

March 25, 2025

Honorable Texas Legislature,

The American Institute of Architects (AIA) Austin ardently and persistently champions policies that positively contribute to our state and its urban centers. As a leading authority on the built environment – drawing from the expertise of our almost 1500 members – our work and advocacy spans a broad spectrum of architectural typologies, programs, and sectors. A common thread to our advocacy is our aim to enhance the health, well-being, and safety of our communities.

We would like to thank the Texas Legislature for its consideration of several pivotal legislative measures that promote housing affordability and accessibility for all residents of Texas. Each of these measures is a critical step toward ensuring that communities throughout the state have access to the housing solutions necessary to cultivate safe, vibrant, and family-oriented cities, fostering dynamic and sustainable growth.

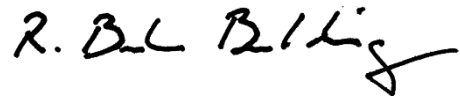
AIA Austin stands in proud support of:

- [SB 840 Residential in Commercial](#) (Hughes) - Allows residential mixed uses in commercially zoned areas, aligning with a more flexible zoning approach.
- [SB 844 Valid Petition](#) (Hughes) - A much needed increase to the percentage of landowners needed for a valid zoning petition from 20% to 60%.
- [HB 24 Valid Petition](#) (Orr) - Identical to SB 844
- [SB 854 YIGBY](#) (Middleton) - Allows churches to develop housing without requiring a zoning change, following successful models in other areas.
- [SB 673 ADU](#) (Hughes) - Legalizes Accessory Dwelling Units (ADUs) statewide.
- [HB 3089 Repeal of State Sales Tax on Rehab & Remodel](#) - (Troxclair) Eliminates tax on remodels – leveling the playing field with new construction – while preserving naturally occurring affordability.
- [SB 1567 Lifting Unrelated Occupancy Limits](#) (Bettencourt) - Removes statewide residential occupancy limits for non-relatives.

- [HB 5148 Single Stair](#) (Talarico) - Allows single-stair buildings statewide for areas with professional fire services.
- [HB 5148 Single Stair Opt-in](#) (Johnson) - Allows cities to opt into single-stair regulations without creating new codes.

AIA Austin supports each of these low-cost and rational measures that, in a small but significant way, will help to increase access to housing for all Texans.

Sincerely,

A handwritten signature in black ink that reads "R. BL Baldrige". The signature is written in a cursive, slightly stylized font.

Burton Baldrige, FAIA
AIA Austin President