

Austin Neighborhoods Council

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Post Office Box 176 • Austin, Texas 78767

3 November 2009

Dear Mayor Leffingwell, Mayor Pro Tem and Council Members,

The Austin Neighborhoods Council is an umbrella organization representing 91 neighborhood associations across the city. The following are recommendations for an affordable housing component in the Downtown Plan recently begun for adoption by our city. These were approved at ANC's October 28 2009 General Membership meeting.

ANC urges the City Council to assure diversity in the downtown area by placing firm and progressive tools in the affordability requirements.

Specifically, we ask that the fee-in-lieu be placed at \$20 per square foot, per Seattle's Downtown Plan, and that those fees be placed on both commercial and residential properties. Funds generated from the fees should go to affordable housing projects in the following priority order: downtown, transit-oriented developments, transit corridors serving the downtown area. This is in contrast to the plan that would press affordable units on nearby neighborhoods.

A total of 20 percent of the units should be affordable to households earning less than 80 percent of median family income (MFI) at roughly these levels: A minimum of 15 percent of the residential units should be rental units affordable to households earning less than 80 percent MFI, with a third of the units targeting households earning between 80 and 50 percent MFI, another third for households earning between 50 and 30 percent MFI, and another for households earning less than 30 percent MFI. Five percent of the total affordable units should be for-sale units affordable by households earning up to 80 percent MFI (total of 20 percent affordable). Funds should not be used to subsidize the 80-120 percent MFI market.

City housing funds, to include GO Bonds, should not be used to subsidize units costing more than \$150 per square foot.

The city should require a mix of affordable unit sizes that assure that at least half the units be two-bedroom or more and accommodate families.

The existing affordable units at Lakeside should be preserved.

Thank you for your consideration.



Cory Walton

President, Austin Neighborhoods Council