

**ATTACHMENT #13**

Housing Affordability Impact Statements



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
Office of the Chairman, Montgomery County Planning Board

June 25, 2003

The Honorable Michael L. Subin  
President, Montgomery County Council  
Stella B. Werner Council Office Building  
Rockville, MD 20850

RE: Housing Affordability Impact Statements

Dear ~~Mr.~~ <sup>Mike</sup> Subin:

During the March 23, 2003 PHED Committee deliberations regarding *Housing Montgomery*, County Council members expressed an interest in exploring the notion of Housing Affordability Impact Statements, in order to proactively monitor the implications of policy, planning, and regulatory decisions on the present and future supply, demand, and affordability of housing. Council member Nancy Floreen requested more information about jurisdictions that have been successful in the application of such impact statements. In response, the Strategic Planning Division prepared the attached information packet for County Council, Planning Board, and staff consideration.

Two of the most notable jurisdictions to have successfully institutionalized Housing Affordability Impact Statements are San Diego, California, and Austin, Texas. Austin has mandated the use of Impact Statements, while San Diego has simply requested departmental compliance. A strong on-going management commitment in these jurisdictions insures preparation of the Impact Statements, despite competing priorities and limited staff resources. Both jurisdictions have assigned priority status to all efforts that will increase the supply of affordable housing for their respective workforces.

Impact Statements are used in San Diego and Austin a) to proactively prevent immediate and future losses in the existing housing stock, b) to identify opportunities to expand the future supply of housing, and c) to identify opportunities to reduce gentrification. Impact Statements assign staff a permanent and consistent responsibility to monitor housing supply and affordability, particularly when dealing with projects and initiatives that could impact housing supply.

The Planning Board will consider possible implementation of this new technique during a *Housing Montgomery* status work session scheduled for July 24.

Simultaneously, the County Council might consider the following:

1. Initiate the use of impact statements for selected policy initiatives, regulations, and plans on an exploratory basis.
2. Stipulate that selected boards, committees, and other bodies that report to the County Council accompany their recommendations and reports with Housing Affordability Impact Statements. (A housing briefing to the respective groups to help broaden understanding of the housing issue might well precede this effort.)

Accompanying these efforts will be a regular quarterly housing update to both the Planning Board and County Council, using a new quantitative/geographic reporting template. If the County Council has any questions regarding this initiative, please direct them to Melissa Cuñha Banach, Chief, Strategic Planning Division, (301) 495-4509.

Sincerely



Derick P. Berlage  
Chairman

DPB:MCB:dk

cc: Montgomery County Council  
Montgomery County Planning Board  
Elizabeth Davison  
Strategic Planning Division

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# **HOUSING AFFORDABILITY IMPACT STATEMENTS**

**REVIEW OF POLICY AND PRACTICE  
IN SAN DIEGO, CALIFORNIA AND AUSTIN, TEXAS**

Prepared by

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**STRATEGIC PLANNING DIVISION  
MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**

May 2003

# Housing Affordability Impact Statements

## *Review of Policy and Practice San Diego, California and Austin, Texas*

### 1. Objectives

Affordable Housing Impact Statements serve to inform, educate, and better ensure that government process and actions do not undermine the goal of expanding the supply and affordability of housing.

### 2. Application

Affordable Housing Impact Statements are mandatory in Austin and discretionary in San Diego, and are an integral part of the review process for master plans, development proposals, policy initiatives and regulations.

#### ***Application in San Diego***

Early in the 1990's, San Diego began to promote a policy that requires community planners and staff throughout the government to include Affordable Housing Impact Statements in development proposals involving master plan amendments and re-zonings.

As the housing crisis worsened and began to threaten the future economic health and growth of the city and the region, the San Diego Planning Commission and the City Council further expanded staff responsibility to identify and analyze possible effects (positive or negative) of all policies, plans, and regulations on the overall housing supply, demand, and affordability. The Planning Director, together with the Director of Development Services, issued a memorandum in 2002 (See Attachment # 1) laying out expanded procedures and clear guidelines for preparing impact statements. Attachment # 2 is a sample of statements from San Diego.

#### ***Application in Austin***

The requirements for Affordable Housing Impact Statement in Austin are similar to those in San Diego. Unlike San Diego, however, Austin's Office of Neighborhood Housing and Community Development prepares all Affordable Housing Impact Statements. Other departments, including the Planning Department, are responsible for securing such Affordable Housing Impact

Statements before proposing policies, regulations, rules, process changes, plans or budget recommendations that could impact the supply and cost of housing. Attachment # 3 is a sample of statements from Austin. Independent boards and commissions are required to prepare Affordable Housing Impact Statements before submitting recommendations to the City Council or City Manager.

### 3. Outcomes

#### ***Outcomes in San Diego***

There is no documented assessment yet of the outcome of Affordable Housing Impact Statements in San Diego.

#### ***Outcomes in Austin***

The number of new S.M.A.R.T.<sup>1</sup> housing units in Austin increased from about 150 new single family and multi-family units to 1400 units in 2002. Current projections suggest that 2,000 additional units will be provided in 2003. The Affordable Housing Impact Statement, being part of the multi-dimensional S.M.A.R.T. Housing Policy adopted on April 20, 2000, is credited by the City Council with contributing to this success. A number of proposed ordinance and rules have been either modified or withdrawn due to their identified possible negative impact on housing affordability.

### 4. Methodology

#### ***Methodology in San Diego***

In San Diego, it is required that housing impacts are identified and analyzed early in the regulatory review process, at all stages of the planning process, and in policy development in order to promptly notify applicants and appropriate decision makers.

Housing impacts are identified during the preliminary plan review process. For those projects that do not utilize the preliminary plan review process, it is required that housing issues should be identified and analyzed as thoroughly as possible during the first review cycle.

#### ***Methodology in Austin***

In Austin, community planners are required to consult with housing planners in the Department of Housing and with redevelopment agencies at the outset of planning or regulatory review so that the housing planners can provide detailed analysis and statement of housing impact. Community planners are required to

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<sup>1</sup> The Austin City Council adopted the Smart Housing Initiative on April 20, 2000 as a response to the worsening housing crisis in the city. The purpose is to stimulate the production of new housing that is **Safe, Mixed-Income, Accessible, Reasonably Priced and Transit Oriented.**

write a summary of the Housing Impact Statement in the issue section of their plans and reports.

Senior management clearly specifies, and publicizes among staff, the required outline for the preparation of impact statements as follows:

For proposals to construct new housing:

- i. Types of housing proposed
- ii. Anticipated price or rent for the new units
- iii. Impacts on the supply of housing available to low and moderate income residents
- iv. Availability of inclusionary housing
- v. Number of units to be demolished/replaced
- vi. Proposed density in relation to existing density

For proposals that do not include a housing component:

- i. Anticipated housing demand to be created by the proposal
- ii. Affordability level of housing needed to serve new demand
- iii. Feasibility of adding a housing component to the proposed project
- iv. Amount of housing that appears feasible on the property
- v. Jobs/housing balance

For fee, regulation or other proposals:

- i. Impacts on cost of housing
- ii. Impacts on project processing times
- iii. Estimated housing gains or losses per year resulting from policy.

