

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

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NEIGHBORHOOD PLAN: Central East Austin Neighborhood Plan

CASE#: NPA-2011-0009.02

DATE FILED: October 28, 2011 (out-of-cycle)

PC DATE: March 13, 2012
February 14, 2012

ADDRESS/ES: 1807 East 13th Street & 1212 Chicon Street
(Project Name: Chicon Corridor)

SITE AREA: 15,943 sq. ft.

APPLICANT/OWNER: Calavan Family Partnership LTD (Brooks Calavan)

AGENT: Chestnut Neighborhood Revitalization Corporation (Sarah Andre and Sean Garretson)

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Single Family

To: Mixed Use

Base District Zoning Change

Related Zoning Case: C14-2011-0149.SH

From: CS-NP

To: CS-MU-NP

NEIGHBORHOOD PLAN ADOPTION DATE: December 13, 2001

PLANNING COMMISSION RECOMMENDATION: Pending

STAFF RECOMMENDATION: Recommended

BASIS FOR STAFF'S RECOMMENDATION: The request to change the future land use map from Single Family to Mixed Use land use supports the following Goals, Objectives, and Recommendations:

Housing

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Goal 2 - Create housing that is affordable, accessible, and attractive to a diverse range of people.

Objective 2.1: Increase opportunities for home ownership.

Objective 2.2: Increase the amount of housing units available.

Land Use and Public Infrastructure

Goal 3 - Promote new development for a mix of uses that respects and enhances the residential neighborhoods of Central East Austin.

Objective 3.1: Recognize that this is an urban area and identify areas for increased residential density.

Objective 3.2: Provide incentives for creating or maintaining neighborhood serving businesses.

Objective 3.3: Increase mixed-use opportunities where appropriate on commercial corridors.

Objective 3.5: Develop a strategy for utilizing vacant land.

Action 37– Identify owners and tax status for vacant properties as a first step towards a potential “community land trust” that could work with CDCs and other organizations to target properties for housing or other development.

Implementer – NPZD, NHCD and NPT

Urban Design/Neighborhood Character & History

(See Design Guidelines In Appendix A)

Goal 7 - Respect the historic, ethnic and cultural character of the neighborhoods of Central East Austin.

Goal 8 - Enhance and enliven the streetscape.

Goal 9 - Ensure compatibility and encourage a complimentary relationship between adjacent land uses.

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Staff Analysis: The proposed project will provide a mix of commercial uses, in addition to affordable housing units, both of which meet the goals of the plan.

BACKGROUND: The application was filed on October 28, 2011, which is out-of-cycle for City Council-approved neighborhood planning areas located on the east side of IH-35. The application was allowed out-of-cycle because it is a S.M.A.R.T. Housing project certified by the Neighborhood Housing and Community Development Department. See letter on page six of this report.

The applicant is requesting a change in the Central East Austin Neighborhood Planning Area future land use map from Single Family to Mixed Use land use. The associated zoning change application in case number C14-2011-0149.SH, is a request to change the zoning on the property from CS-NP to CS-MU-NP to build a mixed use development with retail and residential units. Please see the Public Meetings section of this report for more information on the proposed project.

The Central East Austin Neighborhood Plan was completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on December 12, 2001. The boundaries of the planning area are IH-35 on the west; Martin Luther King Jr. Boulevard to the north, Chicon Street and Northwestern Street on the east and East 7th Street on the south.

PUBLIC MEETINGS: The ordinance required plan amendment meeting was held on December 6, 2011. Two hundred and thirty-six meeting notices were mailed to property owner and utility account holders located within 500 feet of the property, in addition to neighborhood and environmental organizations registered on the City's Community Registry. Approximately 27 people attended the meeting, including the applicants and one City staff member.

Sean Garretson gave a presentation stating that the Chestnut Neighborhood Revitalization Corporation (CNRC) is proposing three projects along Chicon Street corridor, with each one consisting of approximately 10 to 15 dwelling units and 3,000 to 5,000 square feet of commercial space. The projects are proposed to be Green Built and will provide neighborhood services. (Mr. Garretson's PowerPoint presentation is provided at the back of this report.

