

**Saenz, Kathleen**

**To:** Spencer, Betsy

**Subject:** RE: Marshall Arms Apartments

**From:** Darrell Pierce [mailto:snapmgt@sbcglobal.net]

**Sent:** Sunday, November 21, 2010 2:45 PM

**To:** Spencer, Betsy

**Cc:** Snipes, Anthony

**Subject:** Marshall Arms Apartments

Besty,

FYI, below is a copy of the communication I sent last week to property owners on 12th street within the NCCD. Once we have tallied a final vote I will submit to you a communication to be added to the package for the Austin Housing Finance Committee.

Dear Members,

During our October meeting we had a lengthy and energetic discussion about the proposed Marshall Arms Apartment project. Summit submitted their application on November 10th and this project will be brought before the Austin Housing Finance Corporation on December 9th.

Because the holiday season is quickly approaching and to get maximum participation at a special call meeting before the first of December would be a challenge, the Co-Chairs and I have decided to provide an opportunity for each member to vote their position electronically. The Co-Chairs and I had several meetings to frame four options based on the discussions we have heard at and since the October meeting. The four options have been framed as follows:

### Options

1. Support the proposed purchase and rehabilitation of Marshall Arms Apartments using City-backed financing, including the addition of permanent supportive housing ("PSH") (housing for homeless) without any restrictions/conditions.

2. Support the proposed purchase and rehabilitation of Marshall Arms apartment using City-backed financing, including the addition of permanent supportive housing ("PSH") (housing of homeless) with specific conditions/restrictions adopted by the City and Summit: (i) City and the URB would ensure no further PSH housing within 200 yards, on either side North or South of E. 12th or 11th Street, up to Springdale to the East and IH-35 to the West; (ii) removal of parking and curb cuts along 12th Street and replaced with landscaping (conditioned on there being adequate parking remaining at that location); (iii) work with adjacent organizations or neighborhood and business associations on landscaping plans; (iv) no more than 20 units will be occupied by PSH tenants; (v) development of the Tenant Selection Plan to ensure all PSH tenants meet similar or more stringent requirements as currently required by Section 8 tenants (The Tenant Selection Plan developed by Caritas and Summit is vital to ensuring safety of the current Section 8 tenants and adjacent neighborhoods.); (vi) ensure no displacement of current tenants; (vii) and PSH tenants should only be placed as units become available. In addition, recognizing that there is a long waiting list of potential tenants and to minimize displacement of those waiting on the list, potential PSH

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tenants may be placed in the top of the rotation for ever other unit that becomes available until the maximum number of 20 units are filled.

3. Support the proposed purchase and rehabilitation of Marshall Arms apartments using City-backed financing so long as no permanent supportive housing ("PSH") (housing of homeless) is allowed.

4. Do not support proposed purchase and rehabilitation of Marshall Arms apartments using City-backed financing, under any circumstances.

### **Recommendation**

Based on the many discussions to date and based on the additional research that has been conducted, the Chairs for the Association are providing the members with a recommendation for consideration, **option 2**. We recommend this option on the fact that this investment can provide a aesthetic uplift to this property, and this project directly supports a part of our recently adopted mission in our three year action plan (see attachment). One of the main concerns has been raised relates to safety and the potential added problems that may be created by the PSH tenants that will be residing in the Marshall Arms Apartments. We believe the conditions/restrictions that have been proposed will address many of the concerns that have been raised while drastically improving a property located on 12th street.

### **Voting Rights**

Based on the history of the Association, each member who owns property on 12th street from IH-35 to Poquito will have one (1) vote. A member who owns property can delegate their one (1) vote in writing to a person or business leasing or renting space on the owners property, or to another specifically identified individual. All written delegations should included property owners name, address, delegated person's name and address, date and signature. Each delegation should be e-mailed to me or mailed to 901 E. 12th St., 78702. Only votes received from a non-property owner with an official delegation letter will be counted. Property owners who do not have e-mail but would like to cast a vote may submit a vote with the same applicable outlined information and send to the provided address.

### **Voting Process**

To ensure intergrity in the process please e-mail your one vote to all four Chairs ( Scott Way <[sway@jwequities.com](mailto:sway@jwequities.com)>; Stuart King <[kinghines1@yahoo.com](mailto:kinghines1@yahoo.com)>; WGHunt&Company <[wghuntco@sbcglobal.net](mailto:wghuntco@sbcglobal.net)>, Darrell Pierce <[snapmgt@sbcglobal.net](mailto:snapmgt@sbcglobal.net)>;). Please submit your vote by Tuesday, November 23. All received votes will be counted on Wednesday by at least three Chairs. A final communication will be sent to all members reflecting the total vote for each option. In the event one option does not carry 50% of the votes received, the top two selected options will be sent back to members for a vote to ensure that we have solidarity around a position.

### **Next Steps**

After our position has been confirmed a letter will be drafted to the Austin Housing Finance Corporation, and we encourage you to put their December 9th meeting on your calendar.

Working together and finding common ground around issues, we can make difference!

Darrell W. Pierce, Principal

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SNAP Management Group, Inc.

Please note the change to our office numbers:

P. (512)477-8788, F. (512) 474-8788

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