



RESOLUTION OF THE AUSTIN NEIGHBORHOODS COUNCIL REGARDING OCCUPANCY REDUCTION

WHEREAS, Stealth dorm-style housing is replacing single-family houses at an increasing pace in single-family neighborhoods in Central and North Central Austin; and

WHEREAS, Stealth dorm-style housing is beginning to replace single-family houses in other residential neighborhoods in Austin; and

WHEREAS, Affordable older two- and three-bedroom houses are being replaced by expensive new purpose-built six-bedroom stealth dorms; and

WHEREAS, Higher occupancy incentivize developers to replace existing single-family houses with more stealth dorms; and

WHEREAS, Single-family houses are not designed for 6 unrelated adults; and

WHEREAS, Parking, traffic, trash, and other problems increase when single-family houses are converted into stealth dorms; and

WHEREAS, Reducing occupancy limits for unrelated adults will help preserve the diverse and unique character of residential neighborhoods; and

WHEREAS, Reducing occupancy limits for unrelated adults will help preserve existing single-family houses in single-family neighborhoods; and

WHEREAS, Reducing occupancy limits for unrelated adults will help alleviate parking, traffic, trash, and other problems associated with stealth dorms; and

WHEREAS, Reducing occupancy limits from 6 to 4 unrelated adults will bring Austin closer to the average occupancy limit of 3.5 in other peer cities in the US and 3 in Texas cities;

NOW, THEREFORE,

BE IT RESOLVED THAT The Austin Neighborhoods Council Executive Committee supports a reduction in the occupancy limit to 4 unrelated adults in single-family houses.

Presented to ANC Membership: February 12, 2014

Membership Approved: February 12, 2014

Sponsor Contact: Jolene Kiolbassa, ANC Co-Secretary and Heritage NA Steering Committee Member; j_kiolbassa@yahoo.com