

PLANNED UNIT DEVELOPMENT CODE CHANGES

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I agree with the City Council and the City staff that the Planned Unit Development housing affordability provisions need to be changed to reflect current community goals. I do not support the recent changes offered at only one stakeholder meeting, and no public hearings.

I propose the following alternate code changes:

- 1. A public hearing be conducted at the City Council prior to action on the baseline zoning used to establish the actual entitlements the applicant is seeking through the Planned Unit Development process.**
- 2. The applicant is required to file a non-refundable PUD application fee equal to the amount of fee-in-lieu payment if on-site housing affordability meeting adopted standards is not achieved following issuance of the certificate of occupancy.**
- 3. The housing affordability standard for rental housing be 5% of apartments serving applicants at or below 50% Median Family Income for 40 years.**
- 4. The applicant be eligible for fee-in-lieu refund if on-site affordability compliance is achieved at initial occupancy and one year after initial occupancy.**
- 5. The applicant agrees to a restrictive covenant filed with the county deed records if an on-site affordability requirement is part of Planned Unit Development approval.**