After his presentation, the following questions were asked:

Q: For the low-income people who live in the residential units, what happens if their income increases and they no longer are considered low-income. Do you throw them out?

A. People Fund will create a Housing Land Trust whereby the units will be affordable for 99 years. They will be able to stay until they sell the unit, which will remain affordable.

Q. Condos have common areas and fees. How will this be handled?

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A. HOA fees will be based on the size of the dwelling unit.

Q. You say 3,000 to 6,000 square feet will be retail. Will all the retail be located on the corner?

A. There will be approximately 3,000 to 5,000 square feet of retail per building, but the final amount will bear out in the design. Corners are the strongest place to put commercial uses.

Q. Will adding the mixed use to the project increase the allowable height?

A. No. It only allows for the addition of residential uses to the commercial.

Q. When will the units be ready to move in?

A. Construction start will depending on the City funding, but possibly late spring, early summer, but this is an aggressive timeline. Move-in could be late summer or fall of 2013.

Q. Which development will you start with?

A. We don't want to be speculative and end up with empty units. Maybe we will phase the development starting with 14th Street because the 13th Street development will start later with the rezoning.

Q. Your earlier presentations to the neighborhood had the dwelling units as rental, now they are owner-occupied. Why did you change?

A. Through the neighborhood discussion, we heard more support for owner-occupied. The neighborhood could be stronger if the people living there own their homes versus renting.

Q. What if you get the zoning change, but then the ownership of the property changes?

A. We could tie the zoning change to the funding support.

Q. Will you seek variances?

A. We might seek variances for the driveway or parking. We will come back to the neighborhood if we need variances. We will also come back with the design of the project.

Q. What will happen if the Chestnut project doesn't come through?

A. Some projects don't need zoning changes. We are still negotiating with one property owner.

Q. This area has a lot of crime. Have you discussed with the City how to manage the crime?

A. You're correct that crime is a big concern because this will affect the ability to sell the units. This has been an issue with City Council members. We have discussed the possibility of having a Police Substation in the development.

Q. What guarantees do you have that this project won't change?

A. The affordable housing limits cannot change, but Neighborhood Housing Department does not care about the design if that changes. We cannot change the ownership to rental.

Q. It would be easy to support of the design if it were further along.

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A. We need funding before we can pay for full design work.

Q. Does the funding come with a timeframe?

A. Once the funding happens, the project can move fairly quickly.

Q. Are you interested in restricting some uses in the CS Commercial Services zoning district?

A. We would be open to that.

Letters of support and conditional support for the project were submitted by the Central East Austin Planning Contact Team (OCEAN), Davis-Thompson Neighborhood Association, the Chestnut Neighborhood Planning Contact Team (adjacent planning area), and the Kealing Neighborhood Association.

Also received were two comment forms in support of the plan amendment and one comment form in opposition.

CITY COUNCIL DATE:

March 8, 2012

ACTION: Pending. Staff will recommend postponement to April 5, 2012 hearing date.

CASE MANAGER: Maureen Meredith

PHONE: (512) 974-2695

EMAIL: Maureen.meredith@austintexas.gov

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City of Austin

P.O. Box 10888, Austin, TX 78767
www.cityofaustin.org/housing

Neighborhood Housing and Community Development Department

Gina Copic, S.M.A.R.T. Housing Program Manager
(512) 974-3180, Fax: (512) 974-3112, gina.copic@cityofaustin.texas.gov

September 26, 2011

S.M.A.R.T. Housing Certification
CNRC- Chicon Corridor (id# _____)

TO WHOM IT MAY CONCERN:

The Chestnut Neighborhood Revitalization Corporation (CNRC) (development contact Sarah Auler, 698-3369 (o); 233-2269 (fax); sarah@s2adelvelopment.com) is planning to develop a 33 unit multi-family development at the intersection of Chicon Street and E. 11th Street.

