



**HousingWorks**  
AUSTIN

September 18, 2014

Planning Commission  
City of Austin

**Board of Directors**

**Emily Chenevert**  
Austin Board of REALTORS®

**Andrew Childers**  
ARA Austin

**Ashton Cumberbatch**  
Seton Family of Hospitals &  
Austin Bridge Builders Alliance

**Catharine Echols**  
Liveable City

**Frances Ferguson**  
NeighborWorks America

**Michael Gerber**  
Housing Authority of the City of  
Austin

**John Limon**  
Plaza Saltillo Redevelopment

**Terry Mitchell**  
MOMARK Development  
Capital Metro Board of Directors

**Cile Montgomery**  
lookthinkmake

**Karen Paup**  
Texas Low Income  
Housing Information Service

**Cookie G. Ruiz, C.F.R.E.**  
Ballet Austin

**Dave Sullivan**  
UT Center for Energy and  
Environmental Resources &  
City of Austin Bond Oversight  
Committee

**Kathy Tyler**  
Motivation Education and  
Training, Inc

**Commissioners:**

HousingWorks has been integrally involved with the CodeNEXT process and urges you to advance the Land Development Code revision through the recommended approach alternative. The code format and organization, the development review process, and the city's development standards need to be refined and reworked, and the consultants' recommended approach will accomplish these challenges. The process should continue forward without disruption or delay.

The City of Austin has three core values related to affordable housing: long-term affordability, deeper affordability, and geographic dispersion. The CodeNEXT process presents a unique opportunity to increase affordability across the City of Austin, in line with the Imagine Austin vision and the City of Austin core values.

We are eager to continue to provide input throughout the CodeNEXT process. As we stated in our response to the June 2014 Code Diagnosis, in order to achieve true affordability, it is imperative that onsite, inclusionary affordable housing policies are implemented across the city and in a range of housing types. If this type of program (development incentives such as increased density and relaxed development standards in exchange for onsite affordability) were implemented in targeted areas across the city, particularly in strategic locations such as TODs and core transit corridors, this would be a significant gain for affordability.

Thank you for your commitment to the City of Austin. If you have any questions, please feel free to contact me or Mandy De Mayo at (512) 454-1444.

Sincerely,

Frances Ferguson  
President, Board of Directors