

Affordability Impasse (posted to blog on 7/31/2008)

While the negotiations between Timeless Luxury Homes and the City of Fredericksburg to provide “affordable housing” via the Barons Crossing proposed PUD reached an impasse last Friday, everyone involved in this process should be congratulated on their hard work. The silver lining is that there are some very smart, very dedicated people trying to clear the regulatory burdens that stand between the problem and its resolution.

It remains clear that much needs to be addressed within the regulatory environment for the private sector to have a clear understanding of the rules under which they are challenged to bring a needed product to the market. While eagerly awaiting the recommendations of the affordable housing subcommittee task force, it is clear from listening to the discussions, thought processes, etc. I have been privy to that while many options remain to be explored, the right questions are in fact being asked.

Anyone with an interest in this important community discussion should be aware that there is only so much “government” can/should do to help. Short of going into the business of providing a “government product” (not an attractive solution at present) it will take a level of commitment and participation from everyone involved in the development process to solve the problem.

Upon receiving clarity and commitment to a new set of “rules for the game” (subd. requirements, incentives, waivers, etc.) land owners, developers, realtors, bankers, attorneys, title companies, surveyors, land planners, engineers, architects, road builders, material providers, homebuilders, appraisers, etc. must begin to think beyond the traditional development models to create scenarios that are conducive to placing a product on the ground in [Fredericksburg Texas](#) that is truly affordable both in the present and in the future. Its being done all over the country, we can do it too.