NHCD certifies that the proposed construction meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since 100% of the residential units will serve households at or below 60% Median Family Income (MFI), the development will be eligible for 100% waiver of the fees listed in Exhibit A of the S.M.A.R.T. Housing Resolution adopted by the City Council. The expected fee waivers include, but are not limited to, the following fees:

Capital Recovery Fees	Concrete Permit	Mechanical Permit
Building Permit	Electrical Permit	Plumbing Permit
Site Plan Review	Subdivision Plan Review	Zoning Verification
Construction Inspection	Parkland Dedication Fee	Land Status Determination
Demolition Permit Fee	(by separate ordinance)	Building Plan Review
	Regular Zoning Fee	

Prior to issuance of building permits and starting construction, the developer must:

- Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Austin Energy: Katherine Murray, 482-5351 for multi-family; Bryan Bomer, 482-5449 for single-family).
- Submit plans demonstrating compliance with accessibility and transit-oriented standards.

Before a Certificate of Occupancy will be granted, the development must:

- Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).
- Pass a final inspection to certify accessibility and transit-oriented standards were met.

The applicant must demonstrate compliance with the reasonably priced standard after the completion of the units, or repay the City of Austin in full the fees waived for this S.M.A.R.T. Housing certification.

Please contact me at 974-3154 if you need additional information.

Javier V. Delgado
Neighborhood Housing and Community Development

Cc: Laurie Shaw, CAP Metro; Maurvan Meredith, PDRI; Karla Murray, Austin Energy
Chris Vanez, PDRI; Donny McNabb, PDRI; Michael Simmons-Smith, PDRI
George Zapata, PDRI; J.R. Meyer, PDRI; Hilary Foley, PDRI
Robby McArthur, KWWTape; Bryan Bomer, Austin Energy; Deborah Fonseca, PDRI
Stephen Castibero, PDRI; John McDonald, PDRI; Yolanda Prada, PDRI

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February 7, 2012

Ms. Heather Chaffin, AICP
Senior Planner-- Zoning Review Division
Planning and Development Review Department
City of Austin
505 Barton Springs Road
Austin, Texas 78704

RE: Chicon Corridor ADP Funding Application
NPA-2011-0009.02 (plan amendment)
Re: C14-2011-0149.SH (zoning change)

Dear Ms. Chaffin:

This letter is to inform you and other appropriate City of Austin Departments and staff that on Wednesday, January 25th, 2012, the directors and members of the Organization of Central East Austin Neighborhoods (OCEAN) met. As part of our agenda, we discussed and voted unanimously to affirm the conditional supporting position of the Davis-Thompson Neighborhood Association (DTNA) regarding the above-referenced land use matter known also as the Chicon Corridor development proposal.

As you know, OCEAN is the official City planning contact team for Central East Austin. Our organizational bylaws, in part, require that in a situation, such as this, where a land use issue generates a request for a variance or neighborhood plan amendment, and the subject property is situated solely within the boundaries of an OCEAN neighborhood member, the OCEAN membership must vote to affirm the position of that neighborhood member regarding the land use issue.

I have attached the DTNA letter issuing its conditional support for the Chicon Corridor development proposal. It is my understanding that representatives of the developer, Chestnut Neighborhood Revitalization Corporation, discussed the terms and conditions of the letter with DTNA representatives and agreed to them. Although not required or solicited, I have also attached a letter of conditional support that a nearby OCEAN member neighborhood, Kealing Neighborhood Association, issued expressing affirmation of DTNA's position.

As both letters state, and throughout the numerous and extensive community discussions regarding the matter, it was made abundantly clear that the impacted community supports the overall proposal on the conditions that: 1) residential properties be owner-occupied; 2) land uses and prohibited uses be consistent with those provided in the NCCD applicable to E. 12th Street Corridor; and 3) no variance be granted until after full funding is secured for the Chicon Corridor proposal.

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I thank you for your work on this matter. Please contact me should you have any questions or need further information from me or OCEAN.

Sincerely,
Stan

Stanton Strickland
President, Organization of Central East Austin Neighborhoods
originalstanton@yahoo.com

cc: Maureen Meredith, Planning and Development Review Department - via email
Betsy Spenser – via email
Austin Housing Financing Corporation
City of Austin Neighborhood Housing and Community Development Department
Sean Garretson / Sarah Andre, Chestnut Neighborhood Revitalization
Corporation - via email
Tobias Ford / Eric Jansson, Davis-Thompson neighborhood Association – via
email

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Davis-Thompson Neighborhood Association

January 08, 2012

Chicon Corridor ADP Funding Application
NPA-2011-0009.02 (plan amendment)
Re: C14-2011-0149.SH (zoning change)

Dear Planning Commissioners, Mayor, Mayor Pro-Tem, Councilmembers, and NHCD Staff:

We are writing to express our support for the funding of the Chestnut Neighborhood Revitalization Corporation's ("CNRC") application for funding of a homeownership and mixed use project to be located along Chicon Street in between E. 12th Street and E. 14th Street (the "Chicon Corridor Project").

