



November 29, 2022

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Cookie G. Ruiz, C.F.R.E.
Ballet Austin

Kathy Tyler
Austin Women in Housing

Dear Mayor Adler, Council Members and City Manager Cronk,

The Housing Works Austin Board of Directors respectfully offers the following recommendations to the Austin City Council on items on the December 1, 2022 Agenda.

Item 55

Conduct a public hearing and consider an ordinance amending City Code Title 25 to allow residential uses on commercially zoned property under certain conditions.

HousingWorks supports adoption of the staff recommendation with the Planning Commission amendments, and additionally recommends that Council direct the City Manager to evaluate the impact of these amendments by a defined date to ensure they are meeting the Council's intent and to make adjustments, as necessary.

Item 56

Conduct a public hearing and consider an ordinance amending City Code Title 25 to create a new overlay that modifies compatibility and parking requirements along certain roadways.

HousingWorks supports adoption of the proposed amendments to residential compatibility standards with the Planning Commission's amendments and the following additional recommendations:

- We have strong objections to the geographic inequity in the designation of corridors where new compatibility standards are proposed to apply, which will exacerbate inequity in geographic dispersion of affordable housing units. We recommend that the Council direct the City Manager to immediately initiate additional amendments and provide notice to property owners along additional corridors west of MoPac in order for the new compatibility standards to apply along those corridors as well.
- We recommend that the incoming Mayor and Council prioritize consideration of further modifications to compatibility standards that maximize equitable housing opportunities and are applied citywide.
- We recommend the removal of the Planning Commission recommendation regarding utilizing fee-in-lieu funds within a quarter mile of a corridor. We are concerned that this requirement may limit future opportunities to maximize the utility of these funds.

Item 48

Approve a resolution relating to scaling site plan review requirements appropriately for missing middle housing developments of three to sixteen residential units; and initiating amendments to City Code Title 25.

HousingWorks supports adoption of the resolution initiating amendments to facilitate the development of more diverse housing opportunities throughout the city.

Thank you for your consideration of these important policy changes.

Best Regards,

Executive Director
HousingWorks Austin