



UNION PARK DISTRICT COUNCIL

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October 25th, 2019

Dear Carla, Bob, and Chris:

The Union Park District Council (“UPDC”) appreciates Alatus LLC’s active participation in UPDC’s community engagement sessions for this development project. In light of persistent concerns about the lack of deeply affordable housing options in our area, UPDC strongly desires to see an equity-focused development on this site. In a motion passed by the UPDC Committee on Land Use and Economic Development on September 16, 2019, and ratified by the UPDC Executive Committee on October 23, 2019, UPDC expresses support for the development of this site with the following expectations based in large part on what we have heard from community members:

- We expect the development to include **neighborhood-appropriate retail**—as defined by the neighborhood’s current residents—and other businesses to create a destination center for the surrounding community.
- If the retail development creates vacant property in the neighborhood, we expect that Alatus will commit the development of deeply-affordable housing (**at and below 30% area median income**) on the vacated site.
- We expect the development will provide as many dwelling units as possible which are affordable for the residents of the surrounding neighborhoods (**with some rents targeted to 30% of AMI**).
- We expect the development will offer a diverse selection of housing unit types including three-bedroom units **suitable for families**.
- Regardless of your funding sources, we expect that Alatus will **commit to robust equity hiring goals** and outreach to people of color and women for construction general contractors, subcontractors, and other vendors.

We look forward to seeing Alatus’ next design for The Lexington Project and to hearing the anticipated timeline for project completion.

Please let me know if you have any questions.

Sincerely,

Brandon Long, Executive Director

Union Park District Council

CC: Councilmember Dai Thao, Councilmember Mitra Jalai-Nelson, Kelly P. Urista, Sonja Butler