

## **SHIEFFER – WILLOWBROOK NEIGHBORHOOD ASSOCIATION**

July 29, 2017

RE: Code Next

To: Honorable Mayor and Council Members  
Opticos and CAG Members

To Whom it may concern:

The Schieffer – Willowbrook Neighborhood Association (SWNA) would like to go on record as being in opposition to Code Next as it is currently written. Furthermore we would like to opt out of Code Next entirely until a more satisfactory version is developed. We feel that Code Next will only accelerate tear downs of the current more affordable housing, increase housing costs and greatly inflate the already burdensome taxes, accelerate gentrification, increase the inequitable minority balance and contribute to an even greater missing middle not to mention options open to lower income citizens. We are in favor of “Smart Growth” and the Imagine Austin concepts but feel that Code Next will do little to nothing to further these goals.

The current zoning allows desirable options like: garage apartments, accessory dwelling units, live work arrangements and many other options. There is little or nothing to be gained by Code Next and much to loose. All tree, environmental, and most flood precautions have been omitted from Code Next. Neighborhood character and preservation has effectively been removed. Input by neighbors and neighborhood groups are almost entirely delectated. This is an untenable arrangement.

We would like to be down zoned to SF1 with the desirable infill options still open which our deed restrictions allow.

Thank You for your consideration.

David Boston  
Chair SWNA