





MEMORANDUM

TO: Mayor and City Council Members

THROUGH: Veronica Briseño, Assistant City Manager 

FROM: José G. Roig, Director, Development Services Department 

DATE: December 18, 2024

SUBJECT: **Home Options for Mobility and Equity (HOME) Phase 1 Six-Month Report (Ordinance No. 20231207-001)**

We want to provide you with information that fulfills the six-month reporting requirement for HOME Phase 1.

Background


To support the development of varying housing types and increase overall housing supply, HOME Phase 1 revised the City of Austin's Land Development Code to allow up to three dwelling units on single-family lots and provide a square-footage bonus program to encourage structural preservation of dwelling units that are at least 20 years old. These requirements were enacted upon adoption of [Ordinance No. 20231207-001](#), which was approved on December 7, 2023 with an effective date of February 5, 2024.

Since implementation, HOME Phase 1 has received applications that could potentially result in 300 new dwelling units. Part 19, Section I of the referenced Ordinance calls for a six-month report on data metrics as follows:

1. Number of permit applications received for single-family, two-unit, duplex, three-unit, and tiny homes.
2. Number of permits requested under the Preservation Bonus program. Data presented on the Preservation program shall include:
 - a. Number of developments utilizing the FAR exemption.
 - b. Average percentage of preservation of the original structure.
 - c. Area where the Preservation Bonus is most utilized.
3. Number of demolition permits submitted after the enactment of this ordinance.
4. Housing market analysis on the impact of HOME, including but not limited to market prices for single-family, two-unit, duplex, three-unit, and tiny homes, the median home sale price, and any other appropriate factors.
5. Mean and median measures of gross floor area, floor to area ratio, and impervious cover, the number of units falling under different gross floor area ranges, and any other related metrics identified by staff.


Six-Month HOME Initiative Data Metrics

The metrics in Table 1 below include residential development applications submitted under HOME Phase 1 from February 5, 2024, to August 7, 2024. The data includes applications currently under review and applications already approved.

 Table 1. Residential Development Applications		
Project Type	Applications Submitted	Applications Approved
Two-Unit	103	72
Duplex	16	5
Three-Unit	40	22
Tiny Home	0	0
Totals	159	99


Preservation Bonus

At City Council’s direction, the Preservation Bonus will be reviewed by City staff to improve applicant participation and structural preservation outcomes, with a progress report due to City Council by December 12, 2024. Both applications noted in Table 2 are located in District 1.

 Table 2. Preservation Bonus		
Requested	Approved	Avg % of Structure Preserved
2	2	91%

Demolition Permit Applications

Table 3 identifies the number of demolition applications for single- and two-family residential units which has remained consistent following the implementation of HOME 1 compared to the six months prior.

 Table 3. Demolition Applications		
	Six Months Before HOME Phase 1 (Aug 2023 - Jan 2024)	Six Months After HOME Phase 1 (Feb 2024 - Aug 2024)
Total Applications	222	214
Approved Applications	210	202


Housing Market Analysis


In 2023, the Austin Board of Realtors (ABOR) reported a median home sale price of \$540,000. This value represents all housing types. The Housing Department will work with ABOR to break down this figure by specific home types (single-family, two-unit, duplex, three-unit, and tiny home) for future reports. Additionally, the Housing Department will engage with the Travis Central Appraisal District regarding the market value of existing housing stock beyond what is currently available on the market. Staff will

continue to evaluate other data sources for market values for multiple units on a lot (e.g., condominium ownership, rental properties) for future reporting.

Unit Size and Impervious Cover Data

The metrics included in Table 4 provide dwelling unit sizes and utilized impervious cover amounts derived from approved HOME Phase 1 applications. Building size and impervious cover are calculated on a per-site basis and include total lot structures. The mean column reflects the averages for all approved HOME Phase 1 applications. The median column provides the middle values for these applications and accounts for any outliers that may skew the mean value. Table 5 focuses on the floor to area ratio (FAR) of individual dwelling units and demonstrates how many dwelling units are within each of the FAR ranges.

 Table 4. Building Size and Impervious Cover		
	Mean	Median
Gross-Floor Area per Site	3,820	4,230
Gross Floor Area per Unit	1,719	
Floor-to-Area Ratio (FAR)	0.48	0.79
Floor-to-Area Ratio by Unit	0.21	
Impervious Cover	43%	41%

 Table 5. Number of Housing Units by Floor to Area Ratio (FAR) Range (in intervals of 0.05)								
0–0.05 FAR	0.05–0.1 FAR	0.1–0.15 FAR	0.15–0.2 FAR	0.2–0.25 FAR	0.25–0.3 FAR	0.3–0.35 FAR	0.35–0.4 FAR	>0.4 FAR
12	18	26	37	54	27	19	12	2

Next Steps

An annual impact report with an expanded suite of data metrics will be released after February 5, 2025 with a 12-month analysis of HOME Phase 1 implementation. In accordance with the requirements of HOME Phase 2 as outlined in [Ordinance No. 20240516-006](#), the 12-month HOME Phase 1 report will include data metrics for Small-Lot Single-Family Use applications, which became available for submission for some properties on August 16, 2024.

Please contact Brenda de la Garza, Assistant Director, Development Services Department at Brenda.delaGarza@austintexas.gov or 512-487-9815 if you should have any questions.

- cc: T.C. Broadnax, City Manager
- CMO Executive Team
- Mandy DeMayo, Housing Department Interim Director
- Brenda de la Garza, Development Services Assistant Director