

What is a superior affordable housing contribution on South Lamar?**Alamo Plaza (1100 S. Lamar, under construction)**

VMU on CS zoning, three structures under 60 feet high, with 10% at 60% MFI affordability.

(This represents the standard for 6 developments now under construction on South Lamar.)

440+ residential units \times 10% = 44 units (note that this VMU project is providing more affordable housing onsite than all of the additional unaffordable units requested at the Post PUD)

A. Lowest estimated value per unit: \$55,000

44 units \times \$55,000 = **\$2.42 million**

B. More realistic value per unit: \$75,000

44 units \times \$75,000 = **\$3.3 million**

Late Backup

211 S. Lamar

1. Like 1100 S. Lamar, the existing VMU zoning (60 feet high) requires 10% of units onsite to be affordable at 60% MFI. The developer has indicated that 130+ units could be built.

130 units \times 10% = 13 affordable units (825 square feet each, according to developer)

A. Lowest estimated value per unit: \$55,000

13 units \times \$55,000 = **\$715,000**

B. More realistic value per unit: \$75,000

13 units \times \$75,000 = **\$975,000**

2. PUD zoning (96 feet high) equivalent contribution. 170+ units, according to developer.

170 units \times 10% = 17 affordable units

A. Lowest estimated value per unit: \$55,000

17 units \times \$55,000 = **\$935,000**

B. More realistic value per unit: \$75,000

17 units \times \$75,000 = **\$1,275,000**

C. Fee in lieu recommended by City of Austin Neighborhood Housing and Community Development, May 9, 2013.

203,207 total square feet \times \$6 = **\$1,219,242**

D. Fee in lieu calculated from the actual baseline square footage [PUD site area 40,641 square feet with 2:1 FAR = 81,282 baseline square footage]

121,925 bonus square feet \times \$6 = **\$731,550**

E. Fee in lieu proposed by developer, after adding dubious increased entitlements to the baseline square footage.

73,154 bonus square feet \times \$6 = **\$438,924**

Any way you calculate it, the PUD must contribute a minimum of \$715,000 just to stay even with the existing zoning. Mr. Drenner's threat on May 20, 2013, to build a "zoning compliant project" with no affordable housing and "no contribution to the affordable housing trust fund" is not credible, because the residential construction allowed under the Waterfront Overlay is conducive to moderately affordable, unsubsidized multifamily projects. Indeed, at least 3 of the 6 projects under way on South Lamar include Multifamily-zoned parcels for that very reason. That's what the market is demanding, and ZNA welcomes more of those projects. My reading of the VMU ordinance in connection with other projects is that the VMU overlay on the site prohibits any residential construction that is not VMU. But either way, to claim superiority, the PUD must contribute more than \$975,000 to affordable housing. In the context of VMU development standards on South Lamar, the NHCD calculation should stand as the measure of superiority.

Lorraine Atherton, on behalf of ZNA zoning committee