

# Affordability Impact Statements: Rule Changes

## Existing

Not all departments are conducting an AIS when they make a rule change, as required by the ordinance.

When rule changes are considered, there is no public engagement.

When rule changes are made, there is rarely any public notice.

## Proposed

Require all departments to perform an AIS when proposing a rule change affecting affordability.

Require all departments to conduct public engagement when proposing a rule change affecting affordability.

Develop a standard procedure for notifying stakeholders when a rule change is issued.

# Affordability Impact Statements: Stakeholder Engagement

## Existing

Not all departments are preparing an affordability impact statement before conducting stakeholder engagement, so there is no opportunity for public input or to revise the AIS based on stakeholder feedback.

## Proposed

Enforce the existing ordinance to require an affordability impact statement to be performed prior to public engagement so the public has an opportunity to provide feedback as intended.

# Affordability Impact Statements: **Budgets & Amendments**

## Existing

Many development fees exist within the city budget and affordability impact statements are not be conducted for these items when considered by Council.

## Proposed

Enforce the ordinance to require an affordability impact statement to be performed on budget items that affect affordability.

# Affordability Impact Statements: **Definition of Affordability**

## Existing

Current process only looks at impacts to construction costs and ignores other cost of living issues associated with affordability such as mobility options and food access.

## Proposed

Better define “affordability impact” in the ordinance so an AIS is not limited only to the evaluation of development costs.

# Affordability Impact Statements: **Prioritize AIS's**

## Existing

Many ordinances have been passed by Council over the last couple of years intending to lower housing costs, but they have had limited evaluation of their impact on affordability using the current process.

## Proposed

Utilize a more robust and holistic tool for evaluating the impact to affordability

# Affordability Impact Statements: Proposed Scorecard

		NO	NETURAL	YES	MAJOR OR DIRECT	MINOR OR INDIRECT	SCORE
CATEGORY	QUESTION: Does the Proposed Action...?	Select -1 if you would answer "NO" to this question (i.e. proposal expected to have a NEGATIVE impact on affordability or related city goals)	Select 0 if this question does not have a clear "YES" or "NO" answer in relation to this proposal, or if this question is not relevant to this proposal	Select +1 you would answer "YES" to this question (i.e. proposal expected to have a POSITIVE impact on affordability or related city goals)	Select 2 if the proposal has a strong chance of directly impacting affordability AND/OR the impact will be MAJOR	Select 1 if the proposal has a low chance of directly impacting housing affordability AND/OR the impact will be MINOR	Ranges from +2 for MAJOR/DIRECT POSITIVE to -2 FOR MAJOR/DIRECT NEGATIVE
Transit, Access	Promote housing within ½ mile of Imagine Austin Activity Centers or Core Transit Corridors?	0	0	1	0	1	1
Transit, Access	Promote walkability and alternate forms of transportation?	0	0	0	0	0	0
Transit, Access	Make safe, sustainable, and accessible transportation more available to residents?	0	0	0	0	0	0
Transit, Access	Make it easier to provide accessible routes from pedestrian infrastructure?	0	0	0	0	0	0
Transit, Access	Promote or reinforce Austin's Visitability standards for single-family?	0	0	0	0	0	0
Transit, Access	Increase the likelihood of transit being located near housing?	0	0	0	0	0	0
Transit, Access	Increase transit options to Job & Activity Centers?	0	0	0	0	0	0
Transit, Access	Increase transit options to schools?	0	0	0	2	0	0
Transit, Access	Promote pedestrian, bicycle, and vehicular connectivity?	0	0	0	0	0	0

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Anti-Displacement	Provide anti-displacement protections for low-income households and communities of color while ensuring affordability through sensitive development?	0	0	0	0	0	0
Anti-Displacement	Protect vulnerable populations who are traditionally subject to gentrification and displacement?	0	0	0	0	0	0
Anti-Displacement	Increase or protect the rights of tenants?	0	0	0	0	0	0
Anti-Displacement	Increase direct support to homeowners for repairs, maintenance, and housing costs?	0	0	0	0	0	0
Anti-Displacement	Increase access to capital for low-income and historically disadvantaged communities and households?	0	0	0	0	0	0
Anti-Displacement	Support or reinforce tenant Right-to-Return policies?	0	0	0	0	0	0
Anti-Displacement	Include protections for existing, unsubsidized, naturally-occurring affordable housing?	0	0	0	0	0	0
Anti-Displacement	Encourage preservation of historic buildings, sites, and landscapes?	0	0	0	0	0	0
Category Total							0

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Policy Alignment	Make the Strategic Housing Blueprint goal of 135,000 new housing units by 2027 more achievable?	0	0	0	0	0	0
Policy Alignment	Make the Strategic Housing Blueprint goal of 60,000 new affordable housing units by 2027 more achievable?	0	0	0	0	0	0
Policy Alignment	Lower required Median Family Income levels relative to currently adopted City codes & ordinances?	0	0	0	0	0	0
Policy Alignment	Align with existing Federal, State, and City criteria, policies, and programs that promote housing affordability?	0	0	0	0	0	0
Policy Alignment	Reduce demolition and/or construction waste?	0	0	0	0	0	0
Policy Alignment	Reduce permitting and/or regulatory complexity or cost?	0	0	0	0	0	0
Category Total							0

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Equity	Support income-restricted housing in high opportunity areas?	0	0	0	0	0	0
Equity	Help to close racial health and/or wealth gaps?	0	0	0	0	0	0
Equity	Expand access to high-quality jobs and career opportunities?	0	0	0	0	0	0
Equity	Support BIPOC-owned and legacy businesses?	0	0	0	0	0	0
Equity	Support shared equity homeownership models (CLT, Co-ops, etc.)?	0	0	0	0	0	0
Equity	Remove exclusionary, segregationist housing-related policies and practices?	0	0	0	0	0	0
Equity	Incentivize public amenities that improve community health & well-being?	0	0	0	0	0	0
Equity	Support the needs of senior/elderly residents?	0	0	0	0	0	0
Equity	Support the needs of LGBTQIA+ residents?	0	0	0	0	0	0

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Housing	Support a range of housing types?	0	0	0	0	0	0
Housing	Promote permanent supportive housing?	0	0	0	0	0	0
Housing	Increase direct support of first-time low-income homebuyers?	0	0	0	0	0	0
Housing	Support affordability by reducing operating costs for residents and/or operators?	0	0	0	0	0	0
Housing	Support affordability by reducing tax burden for residents and/or operators?	0	0	0	0	0	0
Housing	Facilitate repair and maintenance of long-term affordable housing?	0	0	0	0	0	0
Housing	Promote density by allowing the creation of multiple units on a lot?	0	0	0	0	0	0
Housing	Promote the creation of "soft density" or "missing middle" typologies?	0	0	0	0	0	0
Housing	Remove restrictions on affordable housing imposed by Single Family zoning?	0	0	0	0	0	0

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Community	Increase the opportunity for non-profits and community groups to negotiate community benefit agreements with companies, developers, and financial institutions?	0	0	0	0	0	0
Community	Support positive impacts to surrounding property values, taxes, etc.?	0	0	0	0	0	0
Community	Support positive impacts to surrounding infrastructure?	0	0	0	0	0	0
Community	Increase resident safety?	0	0	0	0	0	0
Community	Support healthy neighborhoods that meet daily needs of residents?	0	0	0	0	0	0
Category Total							0
need some high-level threshold questions to trigger using this tool							
Total Score							1