

HOME PHASE 2														
No.	Commissioner	Reference Document	Pg #/ Section #	Proposed Amendment	Proposed Text Change (Underline added text/Strikethrough deleted text)	Text Change Included in Amendment (YES/NO)	References and Notes (if needed)	WG Vote Tally	Azhar Vote	Cox Vote	Haynes Vote	Johnson Vote	Maxwell Vote	Phillips Vote
1	Johnson	Draft Ordinance v1	4	Remove setbacks for "internal" lot lines (aka setbacks between new lots created from a replat), maintain 5 foot setback from original side and rear property lines.	<p>Modify 25-2-779(F)(4) with the following:</p> <p><i>(4) Except as provided in <u>Subdivisions (5) and (6)</u>, the following setbacks apply...</i></p> <p>Replace 25-2-779(F)(5) with the following:</p> <p><i>(5) The minimum setback from any property line directly abutting another small lot residential use on property zoned SF-3 or more restrictive is zero.</i></p> <p><i>(6) Except for a side-street setback, when an attached dwelling unit abuts a property line, the minimum setback for that property line is</i></p>	Yes	MODIFIED 4/19 to put front and side street setbacks into a separate amendment	6/6	Yes	Yes	Yes	Yes	Yes	Yes
2	Johnson	Draft Ordinance v1	4	Reduce the minimum lot width to 15 feet.	<p>Modify line 82 to read: "(2) Except for a flag lot, a lot must be at least 20 15 feet wide."</p>	Yes	MODIFIED 4/19 to 15 feet - compromise to still allow townhouses and other attached units without being overly wide. Prohibition on driveway access for small frontages remains unaffected	5/6	Yes	Yes	No - I want to go to 30 but not doing an amendment b/c I know support is not there.	Yes	Yes	Yes
3	Johnson	Draft Ordinance v1	4	Allow for "back lots" to be created without frontage on a public street, as long as they have utility and physical access via a permanent easement shown on the subdivision.	<p>Direct staff to propose a mechanism for the creation of lots that do not have street frontage, as long as they have adequate room for utilities, first responder and physical access guaranteed by permanent easement, and meet other required lot standards (i.e. width, area). One potential approach is described below, using the term "back lots." Houston, Charlottesville VA, Cleveland OH, and numerous other cities have a similar mechanism under different names (sub lots, townhouse lots, etc).</p> <p>Insert new subsection (10) under 25-1-21 (Definitions) and renumber the remaining items accordingly: <i>(10) BACK LOT means a lot created without any lot lines abutting a public right-of-way, and which meets the standards in Section 25-2-779 (Small Lot Single-Family Residential Use).</i></p> <p>Insert new line (3) under 25-2-779(F) Lot Standards, and renumber the remaining lines accordingly: <i>(3) "Back lots," or lots without frontage along a public right-of-way, are allowed subject to the following requirements: (a) Back lots are exempt from §25-4-171 Access to Lots. (b) The applicant provides a permanent utility easement(s) of sufficient width to provide electric, water and wastewater service to all back lots as applicable; and (c) The applicant provides a permanent access easement at least 10 feet in width connecting all back lots to a public right-of-way, containing:</i></p>	Yes	MODIFIED 4/19 - clarified to be direction to staff/less prescriptive	4/6	No	Yes	Yes	Yes		Yes
4	Haynes	Draft Ordinance v1	1	Add a definition of replatt to conform code with state law.	<p>On line (6), add the following and renumber accordingly. (96) REPLATT means the division of a tract of land located within the limits of the City by an owner who divides the tract in two or more parts to lay out a subdivision of the tract build, create other lots, or lay out streets, alleys, squares, parks, or other parts of the tract intended by the owner of the tract to be dedicated to public use must have a plat of the subdivision prepared. A division of a tract includes a division regardless of whether it is made by using a metes and bounds description in a deed of conveyance or in a contract for a deed, by using a contract of sale or other executory contract to convey, or by</p>	yes		4/6	Yes	?	yes	yes	yes	

