

Hi Andrew -

Could you make sure this gets to the Commissioners and is uploaded to the Commission webpage?

Thanks!

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2018-19 Secretary, North Lamar/Georgian Acres neighborhood plan contact team

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NPA-2018-0026.02 - Powell Lane Apartments

Commissioners:

The North Lamar/Georgian Acres neighborhood plan contact team does NOT support the proposed amendment to our neighborhood plan, to change the Future Land Use for eight acres on E Powell Ln from Neighborhood Mixed Use and Mixed Use/Office to Multifamily.

RESPONSE TO STAFF RECOMMENDATION

The housing units in the southern part of our planning areas, south of Powell Ln, are 96% rental, most in large apartment complexes. The Multifamily future land use designation does NOT provide a mix of housing types nor expand the variety of housing choices.

The specific development proposed does NOT provide additional housing options for most people in the planning area. The affordability (60% MFI) would not be attainable to most in the planning area, whose income is less than 50% MFI. The small units and the mix of unit types (110 efficiency, 110 one-bedroom, 35 two-bedroom) are not appropriate for most households in the planning area, which average 2.7 people.

While on the map the N Lamar Blvd activity corridor and high-frequency transit routes appear to be within 1/2-mile walk, the configuration of TxDOT's 183 interchange means that as a practical matter, pedestrian access to a southbound Cap Metro stop, including the Lamar Transit Center, is almost 1 mile.

The neighborhood team respects and values all our people, and therefore rejects the use of multiple families' housing as a "buffer" for interstate commercial uses.

OPPORTUNITY INDEX

This location is one of the lowest opportunity areas in the city:

Racial and economic integration - No. Residents over 70% hispanic, students over 90% economically disadvantaged. (Census, AISD)

Access to employment - Very limited. Major employer is international financial services, unattainable to the 80% of adult residents with less than a college degree. (ABJ, Census)

High performing schools - No. Elementary school rated F. (Children at Risk)

Access to fresh and healthy foods - No. Three of four food environment challenges. (Sustainability)

Low poverty rate - No. Poverty rate 33% (Census)

Low crime rate- No. Violent crime rate more than three times the city average and rising. (APD)

Access to parks - Yes

Minimal environmental hazards - Yes. (APH, ARR)

We urge the Planning Commission to support City policies and budget designed to increase opportunity for current and future residents of this area. This includes strategic capital investment, as well as thoughtful use of SMART housing fee waivers, rental housing developer assistance, and support for tax credit financing and private activity bonds.

PLANNING DETAILS

The neighborhood team continues to support:

- neighborhood plan Objective L.2: Maintain a balanced residential character throughout the planning areas, including limiting the construction of large, new, multifamily residential complexes (Recommendation 121), with new more intense residential development containing a mixed use element and located along major roadways (Recommendation 122).
- neighborhood plan Objective L.4: All new mixed use development should contain affordable units.
- neighborhood plan Objective L.10: Establish a mixed use district at the southern end of the planning areas.
- neighborhood plan Objective Q.9: Preserve housing affordability throughout the planning areas

The neighborhood team supports **Imagine Austin Comprehensive Plan** vision of complete communities, including housing and neighborhood policies:

- HN P1. Distribute a variety of housing types throughout the City to expand the choices available to meet the financial and lifestyle needs of Austin's diverse population.
- HN P4. Connect housing to jobs, child care, schools, retail, and other amenities and services needed on a daily basis.
- HN P5. Promote a diversity of land uses throughout Austin to allow a variety of housing types including rental and ownership opportunities for singles, families with and without children, seniors, persons with disabilities, and multi-generational families.
- HN P10. Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to healthy food, schools, retail, employment, community services, and parks and recreation options.

The neighborhood team supports the Council-adopted **Strategic Housing Blueprint** affordable housing goals:

- At least 75% of new housing units should be within 1/2 mile of Imagine Austin Centers and Corridors
- At least 25% of new income-restricted affordable housing should be in high opportunity areas
- At least 30% of new housing should be a range of housing types from small-lot single-family to eight-plexes.