**5. General Observations Regarding Formats and Contents of the Sample Statements**

The sample statements from Austin are detailed, well-written, and formal memorandums using an established format. They provide concise information and discussion of project implications to housing affordability and supply. In contrast, in spite of the detailed memorandum clearly defining the requirements of statements, the samples from San Diego are different in two key respects:

- 1) They are not presented as separate formal documents dealing specifically with the impact of policies and plans on affordable housing. Instead they take the form of references in various parts of staff reports. Consequently, they do not follow an established clear, logical format or presentation of issues.
- 2) In spite of the existence of strong policy guidelines to prepare impact statements, as depicted by the memorandum in Attachment # 1,



implementation is left to the discretion of department heads. As a result, the analyses are not consistent.

These contrasts underlie the need for a combination of strong leadership, clear guidelines, and a well-refined template to guide the development of housing impact statements, and manage limited staff resources.

ATTACHMENT #1

CITY OF SAN DIEGO, CALIFORNIA

- 1.a. MEMORANDUM SPELLING OUT PROCEDURES FOR WRITING HOUSING IMPACT STATEMENTS
  
- 1.b. SAMPLE HOUSING IMPACT STATEMENTS

CITY OF SAN DIEGO  
M E M O R A N D U M

DATE: February 22, 2002

TO: Planning and Development Services Departments Staff

FROM: S. Gail Goldberg, Planning Director, and  
Tina P. Christiansen, Development Services Director

SUBJECT: Housing Impact Statement - Procedure For Addressing Housing Impacts When Reviewing Proposals For New Developments, Policies or Regulations

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**BACKGROUND AND SUMMARY**

During the past decade the overall housing supply and particularly the supply of affordable housing in San Diego has failed to keep up with population and employment growth. Recently this issue has received heightened attention from members of the Planning Commission and City Council. The problem is now being described as a crisis and as a critical factor that will impact the future economic health and growth of this City (see attachment - *The San Diego Union Tribune* editorial about housing crisis). The City has also committed in the recently adopted Housing Element of the General Plan to take a variety of actions necessary to ensure the provision of sufficient housing to accommodate San Diego's anticipated share of regional growth. Therefore, the Commission and Council have requested that staff place greater emphasis on identifying housing impacts when evaluating future development proposals and new policies or regulations.

This memo discusses the procedures to be followed in analyzing housing impacts of proposed developments and policies/regulations. It describes impact statements and analysis regarding housing that should be included in staff reports for discretionary projects and policy initiatives that contain a housing component and/or potentially impact housing supply, demand or affordability. The memo updates and replaces a policy memo regarding housing affordability impact statements that was distributed to staff on October 19, 1999.

A Housing Affordability Impact Statement has been required in certain staff reports since the early 1990's. In the past only those development proposals involving plan amendments or rezonings were required to include a housing affordability impact statement and the emphasis was primarily on impacts to affordable housing units rather than on overall housing supply.

The four most significant elements in the new policy are as follows:

1. Housing issues should be identified early in the process of reviewing development projects and/or policy initiatives. These issues should be identified during preliminary review meetings where feasible and otherwise during the first review cycle.
2. The applicable community planner should consult with the General Plan section-housing planner, Housing Commission, and applicable redevelopment agencies at the outset of project review and ask them to comment on those projects that have significant housing implications.
3. A Housing Impact Statement should be included in the reports to Planning Commission and City Council for all discretionary projects and policy initiatives that could impact on housing supply, demand or affordability. Report shells should be modified to replace the former Housing Affordability Impact section with a Housing Impact section.
4. The impact statements, which were previously focused on impacts to housing affordability, should now be broadened to include impacts on overall housing supply and demand as well as affordability.

The revised policy on assessing housing impacts and preparing housing impact reports is described in more detail below:

## **REVISED POLICY ON HOUSING IMPACT REPORTS**

### **1. Early Identification Of Housing Impacts**

When a project or policy is submitted for review, its impact on overall housing supply and on the availability of affordable housing stock should be analyzed at the outset. For projects utilizing the preliminary review procedure, the issue of housing impacts should be identified during the preliminary review process and applicants should be informed during this review that projects that would reduce the existing or potential future housing supply, or would reduce the availability of affordable housing, will be reviewed critically by staff, the Planning Commission and/or City Council. For those projects that do not utilize the preliminary review process, housing issues should be identified and analyzed as thoroughly as possible during the first review cycle. Housing issues should also be identified in plan amendment initiation reports.

During the preliminary review and first review cycle phases the applicable community planner should provide the Development Project Manager with as much information as possible regarding the impacts of a project on overall housing supply and upon the supply of affordable units. They should consult with housing planners in the Planning Department's General Plan section as necessary to aid in identifying and analyzing these issues. In some instances, consultation with Housing Commission and redevelopment staff may be necessary to gain an understanding of the potential housing impacts of a project or policy initiative. The applicable staff and agencies should be asked by the community planner to formally comment on proposals that have significant housing implications.

If staff is able to determine during the early review stages that the recommendation to approve or deny a project will likely be influenced by housing issues, applicants should be informed of this. In some cases the implications regarding recommendations will not become clear until later in the review process after more detailed analysis has taken place. Applicants should be warned as soon as possible if a housing issue will result in a negative staff recommendation.

## **2. Types of Projects that require a Housing Impact Statement**

A Housing Impact Statement should be provided for all projects that have potentially significant impacts on housing affordability, supply or demand. This includes the following types of projects:

- Proposals to build new housing
- Proposals to remove, demolish or rehabilitate existing housing
- Proposals to rezone and/or redesignate land in a community plan that would result in an increase or decrease in the potential residential supply on a property
- Proposals to develop office, industrial, entertainment, educational, health care and retail facilities that could increase demand for housing in their vicinity
- Proposals for office and retail redevelopment projects that may provide opportunities to obtain additional housing in a mixed use setting
- Proposals to increase or decrease fees (including housing trust fund fees, facilities benefit assessment fees, development impact fees and special park fees)
- Proposals to modify development processing regulations or Land Development Code provisions related to residential development

## **3. Projects requiring detailed Analysis of Housing Impacts**

In addition to a Housing Impact Statement in the Summary/Issues section of planning reports, a more detailed analysis should be included in the body of the report for those projects and policy initiatives that have particularly significant impacts on the supply of, demand for, location and distribution of housing. In general, these are the projects in which the housing issue will influence the recommendation made on a proposal.

