

From: David King

Sent: Tuesday, March 22, 2022 2:09 PM

To: Shaw, Todd - BC <BC-Todd.Shaw@austintexas.gov>; Hempel, Claire - BC <BC-Claire.Hempel@austintexas.gov>; Azhar, Awais - BC <BC-Awais.Azhar@austintexas.gov>; Flores, Yvette - BC <bc-Yvette.Flores@austintexas.gov>; Shieh, James - BC <bc-James.Shieh@austintexas.gov>; Howard, Patrick - BC <BC-Patrick.Howard@austintexas.gov>; Praxis, Solveij - BC <BC-Solveij.Praxis@austintexas.gov>; Thompson, Jeffrey - BC <bc-Jeffrey.Thompson@austintexas.gov>; Connolly, Joao - BC <BC-Joao.Connolly@austintexas.gov>; Schneider, Robert - BC <BC-Robert.Schneider@austintexas.gov>; Mushtaler, Jennifer - BC <BC-Jennifer.Mushtaler@austintexas.gov>; Llanes, Carmen - BC <bc-Carmen.Llanes@austintexas.gov>; Cox, Grayson - BC <BC-Grayson.Cox@austintexas.gov>; BC-RichardV.Mendoza@austintexas.gov; Cohen, Jessica - BC <BC-Jessica.Cohen@austintexas.gov>; Singh, Arati - BC <BC-Arati.Singh@austintexas.gov>; Cronk, Spencer <Spencer.Cronk@austintexas.gov>

Cc: Rivera, Andrew <Andrew.Rivera@austintexas.gov>

Subject: Item B-13 - VMU Affordability Requirements - Planning Commission Meeting - March 22, 2022

*** External Email - Exercise Caution ***

Honorable Commissioners, Todd Shaw, Chair, Claire Hempel, Vice Chair, Awais Azhar, Jessica Cohen, Joao Paulo Connolly, Grayson Cox, Spencer Cronk, Yvette Flores, Patrick Howard, Carmen Llanes Pulido, Richard Mendoza, Jennifer Mushtaler, Solveij Rosa Praxis, Robert Schneider, James Shieh, Arati Singh, and Jeffrey Thompson, Planning Commission,

Please consider the following comments regarding item B-13, Vertical Mixed Use Affordability Requirements, on the agenda for tonight's Planning Commission meeting.

1. Annual median family income requirements zoning should be set at or below 40% for rental and ownership to facilitate equitable access to income-restricted housing affordable to low-income families of color in Austin. A recent University of Texas study shows that the annual median family income for Black and Latino/Latina families in Austin is roughly half of that for white families in Austin.
2. A minimum of 15% of residential units for rental for 40 years or a minimum of 15% of residential units for ownership for 99 years or a combination equivalent to 15% of residential units should be required.
3. Affordable housing income restriction requirements should apply to the entire project, not just the bonus area.
4. All income-restricted affordable housing units should be onsite. No fee-in-lieu should be allowed.
5. All income-restricted affordable housing units should be family-friendly. At least 30% of the income-restricted units should have two bedrooms and at least 30% of the income-restricted units should have three or more bedrooms.
6. All income-restricted affordable housing units should include the same onsite parking entitlements afforded to market-rate housing units.
7. Administrative approval should not be allowed.
8. Compatibility should not be waived, weakened, or reduced.
9. The opt/in process for VMU should apply.
10. Existing VMU corridors should be utilized.
11. Policies and procedures to monitor and verify compliance with VMU affordability requirements should be strengthened. The Housing and Planning Department should provide a biannual public report on compliance and non-compliance issues.

12. The code amendment stakeholder process should be equitable and transparent and comply with state open meetings laws. Neighborhoods, communities, and residents situated on or adjacent to VMU corridors should be specifically included in the process.

Thank you for considering my comments and for your service!

Regards,
David King
Zilker Neighborhood Resident
Austin City Council District 5