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**Nora Linares-Moeller**



HousingWorks  
AUSTIN

May 13, 2024

Dear Mayor and City Council,

HousingWorks Austin supports adoption of the Home Options for Middle-income Empowerment (HOME) Initiative Phase 2, Compatibility, and Equitable Transit Oriented Development (ETOD) land development code changes that are currently under consideration by the City Council.

### **Home Options for Middle-income Empowerment (HOME) Phase 2**

HousingWorks Austin supports adoption of the proposed amendments to the land development code known as HOME Phase 2.

HousingWorks believes reducing the minimum lot size for one unit, when combined with recently approved HOME Phase 1 changes, would allow for the development of a greater diversity of housing types and living arrangements than currently allowed in single-family zoning districts, which would increase access to attainable housing opportunities for households at a range of income levels, especially for first-time home buyers and seniors wishing to remain in their communities, and generally increase housing opportunities in high opportunity areas.

We further recommend that the Council ensure timely implementation of programs that:

- ensure low- and moderate-income homeowners are able to avail themselves of increased development potential of single-family lots, including those contemplated in Council resolution No. 20231214-071.
- protect low- and moderate-income homeowners from predatory real estate activities, including, without limitation, financial counseling, access to capital, legal and technical assistance, and ensuring clear titles are held by property owners.

*HousingWorks Austin · [www.housingworksaustin.org](http://www.housingworksaustin.org) · (512) 454-1444 1023  
Springdale Road, Building 13, Suite F, Austin, TX 78721*

## **Citywide Compatibility**

HousingWorks Austin supports proposed changes to citywide compatibility standards that would allow for increased development of housing proximate to single family zoned areas, including substantially increasing the feasibility of new developments taking advantage of an affordable housing density bonus. These changes will allow for a greater number of affordable housing units to be created through Austin's existing density bonus programs and incentivize greater participation in the programs. Reducing the impact of compatibility on smaller housing developments will increase housing choice throughout Austin while requiring better design standards.

## **Equitable Transit Oriented Development (ETOD)**

HousingWorks Austin supports proposed changes to the land development code to facilitate the successful development of Equitable Oriented Development Districts adjacent to Austin's planned light rail alignment, particularly in high opportunity areas. These changes will increase affordable housing opportunities along the Project Connect light rail alignment through a bonus program, lowering both housing and mobility costs for households, particularly in high opportunity areas and in proximity to major employment centers.

We further recommend that the Council ensure that other elements of the ETOD Policy Plan are implemented, including investing the Project Connect anti-displacement funds approved by Austin voters in this area to preserve and expand affordable housing opportunities at different income levels.

We thank the City Council for their leadership on these issues. If you have any questions, please email me at [nora@housingworksaustin.org](mailto:nora@housingworksaustin.org) and/or John-Michael Cortez, Advocacy Committee Chair, HousingWorks Board of Directors at [jmvcortez@gmail.com](mailto:jmvcortez@gmail.com).

Best Regards,



Nora Linares-Moeller  
Executive Director