

25 **WHEREAS**, the ratio between relocation and demolition permits issued has
26 been increasing significantly over time; and

27 **WHEREAS**, house relocation can be a time-consuming process compared
28 to demolition, taking upwards of three months to secure the required permitting,
29 necessitating advance notice, planning, and preparation; and

30 **WHEREAS**, the City Council passed Resolution No. 20171214-067 in 2017
31 that directed the City Manager to explore the feasibility of establishing a fee to
32 demolish single-family and multi-family residential structures; and

33 **WHEREAS**, the City does not currently provide incentives for residents to
34 choose to move a home rather than demolish it; and

35 **WHEREAS**, cities including San Antonio, Portland, Phoenix, and
36 Pittsburgh have already adopted policies incentivizing deconstruction; and

37 **WHEREAS**, the City of San Antonio's *Treasure in the Walls* report found
38 that circular economy and reuse professions create 300 jobs for every six jobs in
39 the landfilling and incineration industries; and

40 **WHEREAS**, Preservation Austin recently released their *House Relocation*
41 *Guide*, explaining that the process overall is opaque and confusing to owners with
42 eligible buildings, and that clarifying the process would incentivize more people to
43 choose relocation instead of demolition; **NOW, THEREFORE,**

44 **BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

45 The City Manager is directed to explore opportunities and develop a strategy
46 to build awareness and minimize barriers to increase house relocation, in
47 partnership with community stakeholders and groups.

49 **BE IT FURTHER RESOLVED:**

50 In developing a strategy, the City Manager is directed to consider at least the
51 following options, among others:

- 52 1. Creating an informational guide to be available to applicants and
53 stakeholders promoting relocation and deconstruction by:
 - 54 a. Providing an average time and cost breakdown for relocation of a
55 structure compared to demolition and new construction, and
56 deconstruction as compared to demolition;
 - 57 b. Detailing the processes for moving or deconstructing a house,
58 including commonly asked questions and helpful resources; and
 - 59 c. Explaining what building materials are salvageable for reuse, and
60 the resale market.
- 61 2. Expanding the threshold for diversion to commercial buildings to less
62 than 5,000 square feet and residential homes.
- 63 3. Requiring that the age of the structure proposed to be demolished is
64 included on any required demolition notices.
- 65 4. Adding information to the City's website detailing the steps to relocation,
66 similar to the City's Demolition Permit webpage.
- 67 5. Exploring creating a forum that provides opportunities for members of
68 the public to promote or view properties proposed for demolition that
69 may be eligible for relocation, beyond demolition permits being publicly
70 available.
- 71 6. Including information on demolition and building permits promoting
72 relocation as a viable alternative to demolition and new construction.
- 73 7. Identifying potential ways the City can incentivize house relocation, such
74 as a streamlined permitting process and reduced fees.

- 75 8. Facilitating trainings for contractors and city staff on relocation and
76 deconstruction, including, but not limited to: current land development
77 code, policies, and permit processes, and the environmental, cultural, and
78 financial benefits.

79 **BE IT FURTHER RESOLVED:**

80 The City Manager is directed to report back to the City Council with
81 recommendations for action and implementation by March 2024.

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83 **ADOPTED:** _____, 2023 **ATTEST:** _____
84 Myrna Rios
85 City Clerk