## **4. Factors to address in Housing Impacts Statement and Analysis**

The discussion of proposals to construct new housing should address the following factors:

- Type of housing proposed (multi- or single-family, rental or condo, size and number of bedrooms in planned units)
- Market segment targeted (anticipated price or rent for new units)
- Impacts to the supply of housing available to low and moderate income residents is particularly important
- Whether the project includes inclusionary housing units (units affordable to low and/or moderate income households as defined in General Plan Housing Element)
- Number of units and approximate rent or price of units to be demolished/replaced by proposed project
- Density proposed in relation to allowable density (Does it fall within the community plan density range?)
- Density proposed in relation to density in surrounding neighborhood
- Relationship of housing type and cost compared to income levels and job base in the area of City where project is proposed

For proposals that do not include a housing component, the analysis should include the following factors:

- Description/quantification of housing demand anticipated to be created by proposal including type and affordability level of housing needed to serve demand anticipated to be created from proposal (by employees, students, retirees etc.)
- Feasibility of adding a housing component to proposed project
- Quantification of the amount of housing that appears feasible on the subject property
- Description of jobs/housing balance situation in community where project is proposed

For fee, regulation or other policy proposals, the analysis should include the following factors:

- Impacts on costs of housing
- Impacts on project processing times
- Estimate regarding number of units to be gained or lost annually as a result of policy change

## **5. Responsibility for preparing Housing Impact Statements and Analysis**

It will be the responsibility of community planners to write the Housing Impact Statement and Analysis for projects impacting specific communities. They should consult with the housing planner(s) from the General Plan staff as necessary. The General Plan staff will be responsible for preparing or working with Development Services Department staff to prepare the portions of reports relating to housing impacts for citywide projects and proposals such as ordinances relating to development processing and fees. Staff from Housing Commission, Facilities Financing and Community and Economic Development will be responsible for providing information to the community planners as needed.

## **6. Staff Report Recommendations**

There is no definitive rule regarding when and the degree to which a housing impact should influence the overall planning report recommendation to approve, deny or modify a project. Housing impacts are often only one of several factors that will determine staff recommendation on a particular project or policy initiative. The Housing Impact Statement and Analysis are being required for purposes of educating and disclosing information to the decision making bodies and not necessarily to affect overall recommendations. In some instances housing is the key issue and will be a primary determinant in a staff recommendation. In cases where there is uncertainty regarding a report recommendation it will be necessary for the Development Project Manager to coordinate with staff planners and management in making determinations regarding recommendations.

## **EXAMPLES**

Some examples of projects and policies with an indirect impact on housing are described below for reference with a discussion of how the housing impact issue should be treated for each.

### **1. A proposed Plan Amendment to add office space in University City**

Such a proposal would have housing implications because this area of the City has a jobs housing imbalance. Not nearly enough housing is available in the University Community or surrounding communities to serve even the existing employees and students in the area let alone new employees. This issue should be discussed with the applicant at the outset of project processing and staff should request that the applicant consider revising the project to include a housing component and perhaps a reduced office component. The Planning Commission report should include a discussion of the housing impact issues — summarized in the Housing Impact Statement and analyzed in more detail in the body of the report. An attempt should be made to quantify the housing demand created by the proposed office development and to analyze whether the proposed project could be modified to include a housing component that would accommodate housing demand equivalent to that created by the office space. The analysis should also address the type and affordability level of housing demand that would be created by the office proposal. In this case the housing issues could affect the staff recommendation on the proposal.

**2. A proposal to replace ten older housing units with twenty larger units**

**In Uptown** Such a proposal would likely have negative impacts on housing affordability in an area which already lacks affordable housing. However, the proposal would also have a favorable impact on overall housing supply. In this instance it would be necessary to summarize the housing supply and affordability impacts in the summary section of the report and to analyze them in more detail in the analysis section. Some important issues to analyze are condition and income characteristics of the existing units proposed for demolition, anticipated price range and target population for the proposed units, and concentration of affordable units and vacancy rate in the surrounding neighborhood. It would also be important to learn if any relocation plan or assistance is proposed as part of the projects. The feasibility of alternatives to the proposal such as retention/rehabilitation of the existing units and/or construction of a larger number or more affordable replacement units should be examined. The applicant should be informed of these issues at the earliest possible stage of project and should be asked to supply some of the existing conditions information necessary for the staff analysis.

**In La Jolla** This example is similar to the previous one except that Coastal Zone regulations regarding relocation and replacement units would be applicable. These regulations, applicable to projects with 4 or more units, are described in Land Development Code section 143.0810. The Coastal Zone requirements would in this case be a key determinant regarding the project recommendation.

**In the College Redevelopment Area** This example is similar to the previous two except that redevelopment area requirements pertaining to relocation and replacement units would be applicable and Coastal regulations would not apply. Redevelopment or CCDC staff should be consulted regarding these issues in this example.

**3. Proposed rezoning and Plan Amendment to construct multi-family housing on a site designated for industrial use in Scripps**

In this case, the housing impacts, which would be positive, could be summarized in the Housing Impact Statement in the Summary section of the report. This description should indicate the number, size,

product type, and target population for the new units and should indicate how much housing of this type proposed exists in the surrounding community. Demand for housing in the surrounding area should be discussed including a discussion of employment and jobs/housing balance. The positive impacts of adding housing supply in the proposed location would need to be weighed against loss of employment lands, and discussed in relation to available services and infrastructure in the analysis section of the report.

#### **4. A Proposal to build a 200 Unit Single-Family Project in Pacific Highlands Ranch**

Such a proposal would have positive impacts on housing affordability and housing supply. Since Pacific Highlands Ranch is in the North City Future Urbanizing Area, residential development there is subject to an existing inclusionary housing requirement that currently applies only to the North City and Beeler Canyon Future Urbanizing Areas. This requirement mandates that 20% of the units be affordable to low- and/or moderate-income individuals. It will be necessary for the applicant to work with the Housing Commission to determine how these guidelines can best be achieved on a particular project. Options are available for providing rental or ownership housing at various affordability levels. In many cases the developer will also have the option of participating in affordable projects off site but within the planning area. The Housing Impact Statement should address the anticipated price or rent and target population for the market rate units as well as the required affordable units. The location/placement of the affordable units in relation to the market rate units should also be addressed.

#### **5. A Proposal to increase Development Impact Fees to pay for Infrastructure needs**

Such a proposal would likely be passed on to new homebuyers resulting in somewhat higher housing costs, which can be quantified easily. In this instance it would be necessary to summarize and quantify the anticipated impact to housing costs in the Housing Impact Statement. If the fee increases are determined to be significant enough to potentially impede housing development, a more detailed discussion of this issue should be included in the analysis section of the planning report. The housing impacts would be one of a number of issues to consider in making a recommendation on such a proposal.

