

## COX AMENDMENTS

Motion: Limit HOME to apply only to properties zoned SF-2 and SF-3 and located within a 1/4 mile of a Core Transit Corridor.

Justification:

1. If the goal of this proposal is to produce middle missing housing, then it should apply to those areas where the City's planning documents call for this type of housing - between higher-density along transit corridors and lower-density SF neighborhoods.
2. It seems that the application of this change to even the furthest reaches of Austin's SF zoning contradicts our goals of reducing car trips, so encouraging additional residential units and missing middle housing closer to transit corridors aligns with these traffic- and emission-reducing goals.
3. Applying these changes to only designated properties within proximity to transit corridor could be viewed as a "trial" mechanism or a phased approach. If the market reacts to these changes in a way that produces the desired effect (market-rate affordable, smaller scale, denser middle missing housing), then expanding HOME - as the City's transit and other required infrastructure grows - could be considered and likely to meet less resistance. Alternatively, if the market produces products that are not the goal (more large SF homes, plethora of STR's, vacant units, or other unintended results), the HOME requirements can be easier tweaked since they impact fewer properties.
4. By virtue of this proximity requirement, as our City's Core Transit Corridors are expanded, the number of HOME-eligible properties expand with it. Essentially, both transit availability and denser housing grow together which aligns with our planning principles and helps to mitigate concerns about traffic and achieve our sustainability goals.

Motion: Maintain Subchapter F and include select revisions relevant to two- and three-unit developments including graduated FAR and per-unit and unit combination FAR caps.

Justification: The AIS clearly outlines the negative affordability consequences of removing the various limitations found in Subchapter F. Instead of a wholesale deletion of Subchapter F, the HOME ordinance should make select changes to Subchapter F section applicability and offer substitute requirements for two- and three-unit developments.