelated components of household affordability."<sup>1</sup></p> <p>However the plan lays out limited methods for the implementation of the affordability goals intimated in the plan narrative.</p>
<b>PLANNING AND DESIGN TOOLS THAT SUPPORT THE DEVELOPMENT AND PRESERVATION OF AFFORDABLE HOUSING</b>	<p>The plan meets the directive of the Imagine Austin household affordability priority program by allowing for many types of housing to be developed in the neighborhood areas. Diversity of housing types can provide opportunities for affordable housing in areas where there might not otherwise be affordable options available.</p> <p>However, as a response to community input, not all types of infill development are recommended as options in all three of the neighborhood areas. The infill tools that are permitted are limited to subdistricts within each neighborhood area.</p> <p>Limiting these tools can minimize the support of development and preservation of affordable housing.</p> <p>Imagine Austin says "To meet the market demand of our growing and diversifying population, the range of available housing choices must expand throughout the city."<sup>2</sup></p>

<sup>1</sup> Imagine Austin, 2012

<sup>2</sup> Imagine Austin, 2012

<p><b>ADDITIONAL PLANNING AND DESIGN TOOLS THAT SUPPORT HOUSEHOLD AFFORDABILITY AND EQUITABLE ACCESS TO AMENITIES</b></p>	<p>The neighborhood plan directly addresses household affordability through policies and actions related to:</p> <ul style="list-style-type: none"> <li>- complete streets and an emphasis on improving connections to the neighborhood</li> <li>- co-location of affordable housing and transit routes</li> <li>- energy efficiency restoration and renovation for aging housing stock</li> <li>- ongoing coordination with NHCD, affordable and market rate housing developers, and other affordable housing stakeholders and advocates</li> <li>- improved access to amenities and parks</li> <li>- co-location of affordable housing and schools</li> </ul>
<p><b>ALTERNATIVE LANGUAGE TO MAXIMIZE AFFORDABLE HOUSING OPPORTUNITIES:</b></p>	<p>The Imagine Austin household affordability priority program sets a short term goal of "Ensure new and revised small-area plans include an affordability component addressing preservation of existing and creation of new affordable, supportive, and workforce housing."</p> <p>The South Austin Combined Neighborhood Plan incorporates the preservation of existing affordable housing and the development of new market rate and subsidized affordable housing, and workforce housing, but the plan does not speak to the development of new supportive housing.</p> <p>NHCD Staff recommends that the neighborhood plan consider the inclusion of supportive housing in their policies and actions related to household affordability.</p>
<p><b>OTHER RECOMMENDATIONS</b></p>	<p>NHCD Staff recommends that all infill development tools be adopted as options in all parts of the combined neighborhood planning area in order to provide the greatest support of the Imagine Austin Household Affordability goals.</p>
<p><b>DATE PREPARED:</b></p>	<p>July 18, 2014</p>
<p><b>DIRECTOR'S SIGNATURE:</b> BETSY SPENCER</p>	