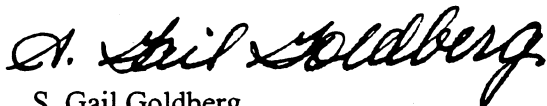
The examples above illustrate only a sample of the types of proposals that have housing impacts. A more comprehensive list follows. Even this list does not include every possible permutation of proposal that would have housing impacts. Each of these proposal types could occur inside or outside the coastal zone, redevelopment areas or planned districts, resulting in differing regulations applying.

- Change from commercial or industrial designation and/or zoning to residential
- Change from residential designation and/or zoning to commercial or industrial
- New residential replaces old residential—increase or decrease in number of units
- New residential replaces old residential—no change in number of units but increase or decrease in affordability
- Residential demolition proposal—no plans for redevelopment revealed



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February 22, 2002

- Redevelopment proposal to include residential in mixed use project
- Redevelopment proposal that does not include residential where residential use would be permitted and/or desirable
- Proposal to increase or decrease residential designation or zoning
- Proposed increase or decrease in fees housing developers' pay
- Proposed increase or decrease in regulations applying to residential developers



S. Gail Goldberg  
Planning Director



Tina P. Christiansen  
Development Services Director

WML/wml

Attachment: January 20, 2002, *The San Diego Union Tribune* editorial, San Diego's Housing Crisis

cc: Elizabeth Morris, Chief Executive Officer, Housing Commission  
Hank Cunningham, Community and Economic Development Director

**Addressing San Diego's Housing Crisis**

*The San Diego Union Tribune*; San Diego, Calif; Jan 20, 2002; Toni Atkins and Ralph Inzunza

San Diego is in the midst of a housing crisis in terms of affordability and availability that threatens to cripple economic development in the region for the next generation. It is estimated that the city of San Diego will need to build approximately 40,000 units by 2006 to accommodate the projected growth in our population.

The housing shortage has caused a severe inequality in the housing market both in home purchase prices and area rents. The median price of a resale home in San Diego has climbed to \$284,000, while the median cost of a new home is a staggering \$331,000. This means that a family needs to have an annual income of \$95,000 to purchase a home, yet the median family income for our residents is only \$56,900.

Home ownership is now officially out of reach for most San Diegans. In fact, San Diego has one of the lowest home ownership rates in the country with fewer than 57 percent of area residents owning their homes, compared to 67 percent nationwide. Furthermore, our business and educational institutions continue to warn that our area's high home prices are forcing our work force out of the region, making retention and recruitment of qualified employees more difficult.

We continue to see rental vacancy rates at 1 percent to 2 percent. Lack of rental stock has pushed rents steadily upward over the last few years. We know from experience that when the rental vacancy rates were at or above 5 percent, as they were in 1998, we have lower rents. We need to continue to work to get back to this economically healthy vacancy rate.

The city Council must aggressively work to increase the supply of quality housing. Generally, increasing our housing stock is one of the best economic methods for creating affordability. Competition forces landowners to vie for tenants and brings rental and purchase prices down.

However, we need to do so by encouraging developers to build housing units that meet community design standards, respect our environment, provide for larger families, and work in concert with the ideals set forth in our community plans. For these reasons, we are calling on the mayor and city Council to declare a housing state of emergency. As part of this action, we are proposing several steps that the council should take in order to ease the housing crisis.

First, that we create a specific, council-approved, federal and state housing legislative agenda — something which San Diego has never had before — so that we can actively compete for outside funds. The council must work with the city manager, the Housing Commission, Centre City Development Corp., and other redevelopment agencies to set this agenda and effectively work in a collaborative manner to meet these needs.

Part of our federal and state legislative plan must include aggressively securing state tax credits. We need a fairer share of tax-financing incentives (tax credits) and actual funding for affordable housing development, whether we're talking about affordable rental complexes or first-time home buyer incentives for working individuals and families. Further, we need to work directly with both nonprofit and

for-profit developers of affordable housing to ensure that we are truly competitive in our quest for these funds and incentives.

Second, that we continue to push the federal government to replace the 398 single resident occupancy (SRO) units being demolished to make way for the new federal courthouse. These residents are some of the hardest hit by the current crisis and it's unconscionable that the federal government has thus far taken no steps to replace these units.

Third, the city Council needs to support the adoption of a reasonable, balanced inclusionary housing policy for the city. Such a policy would mandate a certain percentage of low- to moderate-income units in each development. Similar policies are already in place and work effectively in more than 60 urban markets.

Fourth, that the city require an affordable housing impact statement be added to all Manager's Reports on all Development Services projects. As part of this, the city should also require a monthly report updating the council on the number of housing units approved for development and the number of units approved for demolition, broken down by community.

If you look at the housing numbers since this current council took office in December 2000, it may surprise some that of the 6,016 units added through council action, 1,484 units are defined as affordable to low-income families. Additionally, of the 2,464 additional units that were rehabilitated, 1,941 were preserved as affordable units. This is a step in the right direction..

However, during the same period, we lost 397 units, which includes 298 of the 398 affordable units in the downtown SROs which are being demolished to make way for the expanded federal courthouse. The remaining 100 units are expected to be lost as well.

Tracking these numbers on a regular basis as we hear items before the city Council keeps the importance of the issue in the forefront of our minds. More importantly, it helps us to see clearly the net gain or net loss. It defines our success and keeps us focused.

While we may be on the right track, we still have a long way to go to meet our needs. The sooner we implement these very basic steps outlined in our emergency declaration, the sooner we'll truly begin to tackle and, yes, even understand the complexity of our housing crisis.

CITY OF SAN DIEGO, CALIFORNIA

SAMPLE HOUSING IMPACT STATEMENTS

## SAN DIEGO SAMPLE #1

Crossroads Redevelopment Project Area

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# Report to the City Council

February 19, 2003

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City of San Diego Redevelopment Agency  
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# Neighborhood Impact Report

CRL requires that a Neighborhood Impact Report ("NIR") discuss the impact the Plan will have on low and moderate income persons or families in the following areas: relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population and quality of education, property assessments and taxes, and other matters affecting the physical and social quality of the neighborhood.

Additional issues that the NIR must address include: the number of dwelling units to be removed or destroyed; the number of low or moderate income persons or families expected to be displaced; the general location of housing to be rehabilitated or constructed; the number of dwelling units planned for construction or rehabilitation to house persons and families of low or moderate income; the projected means of financing the aforementioned dwelling units; and the projected timetable for meeting the Plan's relocation, rehabilitation, and replacement housing objectives.

Implementation of the Project will have a beneficial impact on the Project Area and adjoining neighborhoods.

## Relocation

At this time, the Agency does not have any plans to relocate residents or businesses in the Project Area. If relocation activities are undertaken, the Agency will handle those activities on a case-by-case basis, in accordance with its *Plan and Method of Relocation*, as contained in Section F of this Report. As a public agency formed under the provisions of state law, the Agency is required to adhere to the State Relocation Law (Government Code Sections 7260 through 7277) and follow the California Relocation Assistance and Real Property Acquisition Guidelines ("State Guidelines") as established in the California Code of Regulations, Title 25, Chapter 6.

