

# STAY IN THE KNOW!



## "Home Options for Middle-income Empowerment" (HOME) Resolution - Phase 1 Update

### BACKGROUND

Austin's median home prices have jumped over the past decade, from \$269,200 in 2013 to \$575,000 in the first half of 2023. For first-time, middle-income buyers (earning 80% of area median income = \$93,450) the maximum affordable home price is around \$385,000. To combat this the Austin City Council approved the "[Home Options for Middle-income Empowerment](#)" (HOME) Resolution, which initiated changes to allows gentle increases in housing across the city and inside neighborhoods to address two critical community needs: gaining attainable housing for middle-income households and help for homeowners like teachers, nurses, and government employees who need options. The HOME resolution will be considered in two phases, but only Phase 1 will be considered by Council this fall. Phase 1 allows more homes – up to three homes – on single-family properties, which is one more than what is currently already allowed for most lots. Homeowners can modify their residence to have a secondary apartment or add a unit on their property to house a family member, a caregiver, or earn passive income to pay the bills. Phase 1 also offers more flexibility for Tiny Homes, which can be the most affordable pathway for adding another housing unit.

### "UNITS-BY-RIGHT EXPLAINED"

"Units-by-Right" simply refers to the maximum number of units that can be constructed on a single lot. The zoning classification of a lot, such as "Single-Family (SF)" or "Multi-Family (MF)," determines the allowable number of units on that specific lot. Currently, lots designated as SF-1 and SF-2 zoning categories permit one unit per lot, while SF-3 zoning allows for two residential units per lot. Phase 1 of the HOME Resolution will introduce code amendments enabling any Single-Family zoned lot to construct up to three units per lot which is only one additional unit from the current standard.

### HOME RESOLUTION PHASE 1

#### FOR HOMEOWNERS

- Allow more homes on your property
- House a parent, caregiver, or earn passive income
- Add a Tiny Home for the most affordable option

#### FOR HOMEBUYERS AND RENTERS

- Creates more affordable "starter homes" for first time buyers
- Increases housing supply driving down rent and purchase prices
- Builds more housing closer to transit, work, and play

# HOME RESOLUTION PHASE 1 PUBLIC HEARING SCHEDULE



Sign up for the [upcoming public hearings](#):

<b>Thursday, October 26, City Hall: Public Hearing Planning Commission &amp; City Council</b>	<b>Tuesday, November 14 or 28 at City Hall: Planning Commission Meeting</b>	<b>Thursday, December 7 at City Hall: Special Called City Council Meeting</b>
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## COMMON MISCONCEPTIONS

- The proposed changes do not require or mandate current lots or neighborhoods to change. It simply allows people, within their current deed restrictions or HOA rules, to build multiple units on their lot they desire to do so.
- The proposed changes do not override deed restrictions. Homeowners with deed restrictions or HOAs are still subject to their property's deed restrictions. The City of Austin is not a party to deed restrictions and has no role in altering/enforcing them.
- The proposed changes do not eliminate Single-Family zoning in the City of Austin. The proposal would add options and entitlements to single-family use, creating more housing opportunities for middle-income homeowners.
- The proposed changes do not change floor to area ratio (FAR) or impervious cover regulations.
- The proposed changes do not include changes related to RVs in single-family zones at this time.
- The impact of the proposed changes will not happen overnight. Instead, the changes will allow for housing to gradually increase and evolve with the character of the neighborhoods that Austinites love so much.



## RESOURCES

- [A HOME for Everyone Flyer](#)
- [Info and Resources Sheet from District 7 Council Office](#)
- [Council Member Pool's Updates Newsletter](#)

Questions? Contact the ABoR Advocacy Team at [advocacy@abor.com](mailto:advocacy@abor.com).