



AFFORDABILITY IMPACT STATEMENT

NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT

CITY COUNCIL AGENDA:

RESOLUTION No: 20140612-062

PROPOSED CODE AMENDMENT:	PROPOSED AMENDMENTS TO THE LAND DEVELOPMENT CODE AMENDING SECTIONS 25-2-774 (TWO-FAMILY RESIDENTIAL USE), 25-2-1463 (SECONDARY APARTMENT REGULATIONS), AND CHAPTER 25-6 APPENDIX A (TABLES OF OFF-STREET PARKING AND LOADING REQUIREMENTS) OF THE CITY CODE RELATING TO ACCESSORY DWELLING UNITS.
IMPACT ON REGULATORY BARRIERS TO AFFORDABLE HOUSING DEVELOPMENT	<input checked="" type="checkbox"/> POSITIVE <input type="checkbox"/> NEGATIVE <input type="checkbox"/> NEUTRAL THE PROPOSED CODE AMENDMENT SUPPORTS THE GOALS OF IMAGINE AUSTIN HOUSING AND NEIGHBORHOOD POLICY 1: DISTRIBUTE A VARIETY OF HOUSING TYPES THROUGHOUT THE CITY TO EXPAND THE CHOICES AVAILABLE TO MEET THE FINANCIAL AND LIFESTYLE NEEDS OF AUSTIN'S DIVERSE POPULATION.
LAND USE / ZONING OPPORTUNITIES FOR AFFORDABLE HOUSING DEVELOPMENT	<input checked="" type="checkbox"/> POSITIVE <input type="checkbox"/> NEGATIVE <input type="checkbox"/> NEUTRAL
IMPACT ON COST OF DEVELOPMENT	<input checked="" type="checkbox"/> POSITIVE <input type="checkbox"/> NEGATIVE <input type="checkbox"/> NEUTRAL ALLEVIATING SOME REGULATIONS AFFECTING THE DEVELOPMENT OF ACCESSORY DWELLING UNITS CAN REDUCE THE COST OF HOUSING DEVELOPMENT. THIS INCLUDES: - REDUCTION IN THE MINIMUM DISTANCE FROM THE PRINCIPLE STRUCTURE - REMOVING THE REQUIREMENT THAN AN ACCESSORY DWELLING UNIT BE SERVED BY AN ALLEY OR PAVED DRIVEWAY - REDUCTION IN THE PARKING REQUIREMENT FOR ACCESSORY DWELLING UNITS

IMPACT ON PRODUCTION OF AFFORDABLE HOUSING	<input checked="" type="checkbox"/> POSITIVE <input type="checkbox"/> NEGATIVE <input type="checkbox"/> NEUTRAL THE PROPOSED AMENDMENTS COULD HAVE A POSITIVE IMPACT ON THE DEVELOPMENT OF ACCESSORY DWELLING UNITS. ACCESSORY DWELLING UNITS AS A HOUSING TYPE COULD PROVIDE OPPORTUNITIES FOR HOUSING THAT IS MORE AFFORDABLE TO MORE PEOPLE AS WELL AS PROVIDE PROPERTY OWNERS WITH AN OPPORTUNITY TO CREATE AN ADDITIONAL REVENUE STREAM THEREBY IMPROVING OVERALL HOUSEHOLD AFFORDABILITY.
PROPOSED CHANGES IMPACTING HOUSING AFFORDABILITY:	ACCESSORY DWELLING UNITS ARE A HOUSING TYPE THAT HAS BEEN UTILIZED BY DEVELOPERS OF INCOME RESTRICTED AFFORDABLE HOUSING. THE PROPOSED AMENDMENTS WOULD REMOVE BARRIERS TO USING THIS HOUSING TYPE AS A TOOL TO PRODUCE INCOME RESTRICTED AFFORDABLE HOUSING.
ALTERNATIVE LANGUAGE TO MAXIMIZE AFFORDABLE HOUSING OPPORTUNITIES:	
OTHER HOUSING POLICY CONSIDERATIONS:	
DATE PREPARED:	FEBRUARY 2, 2015 (REVISED AND SIGNED JUNE 1, 2015)

DIRECTOR'S SIGNATURE: Bh Copic for Betsy Spencer



City of Austin

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ADDENDUM

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)