Prior to commencement of any acquisition activity that may cause substantial displacement of residents, the Agency will adopt a specific relocation plan in conformance with the State Guidelines. To the extent appropriate, the Agency may supplement those provisions provided in the State Guidelines to meet particular relocation needs of a specific project. Such supplemental policies, if adopted in the Agency's sole discretion, will not involve reduction, but instead enhancement of the relocation benefits required by State Law.

## Traffic Circulation

Transportation and circulation impacts resulting from the adoption and implementation of the Plan are discussed in Section 4.2 of the EIR.

The Plan does not provide for the direct development of any private or public development projects that would generate traffic and impact existing levels of service of any roadways in the Project Area. However, the development of projects would indirectly generate traffic

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both during and after project construction, impacting existing levels of service on road segments and intersections that serve the Project both within and outside its boundaries.

The City's General Plan and pertinent Community Plans will control the land use designations and intensities of the Plan; its implementation will not create locally or cumulatively significant impacts beyond what is anticipated under the Community Plans. It will also not alter or intensify the Community Plans' land uses, traffic generation, levels of service, or intersection capacities.

Significant unavoidable traffic or circulation impacts were forecast in the EIR. The Agency, via the Plan, will adhere to policies in the circulation element of the Community Plans in lessening traffic and circulation impacts.

The Plan permits the Agency to construct improvements to improve traffic circulation. In the absence of the Plan, such improvements may be delayed indefinitely because of the City's lack of financial resources in funding the improvements. Several projects related to circulation and traffic improvements are listed in the Plan and are enumerated in Section A of this Report. These improvements include, but are not limited to modifications to roadway widths, resurfacing streets, street lights, traffic signals, and streetscape improvements. These projects proposed by the Agency will improve circulation, mitigate traffic deficiencies, and provide general benefits to the Project Area consistent with the circulation element of the Community Plans.

**Environmental Quality**

The EIR reviewed the impacts of the Plan, including the potential new development and public improvements that could be facilitated by the Agency. The EIR analyzed the following thirteen areas:

- Land Use
- Traffic/Circulation
- Air Quality
- Noise
- Landform-Visual Quality
- Geology-Soils
- Cultural Resources
- Hydrology/Water Quality
- Hazards-Hazardous Materials
- Biological Resources
- Public Services & Utilities
- Population and Housing
- Paleontological Resources

Air Quality is noted in the EIR as having significant unavoidable impacts. Because the Plan does not propose uses or intensities beyond the Community Plans, adherence to adopted Community Plans policies will ensure that implementation of the Plan will lessen or avoid potential impacts. Where applicable, the EIR outlines mitigation measures, which will be required of future development. This will assure that the quality of the environment is maintained.

During implementation of the Plan, specific redevelopment proposals may warrant further specific environmental analysis as required by the California Environmental Quality Act, Public Resources Code Sections 21000, et seq. ("CEQA").

**Availability of Community Facilities and Services**

The EIR determined that the Plan would not have a significant impact on public services and utilities including fire protection, police, natural gas, electricity, water, wastewater, storm drain, and solid waste services.

The Plan provides that any redevelopment activity is to be subject to, and consistent with, the policies set forth in the City's pertinent Community Plans, Zoning Ordinance, and local codes and ordinances, as they now exist or are hereafter amended; the General Plan incorporates policies to mitigate impacts on public services and facilities. As outlined in Section A of this Report, implementation of the Plan and its proposed projects are expected to significantly improve the City's existing community facilities and services. The Plan will allow the Agency to utilize tax increment revenues to provide for the upgrading of existing, and construction of new, community facilities, which will be of benefit to the Project Area.

**Effect on School Population and Quality of Education**

The Project Area is served by the San Diego Unified School District. Section 4.11 of the EIR describes the direct and cumulative impacts of the Plan's implementation on area schools.

The EIR indicates that development activity within the Project Area will significantly affect existing schools developer fees can mitigate. The Plan would increase the number of dwelling units by 2,421 part of the proposed project. According to the student generation estimates, provided in the EIR, approximately 832 students could theoretically be generated by the existing and future development within the Project Area. When discounting the student generation from existing uses that would be replaced by new development, the actual net increase is 270 students.

Plan implementation will not result in excess development of that allowed by the City's pertinent Community Plans. Therefore, the adoption of the Plan will not cause the Project Area to generate more students than could occur in connection with development allowed in the General Plan. The City has adopted policies in the General Plan to mitigate impacts of General Plan buildout on schools; implementation of the Plan will adhere to the General Plan policies to mitigate impacts on schools. Furthermore, the school districts will receive a portion of the statutory pass-through payments of tax increment generated from the Project Area. The school district will also receive any mandated school fees resulting from new development.

**Property Taxes and Assessments**

The Plan calls for various methods of financing its implementation. Because redevelopment agencies do not have the constitutional authority to impose taxes, implementation of the Plan will not cause an increase in property tax rates. Rather, the principal method of financing redevelopment will be the utilization of tax increment revenues generated by the Project Area. Tax increment financing reallocates property tax revenues generated by increases in the assessed value of property in the Project Area.



Although redevelopment of the Project Area will increase the assessed valuation, Project Area property owners will not experience increases in property taxes beyond those normally allowed by state law and state constitutional provisions.

**Low and Moderate Income Housing Program**

- A. Number of Dwelling Units Housing Low and Moderate Income Households Expected to be Destroyed or Removed by the Project

Based upon the data in Table 3-1 (Proposed Land Uses) the EIR estimates a possible loss of 875 units 60% of which would likely be low and moderate income households or about 525 units. Should future specific implementation activities impact residential units in the Project Area, the Agency will comply with all provisions of the CRL and the Redevelopment Plan regarding the construction of replacement units and relocation of existing residents.

- B. Number of Persons and Families of Low and Moderate Income Expected to be Displaced by the Project

As discussed above, it is estimated that 525 units occupied by low and moderate income persons could be destroyed by implementation of land uses allowed in the Community Plans. Assuming an average of 3 persons per unit (based upon average household size generated from Census 2000 data) about 1,575 persons could be displaced. Should future specific implementation activities result in the need to displace persons and families, a specific relocation plan will be prepared prior to any acquisition or displacement.

- C. General Location of Replacement Low and Moderate Income Housing to be Rehabilitated, Developed and Constructed

The Agency will locate replacement housing units within and adjacent to the Project Area. Specific replacement housing sites cannot be identified because no specific dislocation is anticipated at this time. If implementation activities result in displacement, the project-specific relocation plan will identify locations for replacement housing. Zoning in the Project Area allows for a substantial number of additional new housing units in the Project Area.

