

## THE FUTURE OF OUR NEIGHBORHOOD

Dear Neighbors,

Here is important new information (and some confirmed information) about the future of Austin neighborhoods, including ours.

The City Council's recent work sessions gave us new information about what neighborhoods might see with the next version of CodeNext to be released on October 4th.

Among the revelations (or confirmations): The new "Transition Zones" – areas in neighborhoods where the Council is changing the zoning from single-family to multi-family – may, in Staff's discretion, be deeper and taller and denser than we previously understood.

We now understand this about Transition Zones:

1. They may extend 850 feet (depending on block configuration, that can be 15 lots) into neighborhoods. Previously we were told that the depth would "generally" be 5 lots.
2. The multi-family structures may be 4 stories tall – 45 feet in height. Previously we were told that they would be residential house scale.
3. The impervious cover limits will be increased on lots. We did not know this.
4. The permitted bulk of the buildings – the ratio of the size of the building to the size of the lot – is being increased. We did not know how much.
5. The number of units on a lot can be as many as 8-10 units. We had only been told "at least" 4 units.
6. Homeowners in Transition Zones do not receive the protection of compatibility requirements for new development in the Transition Zone. We had thought that waiver only applied to new development on corridors.
7. The new multi-family developments may not be required to provide parking. How much, if any, parking will be required may vary by neighborhood.
8. If a homeowner or purchaser demolishes a single-family home, it must be replaced with multi-family housing. This is what the Council directed but staff is recommending rebuilding be allowed.
9. Homeowners and residents will not be given the standard notice, hearing, and protest rights that would apply to a zoning case – not even for their property. This approach will facilitate and expedite the Council's intention to remake single-family neighborhoods, will make it harder for residents to be heard, and will diminish their voice.

Note: We also learned that in neighborhood areas that are outside of transition zones, it would be possible to add two additional units to a lot with an existing home. Currently, only one unit (e.g. garage apartment) can be added.

Remember also that in the portions of neighborhoods not in transition zones, developers can file zoning applications that, if granted, would extend multi-family use. The transition zones will create a new precedent for redevelopment.

We do not yet know precisely the Staff and Council will do with our neighborhood, but we do know that it will be their vision, not our vision laid out in our Neighborhood Plan. We have to insist on

smart, consensus-driven solutions that respect everyone's rights and solve problems, not exacerbate them.

The sacrifice of our neighborhood to land speculation through mass rezoning is not inevitable. We can stop it. We do that by standing together demanding real solutions to housing challenges and a real say in the future of our homes, our school, and our neighborhood. Be advised that the Council plans to move very quickly.

If you want to understand the origins and implications of what the City Council is preparing to do, please watch the short (29 minutes) documentary film, Zoned Out – the Legacy of CodeNEXT, by acclaimed filmmaker Steve Mims at this

link: <https://www.youtube.com/watch?v=qsYOurWEoSc&feature=youtu.be>

Best regards,