



**Late Backup**  
City of Austin

**96/108**

## ADDENDUM

### Neighborhood Housing and Community Development Department

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Addendum to the Affordability Impact Statement on recommended code amendments to The City of Austin Land Development Code Sections 25-2-744 (two-family residential use), 25-2-1463 (secondary apartment regulations), and Chapter 25-6 Appendix A relating to accessory dwelling units.

Resolution No. 20140612-062

This addendum serves to provide sections of the 2015 Analysis of Impediments to Fair Housing Choice report (AI) that speak to the relationship between development regulations tied to accessory or secondary dwelling units and the development or preservation of affordable housing. The findings of the Analysis of Impediments (AI) support the Affordability Impact Statement on proposed code amendments related Accessory Dwelling Units. The AI was not finalized at the time the original Affordability Impact Statement was completed. Moving forward NHCD staff will utilize the Analysis of Impediments as a primary reference for all Affordability Impact Statements.

The 2015 Analysis of Impediments to Fair Housing Choice Report identifies limits on accessory dwelling units as a barrier to fair housing choice.

#### **Moderate Priority Barriers**

**6. Overly complex land use regulations limit housing choice and create impediments to housing affordability.** These include: minimum site area requirements for multifamily housing, limits on ADUs, compatibility standards, overly restrictive neighborhood plans and excessive parking requirements. At the time this AI was conducted, the City of Austin was in the process of updating its land use code and regulations. This process included an examination and identification of barriers to housing choice. The barriers range from overly prescriptive site area standards for single and multifamily housing (specifically in sections 25-2-558 and 25-2-563) to limits on accessory dwelling units to a lengthy development review process, even for affordable housing incentive programs. (Section V, Page 3)

#### **The Demographic Analysis states that:**

**Impact of age on housing choice.** The growth of the Baby Boomer age cohort—many of whom are in their prime earning years—has contributed to demand for higher-priced, luxury housing products, particularly as the economy and housing market recovered. Baby Boomers will continue to have a large influence on the housing market due to their large numbers. This may mean a growing demand for smaller units with walkability and transit access. (Section II, Page 3)