- D. Number of Dwelling Units Housing Persons of Low and Moderate Income Planned for Construction or Rehabilitation Other than Replacement Housing

As discussed in Section E of this Report, the Project Area is projected to generate \$142 million in housing fund revenues. The Agency will invest its housing fund resources into a variety of housing programs described in Section A of this Report. If 2,500 new residential units are constructed in the Project Area over the next thirty years, 15% or 375 units must be made available for low and moderate income households. At this time, the Agency does not have any specific plans for construction or rehabilitation of any low and moderate-income units in the Project Area. As new development proposals are made, the Agency will take steps to assure that required affordability is achieved.

- E. Projected Means of Financing Rehabilitation and New Construction of Housing for Low and Moderate Income Households

The Agency intends to utilize not less than 20% of its tax increment revenues to finance the rehabilitation, construction, purchase, and mortgage assistance of housing for low and moderate income households, in accordance with the provisions of the CRL as it now exists or may hereafter be amended. The Agency will also cooperate with the City to pool funds and resources beyond the tax increment set aside funds if it is determined to be necessary by both bodies in order to improve the City's affordable housing stock.

F. Projected Timetable for Meeting the Plan's Relocation, Rehabilitation and Replacement Housing Objectives

If implementation of the Plan causes the Agency to relocate or remove housing, required replacement housing will be in place within the time frames required by CRL (4 years). The time frame for rehabilitating units pursuant to the Plan will be subject to the availability of housing fund revenues. Rehabilitation activities will be gradually phased over the 30-year duration of the Plan.

## SAN DIEGO SAMPLE #2

DATE ISSUED: September 13, 2002                      REPORT NO. P-02-170

ATTENTION: Planning Commission, Agenda of September 19, 2002.

SUBJECT: Initiation of an Amendment to the Progress Guide and General Plan and the Scripps Miramar Ranch Community Plan. Project No. 42-0497.

APPLICANT: Western Pacific Housing, Inc., a D. R. Horton Company

### SUMMARY

Issue - Should the Planning Commission INITIATE a land use plan amendment to the Progress Guide and General Plan and the Scripps Miramar Ranch Community Plan pursuant to Municipal Code Section 122.0103? An amendment to the Progress Guide and General Plan and the Scripps Miramar Ranch Community Plan has been requested to add a new land use designation of 'Mixed Use' on an approximately 65-acre portion of an area currently designated 'University' in the Scripps Miramar Ranch Community Plan.

Staff Recommendation - INITIATE the plan amendment process.

Community Planning Group Recommendation - On September 5, 2002, the Scripps Ranch Planning Group voted 13-0-4 to recommend that the Planning Commission deny the requested initiation. The Planning Board's recommendation is included as Attachment 1.

Other Recommendations - none

Environmental Impact - If initiated, the proposed plan amendment and future discretionary actions will be subject to environmental review.

Housing Impact - If initiated the proposal would provide additional housing in a mixed use development. The applicant has suggested that the project is likely to provide between 700 and 1,200 residential units of which 10% are anticipated to be made affordable to families earning less than the area median income.

**This initiation request does not constitute an endorsement of the project proposal. A staff recommendation will be developed once the project has been fully analyzed. This action will allow the staff analysis to proceed.**

**BACKGROUND**

The Scripps Miramar Ranch Community is generally located east of Interstate-15, north and west of MCAS Miramar, and south of the Miramar Ranch North Community. The subject of the initiation request is located in the southern portion of the community, south of Pomerado Road and north of MCAS Miramar. The site of the proposed amendment is approximately 65 acres and is located within the eastern portion of the area currently leased by Alliant International University (AIU). The San Diego Unified School District recently selected the western portion of the current AIU site as the location for a new middle school. This site is currently being considered for this proposal because AIU is consolidating its operations and selling portions of its property that will no longer be needed for campus facilities. The Scripps Miramar Ranch Community Plan currently designates the site of the proposed amendment 'University' (Attachment 2).

The purpose of a Land Use Plan Initiation hearing is to determine if a proposal to amend a land use plan warrants the time and effort needed to determine whether or not a proposal has merit. The analysis of a specific project proposed in connection with a land use plan amendment is only to begin after the land use plan amendment is initiated.

No specific architecture, site planning, residential densities, or commercial intensities have been submitted with the initiation request. The initiation request is to consider amending the Scripps Miramar Ranch Community plan to create a new land use category of mixed use and apply that designation to approximately 65 acres of land that is currently designated 'University.' If initiated an environmental document would be prepared and the issues of traffic, residential density, retail intensity, compatibility, and design would be analyzed. A listing of the primary items of analysis are identified on page 5 of this report.

Although no specific proposal has been submitted at this time, Western Pacific Housing has stated that if initiated, it would anticipate a project designed to accommodate 700 –1,200 housing units (10% of units available below the area median income) in a mixed use development containing limited neighborhood and educational serving retail, civic spaces, and open spaces. The design would be coordinated with AIU's desire to develop a master plan that would involve a relocation of student housing and development of common streets and pedestrian systems.

**DISCUSSION**

Section 122.0104 of the Municipal Code requires that any one of three initial criteria, or all four supplemental criteria, be met before a community plan amendment may be initiated. The Planning Department does not believe that any of the following three initial criteria can be met:

- (1) The amendment is appropriate due to a map or text error or omission made when the original land use plan was adopted or during subsequent amendments;**

- (2) Denial of initiation would jeopardize the public health, safety, or general welfare;
- (3) The amendment is appropriate due to a material change in circumstances since the adoption of a land use plan, whereby denial of initiation would result in a hardship to the applicant by denying any reasonable use of the property.

The Planning Department does, however, believe that all four of the following supplemental criteria can be met:

- (1) **The proposed land use plan amendment is consistent with the goals and objectives of the Progress Guide and General Plan and the Scripps Ranch Community Plan.**

The Progress Guide and General Plan provides goals, and guidelines and standards intended to shape development of the City. The proposal to develop a mixed use neighborhood comprised of residential, retail, civic, and open space uses adjacent to AIU would comply with all of the applicable elements of the Progress Guide and General Plan. More specifically, it is anticipated that the proposed mixed use project that would result from the change in land use designation would assist in meeting the Housing Element goals of developing housing units sufficient to meet the needs of the City's residents by producing a variety of housing types at a range of affordability including units affordable to families earning less than the area median income. The project would provide an opportunity to conserve the Carroll Canyon Open space and wetland areas adjacent to Pomerado Road, to use the natural terrain to define development area, and to develop plazas and passive open spaces to provide scenic and visual enjoyment as discussed in the Open Space Element. The proposal is expected to incorporate energy conserving design, construction, and housing options including energy generation as referenced in the Energy Conservation Element. The design of the mixed use proposal is anticipated to incorporate the goals and objectives of the Urban Design Element, which provides guidance on landform alteration, siting, building massing, preservation of natural features, and emphasizing community character.

