

DATE: January 10, 2022

TO: Case Manager: Wendy Rhodes [Wendy.Rhoades@austintexas.gov](mailto:Wendy.Rhoades@austintexas.gov)

CC: Applicant: Alice Glasco

FROM: SCCNPCT

Re: SCCNPCT **unable to support** C14-2021-0166 – 6424 S. Congress Ave.

Re: From: GR-MU-CO-NP  
To: GR-MU-V-NP

Dear Planning Commission,

We, the SCCNPCT **will not be able support this development due to the affordable housing not being equal or greater to what other developments have provided to the SCCNPCT – South Congress corridor.**

- The developer is proposing 95 units mixed with affordable housing at 10% - 80% MFI.
- Commercial (V) at ground level will benefit the developer and not the neighborhood.
- The developer will build 31-47 units if the variance is not granted.
- We the SCCNPCT are asking for 5%- 50%MFI & 5%-60%MFI for a total of 10 units out of 95 units.
- We feel that the community is handing over a zoning request, while the developers are not willing to give anything back to the community, therefore, we are unable to support the variance request.
- **We support recommendations that would provide better affordable housing within the 5%- 50%MFI & 5%-60%MFI range.**

Thank you,

Mario Cantu Chair SCCNPCT