



2024 Public Policy Agenda

The Austin Board of REALTORS® (ABoR) is the organized voice for REALTORS® and homeowners in Central Texas. As REALTORS® we see advocacy as our responsibility and together our 15,000+ members leverage their expertise, connections, and creativity to make change happen. Our advocacy is focused on policy areas where our members bring a high level of experience, expertise, and can be part of developing solutions for Central Texas. Consistent with ABoR's [Public Policy Principles](#), our annual Public Policy Agenda serves as a priorities map to help guide our advocacy efforts in 2024.

Increase of Missing Middle Housing Types. ABoR supports efforts to prioritize housing affordability by reducing barriers to develop missing middle housing type. In general, ABoR supports:

- Changes to balance and offset regulations that decrease housing capacity.
- Policy and process changes aimed at increasing the supply of and variety of housing types this includes:
 - Reducing the minimum lot size and width;
 - Removing “McMansion” regulations;
 - Reforms to subdivision and lot splitting; and
 - Reducing the impact of compatibility standards, design guidelines, and site plan regulations on housing development.
- Reforms that allow property owners to develop, expand, remodel, or improve their property to the fullest extent of their current development rights.
- Reforms that allow communities to naturally evolve over time through incremental change.

Reforming and Reducing the Cost of the Permit Process. ABoR supports efforts to address the cost of housing by removing barriers to housing, lowering development fees, and implementing improvements to the development review and permitting process. In general, ABoR supports:

- Removing unnecessary regulations that increase the cost of housing by extending the development review process.
- Reforming the permitting process by implementing recommended changes from the McKinsey & Company consulting group.
- Reform the City's open permit system so that property owners can easily review and resolve open permits on their property.

- Changes that would allow additional level of administrative variances to regulations for property owners to have maximum flexibility with their existing development rights.
- Providing relief from residential development fees which impact the cost of housing.

Encourage & Support Homeownership. ABoR supports efforts to expand assistance and educational programs that encourage and support homeownership. In general, ABoR supports:

- Expansion of density bonus programs that encourage homeownership.
- Additional education for homeowners regarding the down payment assistance program and the home repair program.
- Creation of incentive programs to encourage property owners to make energy efficient and health and safety improvements to their homes.

Protect the Tenant/Landlord Relationship. ABoR supports healthy tenant/landlord relationships that allow rental housing providers to effectively manage their properties to provide safe housing to their residents. In general, ABoR supports:

- Strengthening the City of Austin’s Repeat Offenders Program (ROP) to improve outcomes at properties in the program and hold repeat code offenders accountable while protecting the rights of compliant housing providers and minimizing the potential negative impacts on our rental housing market.
 - This includes supporting changes to the ROP Ordinance to refocus the ordinance on life, safety, and health violations.
- The adoption of innovative technologies that are fiscally responsible and that can help localities efficiently address nuisance properties, crack down on bad actors, and protect the health and safety of residents and community members without infringing on or imposing burdens to a property owner’s ability to conduct their business.
- Additional funding for rental assistance for renters and landlords needing assistance.