The Scripps Miramar Ranch Community Plan (the Plan) also provides direction on future development. As with the Progress Guide and General Plan the proposal to redesignate the site to accommodate a mixed use neighborhood comprised of residential, retail, civic, and open space uses adjacent to the university would comply with all of the applicable elements of Scripps Miramar Ranch Community Plan. The proposed land use designation at this location would specifically fulfill a number of the goals of the Plan. In compliance with the Residential Element, the land use proposal would contribute to development of a balanced community by providing alternative housing types such as apartments, condominiums, and affordable housing units. Regarding the Commercial Element, the proposal provides the opportunity to design automotive access and strong pedestrian and bicycle linkages between the retail components of the project and the surrounding educational and residential uses. The development of a mixed use neighborhood at this location is anticipated to incorporate the Carroll Canyon Open Space and other interior open spaces as a continuous open space, to preserve the natural

resources identified by the community, and to provide connections between open spaces as stated in the Parks, Recreation, and Open Space Element of the Plan. The proposal will provide an opportunity to incorporate the goals of the Transportation Element to provide a project that incorporates public transit, carpools, and bicycles use within and outside of the community, and to incorporate transit opportunities presented through coordination with the MTDB Transit First Plan and the improvements currently underway for the I-15 corridor.

**(2) The proposed land use plan amendment appears to offer a public benefit to the community or City.**

The proposed amendment to the Scripps Miramar Ranch Community Plan appears to offer potential benefits to the public. The City of San Diego recently declared a Housing Crisis due to the City-wide lack of affordable housing and a general lack of housing units. The proposed project would construct new housing units with a percentage required to be affordable housing units. The affordable housing component would likely include varied levels of affordability, mixed income development, and possible rental and for-sale affordable housing. The proposed land use designation would provide the opportunity to create in a unique community within Scripps Miramar Ranch that would be tied together with civic spaces, housing, and local serving retail mixed with educational facilities and the university community. The proposal would assist in developing a sense of place that would help to meld the university community into the overall fabric of Scripps Miramar Ranch. Additionally, development of a mixed use development with neighborhood and educational serving retail uses would likely reduce the number of automobile trips into the existing retail centers in Scripps Miramar Ranch.

**(3) Public services are available or are planned to be available to serve the proposed change in density or intensity of use.**

The proposed amendment would not affect provision of public services. The proposed project would have access to existing public water and sewer services located within Pomerado Road to the north. Fire, police, and library service are provided by the City of San Diego. The project site would also be serviced by the San Diego Unified school district which is planning to construct an approximately 1,800 student middle school west of the site. If initiated, any impacts to public services will be analyzed as part of the community plan amendment.

**(4) City staff is available to process the proposed land use plan amendment without any work being deferred on General Fund supported programs or on-going land use plan updates.**

City staff is available to process the proposed land use plan amendment without creating any delays or deferrals of General Fund supported programs or to on-going land use plan updates. All costs associated with the processing of this amendment will be paid by the applicant.

As delineated above, the proposed plan amendment meets all four required supplemental initiation criteria; therefore, the Planning Department staff recommends initiation of the Western Pacific Housing proposal to amend the Scripps Miramar Ranch Community Plan and the Progress Guide and General Plan.

The following land use issues have been identified with the initiation request. If initiated, these issues, as well as others that may be identified, will be analyzed and evaluated through the community plan amendment review process:

1. The analysis of the Western Pacific proposal for a mixed use neighborhood center would, to the extent possible, be coordinated with the adjacent property owners and their development proposals to achieve a cohesive community design and a unique community character. Specifically, the analysis should be coordinated with the reviews of the AIU Master Plan CUP, the SDUSD middle school, and the Chabad Master Plan CUP.
2. The analysis would review pedestrian and vehicular circulation patterns and evaluate them for connectivity and safety, as well as unifying theme and design.
3. Traffic impacts and transit opportunities would be analyzed to identify potential impacts at the I-15 on- and off-ramps, along Pomerado Road, and within the project area and adjacent properties. The opportunities to coordinate transit needs with adjacent uses would be analyzed and coordinated with future improvements along the I-15 and MTDB's Transit First program.
4. The impact of additional residents on the existing parklands within Scripps Miramar Ranch would be analyzed to determine if additional public park area should be required.
5. Provision of affordable housing would be an element of the project with the percentage of total units, the levels of affordability, the design and location, and the options of affordable rental and/or for-sale, and mixed income analyzed during the review.
6. The levels of density, intensity, and degree of vertical and horizontal mixed-use would be analyzed for compatibility with the site, the adjacent uses, and the Scripps Miramar Ranch Community.
7. The applicability of the Land Development Code's Urban Village Overlay Zone would be reviewed.
8. The analysis would consider the ability to design a mixed use neighborhood center that would maintain the unique and varied topography and the existing vegetation wherever feasible, and would utilize sensitive grading and siting design.
9. The design would be analyzed for its consistency with the Transit-Oriented Development (TOD) Guidelines and the ability of the proposal to develop a community that is designed to focus on the pedestrian, and includes civic spaces (public plazas, open space, and passive recreation areas), land marks, and pedestrian friendly streetscapes.
10. The project would be reviewed for its ability to meet energy efficient construction standards such as the EPA's Energy Star standards as well its ability to incorporate alternative energy solutions.
11. An analysis of noise impacts related to MCAS Miramar would be conducted.

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12. An environmental review as required by CEQA would be conducted if the Planning Commission initiates the community plan amendment process.

Although staff believes that the proposed land use plan amendment meets the necessary criteria for initiation, staff has not fully reviewed the applicant's proposal. **Therefore, by initiating this community plan amendment neither the Planning Department nor the Planning Commission are committed to recommend in favor or denial of the proposed amendment.**

#### ALTERNATIVES

The alternative to initiating the proposed amendment is to deny the initiation and adhere to the existing land use designation of 'University' in the Scripps Miramar Ranch Community Plan.

Respectfully submitted,

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Dan Joyce  
Senior Planner  
Long Range Planning

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Robert J. Manis  
Program Manager  
Long Range Planning

MANIS/DPJ: 236-7065

- Attachments:
1. Scripps Ranch Planning Group Recommendation
  2. Scripps Miramar Ranch Land Use Map and Project site.



# SAN DIEGO SAMPLE #3

## A SAMPLE OF HOUSING IMPACT STATEMENT FROM SAN DIEGO

The Torrey Highlands Village will provide a total of 402 dwelling units, 267 units will be market rate townhomes and 135 units will be affordable apartments. The Housing Element of the Torrey Highlands Subarea Plan requires 20% of pre-density bonus units be at rates affordable to families earning no more than 65% of the median area income. Fifty-four of the proposed 135 affordable housing units satisfy the affordable housing requirement for the Torrey Highlands Village with the remaining 81 affordable housing units used to satisfy affordable housing requirements for other developments within the Torrey Highlands Subarea Plan. The total proposal for 402 dwelling units is the maximum number of units that may be approved in order to be consistent with the Torrey highlands Subarea Plan.

