



AFFORDABILITY IMPACT STATEMENT

NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT

PLAZA SALTILLO REGULATING PLAN AMENDMENT (TOD URBAN MIXED USE SUBDISTRICT)

Item # 34
PAZ

PROPOSED CODE AMENDMENT:	THIS ORDINANCE WOULD AMEND THE PLAZA SALTILLO TRANSIT ORIENTED DEVELOPMENT REGULATING PLAN TO INCORPORATE A NEW SUBDISTRICT (TOD URBAN MIXED USE) AND REZONE THE TWO LOTS OWNED BY AUSTIN HABITAT FOR HUMANITY AT 1409 AND 1411 EAST 4 TH STREET TO THIS NEW SUBDISTRICT.
LAND USE / ZONING OPPORTUNITIES FOR AFFORDABLE HOUSING DEVELOPMENT	<input checked="" type="checkbox"/> POSITIVE <input type="checkbox"/> NEGATIVE <input type="checkbox"/> NEUTRAL THE NEW SUBDISTRICT INCORPORATES A NEW DENSITY BONUS AKA "SUPER DENSITY BONUS" THAT WHEN UTILIZED REQUIRES THE PROVISION OF 75% OF THE HABITABLE SQUARE FOOTAGE OF A DEVELOPMENT TO BE PROVIDED AS INCOME RESTRICTED UNITS, INCLUDING INCOME RESTRICTIONS AT DEEPER LEVELS OF AFFORDABILITY THAN CURRENTLY EXISTS IN ANY OTHER DENSITY BONUS POLICY IN THE CITY.
IMPACT ON COST OF DEVELOPMENT	<input type="checkbox"/> POSITIVE <input type="checkbox"/> NEGATIVE <input checked="" type="checkbox"/> NEUTRAL NO IMPACT FORESEEN.
IMPACT ON PRODUCTION OF AFFORDABLE HOUSING	<input checked="" type="checkbox"/> POSITIVE <input type="checkbox"/> NEGATIVE <input type="checkbox"/> NEUTRAL THE APPLICATION OF THIS ZONING AND USE OF ITS DENSITY BONUS AT THE LOTS AT 1409 AND 1411 EAST 4 TH STREET WILL RESULT IN MORE INCOME-RESTRICTED AFFORDABLE UNITS, AT DEEPER LEVELS OF AFFORDABILITY THAN LIKELY COULD BE REASONABLY PROVIDED AT THESE SITES CURRENTLY. ADDITIONALLY, ANY USE OF THIS ZONING SUBDISTRICT AND DENSITY BONUS IN THE PLAZA SALTILLO REGULATING DISTRICT THEREAFTER WOULD LIKELY RESULT IN THE PROVISION OF MORE INCOME-RESTRICTED UNITS AT DEEPER LEVELS OF AFFORDABILITY.
PROPOSED CHANGES IMPACTING HOUSING AFFORDABILITY:	THE CREATION OF THE TOD URBAN MIXED USE SUBDISTRICT IN THE PLAZA SALTILLO REGULATING DISTRICT, AND ANY USE OF ITS CORRESPONDING DENSITY BONUS.
ALTERNATIVE LANGUAGE TO MAXIMIZE AFFORDABLE HOUSING OPPORTUNITIES:	
OTHER HOUSING POLICY CONSIDERATIONS:	
DATE PREPARED:	MARCH 6. 2018

MANAGER'S SIGNATURE: