

Late Backup # 78

Dear Councilmembers,

My name is Bob Libal. I live at 904 Capitol Court. I've lived on Capitol Court for 7 years and owned my home since 2006. I have concerns about Item 78, particularly tracks 13 and 14 which affect my street. My first concern is affordability. In my three years as a homeowner, my appraisal value has increased from \$70,000 to more than \$230,000. In speaking to TCAP, they say this is because of VMU ~~development~~ development at The Triangle. I'm concerned that VMU development has become code word for high end developments.

The current proposal only includes 10% of units at 60% of Median Family Income.

The second issue ~~is~~ is parking and access. Capitol Court already has parking issues, and the VMU zoning allows for parking variances that will exacerbate these problems. In addition, access to Lanier is already dangerous for cars and bikes exiting onto Lanier.

Please consider exempting tracks 13 and 14 from this zoning change. Thank you,

-Bob Libal