ATTACHMENT #2

AUSTIN, TEXAS

SAMPLE HOUSING IMPACT STATEMENTS

## AUSTIN SAMPLE #1



City of Austin

MEMO

P.O. Box 1088, Austin, TX 78767  
[www.cityofaustin.org/housing](http://www.cityofaustin.org/housing)

**Neighborhood Housing and Community Development Department**

Paul Hilgers, Director  
 (512) 974-3108, Fax: (512) 974-3112, [paulhilgers@ci.austin.tx.us](mailto:paulhilgers@ci.austin.tx.us)

Date: March 31, 2003

To: Austan Librach, Director  
 Transportation, Planning and Sustainability Department

From: Paul Hilgers, Director  
 Neighborhood Housing and Community Development Department

Subject: Affordability Impact Study - Duplex Code Amendments

The Neighborhood Housing and Community Development Department (NHCD) finds that the Large Duplex Code amendment recommended by City staff has a positive impact on housing affordability while addressing stakeholder concerns. The staff recommendation promotes multi-family housing development on multi-family zoned sites by requiring all duplex development to meet SF-3 site development standards. The proposed staff recommendation increases the likelihood that multi-family zoned property that is large enough for multi-family development will have at least three dwelling units instead of the two dwelling units that a large duplex offers. In addition, multi-family development provides neighborhoods with compatibility protection. Three story multi-family development would contain the following safety features that are not required in three story duplex development:

- Two exits
- Automatic fire sprinkler systems
- Interconnected fire alarm systems
- One hour fire-resistive construction protecting all walls, ceiling, and roof systems

While the Planning Commission is offering recommendations that could provide safety enhancements, our staff analysis indicates that the Planning Commission recommendations could produce impediments to housing affordability. The Planning Commission recommendations do not encourage multi-family development on multi-family zoned sites with the associated compatibility standards and safety benefits. Multi-family development is the primary source of housing for families at 50% Median Family Income or below, the segment of Austin's population that has the greatest housing needs according to the recent Gentrification Study and the adopted City Council-approved Consolidated Plan.

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Memorandum to Austan Librach

Page 2

March 31, 2003

In addition, the Planning Commission recommendations include restrictions on the size of functional families that may live in duplex development. Currently, no more than six unrelated persons may live on either side of a duplex if the duplex meets all associated regulatory requirements. The Planning Commission proposes to limit occupancy to (three) unrelated adults on either side of the duplex. We believe that these recommendations are too restrictive and may present potential Fair Housing implications. Historically, some duplexes located in neighborhoods located east of IH 35 house unrelated young adults who live together after moving to Austin so they can save enough money to move their spouses and children to Austin. A regulation limiting the number of unrelated adults who might live on either side of the duplex below the current threshold of six unrelated persons in a dwelling unit is likely to fall disproportionately on Hispanics who may choose to have one adult earn enough money before the rest of their family joins them in Austin. Because the Planning Commission recommendation impacts existing duplexes as well as duplexes constructed after the effective date of the ordinance, the proposed occupancy restrictions would make many existing duplex occupancies illegal.

Please let me know if you need additional information.



Paul Hilgers, Director  
 Neighborhood Housing and Community Development Office

PH:sc  
 Sc/Memo-Librach-AIS-Duplexes-033103  
 Cc: Mayor and Council  
 Alice Glasco, NPZD  
 Mike Heitz, WPDR  
 Regina Copic, NHCD

## AUSTIN SAMPLE #2



## City of Austin

P.O. Box 1088, Austin, TX 78767  
[www.cityofaustin.org/housing](http://www.cityofaustin.org/housing)

**Neighborhood Housing and Community Development Office**

Gina Copic, S.M.A.R.T. Housing Manager  
 (512) 974-3180, Fax: (512) 974-3112, [rgn:copic@ci.austin.tx.us](mailto:rgn:copic@ci.austin.tx.us)

## MEMORANDUM

TO: Alice Glasco, Director  
 Neighborhood Planning and Zoning Department

FROM: Gina Copic, S.M.A.R.T. Housing Manager  
 Neighborhood Housing and Community Development Department

DATE: December 11, 2002

SUBJECT: Affordability Impact Statement: Govalle / Johnston Terrace Neighborhood Plan

1. The Govalle / Johnston Terrace Neighborhood Plan (draft provided to NHCD staff 12/6/02) has several recommendations which could have a positive impact on housing affordability, including:

- ◆ Addition of Mixed Use Combining District (-MU) to a number of commercially zoned properties in the neighborhood.
- ◆ Rezoning of some parcels to a multi-family zoning category.
- ◆ Rezoning of LI-zoned parcels to SF-3, to reflect existing single family uses.

2. However, other opportunities remain for the plan to promote the construction of reasonably-priced housing in the area, and to lessen the trends of gentrification in the neighborhood. These include:

- ◆ Adding the Secondary Apartment option. This option would allow homeowners to provide other family members a place to live, or to have a rental unit for additional income. The majority of the neighborhood's single-family lots are larger than 7000 square feet, and the owners of the lots can already build a second unit. However, many of the neighborhood's residential lot sizes are between 5750 and 7000 square feet, and the owners of these lots will not have the entitlement to build a second unit unless the Secondary Apartment option is added.
- ◆ Adding the Small Lot Amnesty option. The Govalle / Johnston Terrace area, like other older neighborhoods in Austin, contains some lots that were subdivided before current standards, and are too small to build or rebuild on. The Small Lot Amnesty provision would allow owners of these lots to have viable use of their properties.
- ◆ Allowing future consideration of small lot single-family or other types of residential development options on larger tracts. Govalle and Johnston Terrace include some very large (several acres) vacant lots in existing single-family areas. Some of these lots may not be developed with standard SF-3 lots because of the need to build roads. In addition, land costs may render single-family development on standard-sized lots unaffordable. To increase the

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future likelihood of reasonably-priced housing on these properties, the plan should allow consideration of future rezoning of these properties to a smaller-lot category such as SF-4A.

- ♦ The current MF-3 zoning on Tract 25b should remain. This tract, at 926-932 Springdale Rd., is proposed for SF-3. Springdale Road is a reasonable location for future multi-family.



Gina Copic, S.M.A.R.T. Housing Manager  
Neighborhood Housing and Community Development Office

PH:SB

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Cc: Steven Rossiter, Neighborhood Planning and Zoning Department  
Brian Block, Neighborhood Planning and Zoning Department  
Paul Hilgers, Director, Neighborhood Housing and Community Development Department