

July 31, 2019

Council Member Kathie Tovo, City Council District 9  
Mayor Steve Adler  
Austin City Council  
P.O. Box 1088  
Austin, Texas 78767

Dear Council Member Tovo and Mayor Adler,

For the third time in two years our neighbors in District 9 find themselves trying to respond to the ever changing proposals by the city to revamp our Land Development Code.

As taxpayers who fund our city staff, **we request that before we are again asked to jump through more hoops, that the staff give us an approximation of how many units can be built in our neighborhood plan area with the current zoning.**

Having spent extensive human and capital resources to ensure stakeholder input in our Neighborhood Plan in 2005 including 15,000 newsletters and surveys hand delivered to neighbors informing and educating them about the city's changes and seeking feedback, we are hesitant to continue asking our neighbors to respond to a moving target.

We recall that the city demographer reported last year that the 135,000 housing units needed are for a five county area, and now we are told that we need to zone for 400,000 housing units, again we are left to deal with a moving target.

Thanks to the excellent professional skills of many of our neighbors, we are told that the city under its current zoning can adequately approve at least 135,000 housing units. Our own research shows that since the adoption by Council of our own 2005 NP, the building per year of multifamily units in our SRCC Neighborhood Association has more than doubled.

Attached is our data on the multifamily units built in SRCC since 1963 and adoption of the neighborhood plan. Also attached is a list of questions we are requesting that staff answer prior to any proposed zoning change to give by right entitlements in our area.

Also, individual residents are doing analyses of their areas to identify new multifamily units that are not included in our data sources such as TCAD and MLS. We will submit this information as soon as it is tabulated.

Thank you,

Elloa Mathews  
Chair, GSRCC NPCT

CC: Spencer Cronk City Manager. Carmen Llanes Pulido, Planning Commission