



## AFFORDABILITY IMPACT STATEMENT

NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT

CITY COUNCIL AGENDA: MARCH 2, 2017

TRANSPORTATION MITIGATION ORDINANCE

PROPOSED CODE AMENDMENT:	PROPOSED CHANGES WOULD AMEND SECTION 25-6 OF THE LAND DEVELOPMENT CODE TO CLARIFY AND CODIFY PROVISIONS REQUIRING TRAFFIC IMPACT MITIGATION FOR PROPOSED DEVELOPMENTS THAT ARE NOT CURRENTLY REQUIRED TO PERFORM A TRAFFIC IMPACT ANALYSIS AS A CONDITION OF DEVELOPMENT APPROVAL.
IMPACT ON IMPLEMENTATION OF IMAGINE AUSTIN VISION, GOALS AND PRIORITIES	<input type="checkbox"/> POSITIVE <input type="checkbox"/> NEGATIVE <input checked="" type="checkbox"/> NEUTRAL  THE PROPOSED CHANGES WOULD ADD SHORT-TERM COSTS TO DEVELOPERS IN EXCHANGE FOR LONG-TERM SAVINGS FOR THE CITY TAX BASE. REQUIRED MITIGATION WOULD INCREASE COST OF DEVELOPMENT IN THE SHORT-TERM BUT POTENTIALLY DECREASE THE NEED FOR LARGE SCALE MOBILITY BONDS IN THE FUTURE. THE PROPOSED CHANGES COULD RESULT IN IMPROVEMENTS WHICH MAY DECREASE RESIDENTS TRANSPORTATION COSTS, AND IMPROVE THEIR SAFETY.
LAND USE / ZONING OPPORTUNITIES FOR AFFORDABLE HOUSING DEVELOPMENT	<input type="checkbox"/> POSITIVE <input type="checkbox"/> NEGATIVE <input checked="" type="checkbox"/> NEUTRAL  PROPOSED CHANGES CLARIFY REQUIREMENTS FOR RIGHT-OF-WAY DEDICATION AS IT RELATES TO TRANSPORTATION IMPROVEMENTS.
IMPACT ON COST OF DEVELOPMENT	<input type="checkbox"/> POSITIVE <input type="checkbox"/> NEGATIVE <input checked="" type="checkbox"/> NEUTRAL  PROPOSED CHANGES MAY REQUIRE DEVELOPERS TO FUND OR BUILD INFRASTRUCTURE IMPROVEMENTS FOR PROPOSED DEVELOPMENTS THAT DO NOT TRIGGER THE NEED FOR A TRAFFIC IMPACT ANALYSIS. THESE COSTS WILL LIKELY BE PASSED ON TO THE END RENTER OR HOMEBUYER. HOWEVER, PROPOSED CHANGES HAVE BEEN INCORPORATED TO ALLOW A PARTIAL OR FULL WAIVER FOR S.M.A.R.T. HOUSING CERTIFIED PROJECTS.
IMPACT ON PRODUCTION OF AFFORDABLE HOUSING	<input type="checkbox"/> POSITIVE <input type="checkbox"/> NEGATIVE <input checked="" type="checkbox"/> NEUTRAL  PROPOSED CHANGES HAVE BEEN INCORPORATED TO ALLOW A PARTIAL OR FULL WAIVER FOR S.M.A.R.T. HOUSING CERTIFIED PROJECTS. THIS ORDINANCE SHOULD NOT HAVE A NEGATIVE IMPACT ON THE PRODUCTION OF AFFORDABLE HOUSING.
PROPOSED CHANGES IMPACTING HOUSING AFFORDABILITY:	THE POTENTIAL REQUIREMENT FOR DEVELOPMENTS THAT DO NOT TRIGGER THE NEED TO PERFORM A TRAFFIC IMPACT ANALYSIS TO PAY FOR AND/OR CONSTRUCT TRANSPORTATION MITIGATION INFRASTRUCTURE AS A CONDITION OF DEVELOPMENT APPROVAL. THE ORDINANCE DOES INCLUDE A WAIVER WHICH HAS A POSITIVE IMPACT FOR AFFORDABLE DEVELOPMENTS.

ALTERNATIVE LANGUAGE TO MAXIMIZE AFFORDABLE HOUSING OPPORTUNITIES:	CONSIDER REMOVING "S.M.A.R.T. HOUSING PROGRAM" FROM SECTION 25-6-103 AND CHANGE TO "CERTAIN PROJECTS CERTIFIED AS AFFORDABLE BY THE NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT OFFICE".
OTHER HOUSING POLICY CONSIDERATIONS:	NONE.
DATE PREPARED:	02/27/2017
DIRECTOR'S SIGNATURE: <u>By Copic for Rosie Truelove</u>	