5	Haynes	Draft Ordinance v1	General	Delay implementation of HOME2 for up to 90 days after final passage.	In various briefings, COA staff has indicated being rushed and even having errors in the implementation process for HOME1. To minimize legal action, we need staff to get implementation correct. 90 days gives them sufficient time to think thoroughly through issues related to implementation.			4/6	No	Yes	Yes - agree with Johnson amend	Yes	No	Yes
6	Phillips	Draft Ordinance v1	TBD	Establish a low-income financial assistance program to assist individuals participate in HOME2 programs, including cost associated with replatting.	The COA should establish a low-interest lending program (with or without the private sector) with favorable terms up to forgiving loans for a homeowner who qualifies income-wise (who earns 50% to 80% of Austin's median income) OR is a homeowner who builds additional units on their property and designates at least one as affordable, meaning for someone who earns 60% to 80% of the MFI, including cost associated with replatting.			5/6	Yes	Yes	Yes - agree with Johnson amend	I support the idea but why not just "up to 80% MFI" instead of limiting between 50-80?	Yes	Yes
7	Phillips	Draft Ordinance v1	TBD	Tailor changes to meet the racial and environmental needs of individual neighborhoods/areas of town.	Changes should be implemented in accordance with Austin's adopted plans, including but not limited to the Climate Equity Plan, Strategic Housing Blueprint, Strategic Mobility Plan etc., to ensure racial equity and environmental justice in how Austin implements HOME 2 across all neighborhoods and communities.			6/6	Yes	Yes	Yes	Yes	yes	Yes
8	Phillips	Draft Ordinance v1	TBD	Strengthen programs/protections to help for renters to relocate, and guidance and information to homeowners to help them stay in their homes through an information/outreach program and discounted city fees in redeveloping their properties according to HOME 2.	Develop resources consisting of financial help for renters to relocate, and guidance/information to homeowners to help them stay in their homes through an information/outreach program and discounted city fees in redeveloping their properties according to HOME 2.			6/6	Yes	Yes	Yes	Yes	Yes	Yes
9	Phillips	Draft Ordinance v1	TBD	Amend the Annual Impact Study to focus on displacement of historically marginalized groups.	Add a Displacement Study, to the Annual Impact Report under HOME1, that looks at population trends in neighborhoods that redevelop under HOME 2, specifically, to lower-income residents, African Americans, and Hispanics, given gentrification policies going back to the 1990s. The effects of HOME Phase 2 should be studied to assess the specific impacts of the policy in addition to ongoing displacement impacts of other policies, forces, and practices.			6/6	Yes	Yes	Yes	Yes	Yes	Yes
10	Haynes	Draft Ordinance v1	Page 4, line 82	Add the words "the flagpole section" after the word "a" and before the word "flag".	Clarify the exemption from the minimum applies to the flagpole only, not the entire flag lot.			6/6	Yes	Yes	Yes	Yes	Yes	Yes
11	Cox	Draft Ordinance v1	N/A	Request staff to develop new category for replatting lots subject to this ordinance and define a fee appropriate for the level of effort required for review. Consider the development of a fee waiver program based on one or more of the following: (1) Proximity of lot to high capacity transit stop (2) Preservation of existing structure(s) similar to HOME1 (3) Socioeconomic characteristics of		No		5/6	Yes	Yes	Yes	Yes - but how is this different from the "infill plat" ordinance we will hear at the 5/14 meeting?	Yes	
12	Azhar	Draft Ordinance v1	§ 25-2-779 (F)(4)(b)	Allowing Enroachments for Design by Changing Minimum Side Setback: The minimum side setback is 3 feet for architectural features and 2 feet for a projecting 1-story porch, stoop, or uncovered steps. With the definition of architectural feature as follows: A building element, which alone or as part of a pattern, embodies the style, design, or general arrangement of the exterior of a building or structure, including, but not limited, to a window sill, belt course, cornice, flue, chimney, eave, box window, awning, or cantilevered box or bay window.		No	This would encourage different design features and align with the standard proposed for single unit zones in the LDC Revision process.	4/6	Yes	No - I think this is moot based on previous amendment on zero setback for 'internal' lot lines?	No	Yes	Yes	Yes

