



June 7, 2022

Austin City Council
301 W 2nd St
Austin, Texas 78701

RE: IN SUPPORT OF AGENDA ITEM #62 PERTAINING TO ACCESSORY DWELLING UNITS

Dear Mayor Adler, Mayor Pro Tem Alter, and City Council Members,

The Home Builders Association (HBA) of Greater Austin's mission is to advance the practice and professionalism of the home building industry allowing our members to build strong communities and homes enabling Austinites to thrive.

The HBA of Greater Austin supports Item #62 on the June 9th Council Agenda, which calls for flexibility when constructing accessory dwelling units (ADUs) sponsored by Council Members Kelly, Harper-Madison, Vela, Kitchen, and Ellis.

Flexibility in ADU construction will not solve our housing crisis alone. However, it is a starting point and an important part of the housing puzzle impacting housing supply. ADUs can provide housing to a variety of residents and potential rent revenue helping our growing population age-in-place.

As staff drafts code amendments, the HBA strongly encourages the consideration of the following key elements to ensure the City's intended goals are achieved:

1. Allow ADUs to be located anywhere on a site, including in front of a primary residence
2. Allow an existing residence to be designated as an ADU. Should it meet the zoning criteria, create an incentive to preserve existing, more affordable homes.
3. Allow ADUs to be attached or detached, in alignment with health and safety codes.
4. Allow ADUs to be a maximum of 1,100 square feet, regardless of lot size.
5. Allow ADUs on substandard lots which have historically been limited to a single-family home.
6. Remove minimum parking requirements for ADUs.
7. Allow a single water meter to serve both the primary residence and any ADU.
8. Designate an ADU as a reasonable use on a residential lot.
9. Identify other sections of the code and criteria manuals that limit the construction of ADU's.

By collaborating and involving stakeholders like the HBA, together we can start decreasing barriers to housing and begin solving for Austin's housing crisis. Thank you for your consideration. Should the Council or staff have any questions, myself and my staff member, David Glenn, are happy to serve as resources on behalf of the HBA.

Sincerely,

A handwritten signature in black ink, appearing to read 'Taylor Jackson'.

Taylor Jackson, CAE, MPA

Chief Executive Officer

Home Builders Association of Greater Austin

Taylor@HBAaustin.com / Mobile: 512.914.8269

A handwritten signature in black ink, appearing to read 'Scott Turner'.

Scott Turner

HBA Board President 2022

Riverside Homes & Turner Residential

scott@riversidehomesaustin.com / 512.751.5358