

## Rosedale's Input on CodeNEXT

Reduction in Complexity: Even people who are familiar with code and zoning, after months of researching, still do not clearly understand what this means. Until we do, we ask that the vote for this to pass be put on hold. We are a middle income neighborhood, with working class individuals. We are trying to devote our time to learning what this will mean and how we can effectively add input to make it better. At this rate, it seems as though the strategy is to pass this through before people really "get" the gravity of the changes in zoning and can help to make it fair. Rezoning an entire city is not something to be taken lightly or done in a rush.

Displacement: There is plenty of evidence pointing to the fact that this will displace a large number of existing homeowners due to increased taxes and quality of life changing. We are not so dense yet, that we cannot have existing homes and also fill the areas that are being wasted, such as the nearby 1 story commercial development that is still IN the neighborhood and which offers Rosedale living. We ask that you revisit the map and especially the areas that you have zoned T4. The higher entitlements will uproot this community and are sporadically misplaced, harming the edges of our neighborhood as well as the interior in some instances.

Infrastructure: We would jump for joy if we had an amazing public transportation system in place. However, until we do, we cannot ignore the parking requirements and traffic concerns in these areas. Our streets are already lined with overflow parking from nearby commercial offices as it is. No one wants to sit in traffic, we live central so that we can dump our cars and walk as much as possible. We are happy that other people want to live nearby and do the same. The more traffic created on our roads, the more unsafe it is for walkers, cyclist, etc. though. On top of the fact that there are no sidewalks to safely traverse. CodeNEXT needs to include, or work in tandem with, a real transportation plan. We cannot disregard the issues the increased density will create.

Affordability: We love having more neighbors. We love having more wonderful places to enjoy walking to. As the code stands now though, our new neighbors will have to be very wealthy. The homes would be allowed to be MUCH larger than before and therefore even pricier. Even the smaller new construction condos on one little lot will be pricier than our older homes that are actually seemingly "affordable" now. With this code, "affordable" homes will actually disappear. We still have many in our area... for now. In addition, it allows ADU's to be built larger, making them more expensive to rent. If the intention was to make this area more affordable, this is missing the mark. The best way to do so is to take advantage of the low rise commercial space that is IN our neighborhood and create more residences. Our land is too pricey to ever allow enough units on one lot to make it truly "affordable". We will have to have more height where fitting, to get the prices down. In the meantime, our teachers, massage therapists, and other working people need to be able to pay their already painful taxes. Increasing entitlements will make our home values soar even higher and there are many who will not be able to continue living here.

Wastefulness: We are supposed to be a "green city". The amount of debris we will be sending off to landfills, when these homes are demolished and torn down, is nauseating. We will not only be losing darling little bungalows with this rezoning, which is what is in these neighborhoods and which makes people want to live in the area in the first place, but ALL of the materials that were used to create them. We can, and must, do better!

Feel: It has been made pretty clear that losing the character of a neighborhood is not something CodeNEXT is taking into consideration, which is quite disappointing. Either way, I implore you to ~~drive slowly~~ stroll through our streets and try and understand what it will feel like for a homeowner to walk out of their front door and see one of these proposed homes continue on for 10-15 more feet. Similar setbacks, and sizing stipulations, exist for a reason in neighborhoods. We absolutely need to increase density, but please do not forget that these cute and family-friendly areas are what help make Austin, Austin. Additionally, and of utmost importance, the nearby commercial needs to remain respectful of the residents and should not be zoned for allowing bars. We enjoy them too, but there is an appropriate place for everything.

To summarize- we need more time, more understanding, a mobility plan, and fewer entitlements in the residential code to allow for truly affordable housing **for current and future homeowners**. Compromise can certainly be reached and we remain hopeful that it will.

Thank you for your time and for revisiting the code in Rosedale. Come visit us anytime!

Rosedale Neighborhood Association