

## Meredith, Maureen

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**To:** Ferris Clements; Estrada, Nancy  
**Cc:** Gavin Greenblum  
**Subject:** RE: C14-2023-0043 / NPA-2023-0020.01 - 4201 South Congress Ave.

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**From:** Ferris Clements  
**Sent:** Friday, December 8, 2023 12:30 PM  
**To:** Estrada, Nancy <Nancy.Estrada@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>  
**Cc:** Gavin Greenblum  
**Subject:** RE: C14-2023-0043 / NPA-2023-0020.01 - 4201 South Congress Ave.  
**Importance:** High

Nancy and Maureen,

Please include the email below in the backup for our items.

Thanks,  
Ferris

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**From:** Ferris Clements  
**Sent:** Monday, November 27, 2023 3:03 PM  
**To:** 'Estrada, Nancy' <[Nancy.Estrada@austintexas.gov](mailto:Nancy.Estrada@austintexas.gov)>; Meredith, Maureen <[Maureen.Meredith@austintexas.gov](mailto:Maureen.Meredith@austintexas.gov)>  
**Cc:** Gavin Greenblum  
**Subject:** RE: C14-2023-0043 / NPA-2023-0020.01 - 4201 South Congress Ave.

Nancy and Maureen,

Good afternoon. We have proposed a Letter Agreement with the SCCNPCT, but have yet to finalize anything. We have met with the neighborhood group via Zoom meetings on the following dates, as well as numerous phone calls and correspondence over the summer:

- April 18, 2023
- September 28, 2023
- October 5, 2023
- October 10, 2023
- October 30, 2023
- November 20, 2023

We have let the neighborhood group know that this site would be subject to the City of Austin's affordability requirements for –V. Because we are on a light rail corridor, we are subject to heightened affordability standards (highlighted below):

	VMU1	VMU2 – Option A	VMU2 – Option B
<b>Rental Units (Not on Rail)</b>			
Affordability Level	10% at 60% MFI	12% at 60% MFI	10% at 50% MFI
Length of Affordability	40 years	40 years	40 years
<b>Rental Units (On Rail Line)</b>			
Affordability Level	10% at 60% MFI	15% at 60% MFI	12% at 50% MFI
Length of Affordability	40 years	40 years	40 years
<b>Ownership Units</b>			
Affordability Level	10% at 80% MFI	12% at 80% MFI	-
Length of Affordability	99 years	99 years	-

The SCCNPCT has requested the Applicant commit to additional affordability standards in excess of the current City of Austin –V requirements, even though we are already subject to heightened affordability standards by being on a light rail corridor. The Applicant has repeatedly let the neighborhood know that this is something we cannot agree to.

Please let us know if you need any more information at this time.

Thanks,  
Ferris

<p><b>G. Ferris Clements, III</b> Associate Armbrust &amp; Brown, PLLC 100 Congress Avenue, Suite 1300 Austin, Texas 78701-2744 (512) 435-2337 - Direct (512) 435-2360 - Facsimile <a href="mailto:fclements@abaustin.com">fclements@abaustin.com</a> <a href="http://www.abaustin.com">www.abaustin.com</a></p>	
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**From:** Estrada, Nancy <[Nancy.Estrada@austintexas.gov](mailto:Nancy.Estrada@austintexas.gov)>  
**Sent:** Monday, November 27, 2023 8:56 AM  
**To:** Ferris Clements <>  
**Cc:** Meredith, Maureen <[Maureen.Meredith@austintexas.gov](mailto:Maureen.Meredith@austintexas.gov)>  
**Subject:** C14-2023-0043 / NPA-2023-0020.01 - 4201 South Congress Ave.

Good Morning Ferris,

I wanted to follow up with you on 4201 S. Congress since it's been a few weeks. This case will be a Discussion item on tomorrow's agenda. Are there any updates for us? Any updates/agreements regarding the Oldham Neighborhood Association and SCCNPCT?

Thanks!

Thank you,  
**Nancy Estrada**

Planner Principal | Current Planning  
City of Austin, Planning Department  
O: (512) 974-7617

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