



QUESTIONS FROM THE AUDIENCE

1. Do you favor reducing on-site parking requirements by 50 percent, effectively converting our streets to parking lots?
2. What data do you have to support the argument by “new urbanists” and the real-estate industry that demolishing existing homes and replacing them will result in housing that’s more affordable?
3. How do you think the new code will reduce the number of demolitions of our most affordable homes – those that exist today?
4. Where is the proof that developers will build affordable “missing middle housing”? History shows that they will only build market rate housing units. Missing Middle is a type of housing, not a price point.
5. Do you believe it’s good public policy to give the community just six weeks to comment on 1,100 pages of the Second Draft of the revised code and new zoning maps? Why the rush?
6. Do you believe our taxes will not go up if adjacent lots are up-zoned?
7. Is there a hidden agenda to get rid of single-family zoning in the urban core?
8. Do the code proponents understand that forcing us to walk in the middle of streets lined on both sides with parked cars and that have no sidewalks creates a huge safety hazard and hinders emergency vehicles?
9. Why has the Planning Department ignored our neighborhood plans and future land use maps?
10. Our comprehensive plan, *Imagine Austin*, calls for increased density on major corridors, activity centers, and growth centers. Why did City staff ignore this when mapping and instead put density in our neighborhoods?
11. We are now just learning that the maps have been drawn based on the market desirability of an area for redevelopment, meaning bulldozing. Do you believe this complies with our legally binding comprehensive plan, *Imagine Austin*?
12. Isn’t this just a plan to redevelop my neighborhood and that will drive me out?
13. Do you support the draft code’s elimination of our historic compatibility standards for commercial uses next to single-family?
14. Has this Council or the prior Council ever had a policy debate about the wisdom of rezoning the entire city and imposing form-based codes?
15. What data is there to support the claims of the “new urbanists” that if fewer parking spaces are built, people will be forced out of their cars?
16. Are you concerned about more flooding potential as we increase impervious cover and entitlements?
17. Do you recognize that many owner-occupied houses are being demolished and

- replaced with multi-unit rentals for singles? Our families with children are leaving us, and housing is increasingly owned by investors.
18. Have the drafters of the code considered its impact on our schools and the displacement of families with children?
 19. Where do you stand on the density bonus program? Do you think it will add the necessary units for affordable housing? If so, how? Will it include units for families?
 20. Planning theories such as Formed-Based Codes and New Urbanism come and go; current residents should not be used for an experiment. What works on greenfields (undeveloped land) does not necessarily work in established neighborhoods.
 21. Do you agree that this code will exacerbate displacement of working families and seniors? Increasing allowed density results in higher revenue potential for investors and will drive up land values, property taxes, and rents.
 22. Who is forecasting the socioeconomic impacts of the proposed code and what will be the cost to taxpayers for additional infrastructure in our neighborhoods, e.g., water lines, sidewalks, and street repair?
 23. Why doesn't this Council just write off most of this \$6 million mess and start over with new managers and new consultants and do what should have been done in the first place: update our current land development code and build on years and years of neighborhood planning with real engagement at the neighborhood level?
 24. We have an emotional and financial investment in our homes and neighborhoods – this Code process should not be rushed. Why can't you take your time and get this right?