From: Lonny Stern <
Sent: Monday, August 10, 2026 10:54 AM
To: LandUseLiaison <LandUseLiaison@austintexas.gov>
Cc: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Estrada, Nancy <Nancy.Estrada@austintexas.gov>
Subject: SUPPORT for NPA-2025-0020.04 and C14-2025-0096, "Congress Views,"

Dear Chair and Members of the Planning Commission:

I am writing in support of NPA-2025-0020.04 and C14-2025-0096, "Congress Views," located at 6111, 6113, and 6119 South Congress Avenue.

This is precisely where Austin should be adding housing. South Congress is an Imagine Austin Activity Corridor with existing high-frequency transit service and the potential for significant future transit investment. Adding approximately 350 apartments and ground-floor commercial space here will allow more Austinites to live near transit, employment, schools, parks, and everyday services while supporting a more walkable and transit-oriented corridor.

The site also has an important history. It previously contained 48 mobile homes that provided naturally occurring affordable housing but has now sat vacant for approximately three years. While the proposed apartments cannot undo the displacement of those former residents, they can restore housing to the property on a more permanent and stable platform. Through DB90, the project will also provide income-restricted apartments for 40 years. **I encourage the applicant to select the option that provides 10% of the units at 50% MFI,** offering deeper affordability to households most likely to have benefited from the housing previously available on the site.

Finally, I have worked with Alice Glasco on other properties along South Congress Avenue and have found her to be an honest broker who communicates directly, listens carefully, and works constructively with community stakeholders. That experience gives me confidence that concerns raised during the remainder of the development process will receive serious consideration.

Congress Views advances Austin's housing, affordability, land-use, and transportation goals on a site well suited for additional density. I respectfully ask the Planning Commission to support both the neighborhood plan amendment and the associated rezoning.

Sincerely Yours --

Lonny
--

Lonny Stern, Development Advisor
Policy ▪ Public Relations ▪ Grants ▪ Real Estate

4361 S. Congress Ave #231

Austin, TX 78745

512.484.3440 cell