



AFFORDABILITY IMPACT STATEMENT
NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT
CITY COUNCIL AGENDA: 08/05/2010 CASE NUMBER:

#51

PROPOSED CODE AMENDMENT:	AMENDING CHAPTER 25-2, SUBCHAPTER F (RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS) TO INCLUDE THE AREA BOUNDED BY BEN WHITE BOULEVARD ON THE NORTH, INTERSTATE HIGHWAY 35 ON THE EAST, WILLIAM CANNON DRIVE ON THE SOUTH, AND MANCHACA ROAD ON THE WEST.
IMPACT ON REGULATORY BARRIERS TO HOUSING DEVELOPMENT	<input checked="" type="checkbox"/> INCREASE <input type="checkbox"/> DECREASE <input type="checkbox"/> NO IMPACT
LAND USE / ZONING OPPORTUNITIES FOR AFFORDABLE HOUSING DEVELOPMENT	<input type="checkbox"/> INCREASE <input checked="" type="checkbox"/> DECREASE <input type="checkbox"/> NO IMPACT
IMPACT ON COST OF DEVELOPMENT	<input checked="" type="checkbox"/> INCREASE <input type="checkbox"/> DECREASE <input type="checkbox"/> NO IMPACT
PROPOSED CHANGES IMPACTING HOUSING AFFORDABILITY:	<p>THIS ORDINANCE EXPANDS THE BOUNDARIES OF AN EXISTING ORDINANCE BUT DOES NOT EXPAND OR INCREASE THE REGULATIONS GOVERNING SINGLE FAMILY DEVELOPMENT.</p> <p>NHCD IS ENCOURAGING ALL NEIGHBORHOOD PLANS TO ADOPT INFILL OPTIONS TO HELP ADDRESS AFFORDABILITY. THE RESIDENTIAL DESIGN DIMENSION CONTROLS CONFLICT WITH MOST INFILL HOUSING OPTIONS BECAUSE OF THE SMALLER ALLOWED LOT SIZES. THE SMALLER LOT SIZES LEND THEMSELVES FOR MULTI-STORY DEVELOPMENT TO ACCOMMODATE FAMILIES HOWEVER THE BUILDING ENVELOP AND DIMENSION CONTROLS MAKE IT DIFFICULT TO BUILD TWO-STORY HOMES ON SMALL LOTS.</p>
ALTERNATIVE LANGUAGE TO MAXIMIZE AFFORDABLE HOUSING OPPORTUNITIES:	NHCD CONTINUES TO RECOMMEND THAT THE RESIDENTIAL DESIGN ORDINANCE EXCLUDE LOTS THAT ARE LESS THAN 5,750 SQUARE FEET AND/OR HOMES THAT ARE LESS THAN 1,500 SQUARE FEET ENTIRELY FROM THE ORDINANCE.
OTHER RECOMMENDATIONS:	
DATE PREPARED:	AUGUST 5, 2010

DIRECTOR'S SIGNATURE: _____
ELIZABETH A. SPENCER