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[www.cityofaustin.org/housing](http://www.cityofaustin.org/housing)

**Neighborhood Housing and Community Development Department**

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Date: February 16, 2006

To: Greg Guernsey, Director,  
Neighborhood Planning and Zoning Department

From: Paul Hilgers, Community Development Officer  
Neighborhood Housing and Community Development

Subject: Single-Family Permit Moratorium

The City Council enacted interim regulations governing single-family new construction permits and permits for additions to single-family homes on February 9, 2005. These restrictions have no impact on S.M.A.R.T. Housing™ development or the rehabilitation program administered by the Austin Housing Finance Corporation. In the current fiscal year, the Austin Finance Corporation may repair, rehabilitate, and/or replace up to 30 existing homes during the period of the interim regulations.

On February 14, 2006, the Planning Commission recommended amending the interim regulations to include duplexes. This has a potential impact on housing affordability, and could require some S.M.A.R.T. Housing™ applicants to seek waivers or build market price units.

Please let me know if you need additional information.