

7113 Burnet Rd. Community Engagement Timeline

- Summer 2019: Applicant lets neighborhood leaders know that they are potentially looking at a project and will be reaching out if it moves forward.
- December 9, 2019: Initial meeting between applicant and surrounding residents.
- January 13, 2020: Applicant presents at Crestview Neighborhood Association.
- January 29, 2020: Applicant meets with leader of Burnet Road Business Association.
- February 3, 2020: Applicant files cases.
- February 20, 2020: Applicant presents at Allandale Neighborhood Association Zoning Committee.
- March 3, 2020: City hosts meeting with community and applicant in Crestview on cases.
- March 4, 2020: Applicant presents at Allandale Neighborhood Association.
- Mid-March 2020: Neighborhood requests postponing the March 24 Planning Commission date in order to allow for Contact Team meeting and vote that same evening; applicant agrees to request. Prior to meeting, however, the City issues coronavirus orders and in-person meetings are cancelled for foreseeable future.
- Early April 2020: Applicant initially floats idea of a virtual neighborhood meeting.
- April 29, 2020: Staff indicates that they are comfortable with the Contact Team holding a virtual meeting to discuss the cases.
- May-June 2020: Applicant continues to float idea of virtual neighborhood meeting.
- May 2020: Planning Commission begins hearing discussion cases again. Applicant requests that since discussion cases are now being scheduled, 7113 Burnet Rd. should similarly be scheduled. Applicant floats idea of a potential compromise plan that could be discussed at a virtual neighborhood meeting. Neighborhood requests compromise provisions in writing first.
- June 3, 2020: Applicant finalizes potential compromise proposal in writing, circulates it to neighborhood and city staff, and requests a virtual neighborhood meeting to discuss the proposal. Applicant offers to agree to a neighborhood postponement to July 14 in order to provide more time to hold a virtual neighborhood meeting.
- June to July 2020: Applicant continues to float idea of virtual neighborhood meeting.

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ATTORNEYS AND COUNSELORS

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July 13, 2020

Planning Commission
301 W. 2nd St.
Austin, TX 78701

Re: Voluntary affordable housing commitments for 7113 Burnet Rd.

Dear Members:

In our cover letter dated January 30, 2019 for the land use applications related to 7113 Burnet Rd., we described our vision for a multi-family project on the site, including 10 percent of units at 60 percent of Median Family Income (MFI).

We believe this vision is achievable under the development standards available in the MF-6 zoning district – specifically, through the additional height and waiver of site area requirements – and have correspondingly requested a re-zoning to that district. We have also committed to including these affordability provisions in a private restrictive covenant that will run with the land.

Specifically, I wanted to outline the provisions that we are committing to including in this private restrictive covenant:

- **Affordability Level and Duration.** The restrictive covenant will require 10 percent of total housing units be made affordable at 60 percent MFI for a period of 40 years.
- **Marketing Plan for Affordable Units.** The restrictive covenant will include a commitment to produce and conduct a plan for targeted outreach and advertising to communities that would otherwise be least likely to apply for housing.
- **Dispersion of Units.** The restrictive covenant will include a commitment that affordable units be reasonably dispersed throughout the project to avoid clustering.
- **Access Equity.** The restrictive covenant will include a commitment that affordable units be accessible via the same routes as market-rate units.
- **Access to Amenities.** The restrictive covenant will include a commitment that affordable units will have the same access to all on-site amenities as market-rate units.
- **Design Standards.** The restrictive covenant will include a commitment that affordable units may have different interior finishes, features, and appliances so long as they are functionally equivalent to market-rate units and the interior components are of durable and good quality.
- **Availability of Units.** The restrictive covenant will include a commitment that affordable units be made available concurrently with market-rate units.

I am available to answer any questions you may have on this commitment or on our land use applications generally.

Respectfully,

A handwritten signature in black ink, appearing to read "Michael J. Gaudini", written in a cursive style.

Michael J. Gaudini



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