We are also writing to express our conditioned support of CNRC's applications for a zoning change to CS-MU-NP and neighborhood plan amendment for 1807 E. 13th Street and 1212 Chicon Street, which are part of the Chicon Corridor Project (see above referenced case numbers). We are conditioning our support on two things: (i) that the City provides the funding for CNRC to purchase these properties and (ii) that the following are prohibited uses for this property (see attached list).

Thank you for your service to the City of Austin, and we look forward to this project becoming a reality and helping us improve our neighborhood while creating an opportunity for affordable home ownership within close proximity to Downtown.

Sincerely yours,

Davis-Thompson Neighborhood Association

cc. Stanton Strickland, President, OCEAN

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Prohibited uses (consistent with East 12th Street NCCD / ORDINANCE NO. 20080228-087)

1. Adult-Oriented Businesses
2. Automotive Rental
3. Automotive Repair
4. Automotive Sales
5. Automotive Washing
6. Bail Bond Services
7. Campground
8. Carriage Stable
9. Cocktail Lounge
10. Laundry Service
11. Commercial Plasma Center
12. Convenience Storage
13. Drop-off recycling Collection Facility
14. Drive Through Services as an accessory use to a restaurant
15. Equipment Repair Services
16. Equipment Sales
17. Exterminating Services
18. Kennels
19. Liquor Sales
20. Pawn Shop Services
21. Outdoor Entertainment
22. Outdoor Recreation
23. Service Stations
24. Telecommunication Tower (if sited on ground)
25. Vehicle Storage
26. Veterinary Services

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Chestnut Neighborhood Plan Contact Team • 2601 E 17th St • Austin, Texas 78702

City of Austin Housing and Finance Corporation

February 4, 2011

Re: Support for Chestnut Neighborhood Revitalization Corporation's development along Chicon St.

Board of Directors,

On behalf of the Chestnut Neighborhood Plan Contact Team, I am writing to register our support for the Chestnut Neighborhood Revitalization Corporation's development at 1212, 1301, 1301 1/2, 1305, and 1309 Chicon St. and 1807 East 13th St.

Our neighborhood plan calls for development at the intersection of 12th and Chicon. This project will go a long way towards providing solutions to many of the issues that currently face this historically underserved intersection.

I urge you to approve the loan to the Chestnut Neighborhood Revitalization Corporation, so that they may move forward with the purchase of the properties.

Sincerely,

Gregory Goeken
Chair, Chestnut Neighborhood Plan Contact Team

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Prohibited uses (consistent with East 12th Street NCCD / ORDINANCE NO. 20080228-087)

1. Adult-Oriented Businesses
2. Automotive Rental
3. Automotive Repair
4. Automotive Sales
5. Automotive Washing
6. Bail Bond Services
7. Campground
8. Carriage Stable
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19. Liquor Sales
20. Pawn Shop Services
21. Outdoor Entertainment
22. Outdoor Recreation
23. Service Stations
24. Telecommunication Tower (if sited on ground)
25. Vehicle Storage
26. Veterinary Services

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Kealing Neighborhood Association

February 4, 2012
Chicon Corridor ADP Funding Application
NPA-2011-0009.02 (plan amendment)
Re: C14-2011-0149.SH (zoning change)

Dear Planning Commissioners, Mayor, Mayor Pro-Tem, Councilmembers, and NHCD Staff:

The Kealing Neighborhood Association (KNA) has voted to affirm the position of Davis-Thompson Neighborhood Association in support for the funding of the Chestnut Neighborhood Revitalization Corporation's ("CNRC") application for funding of a homeownership and mixed use project to be located along Chicon Street in between E. 12th Street and E. 14th Street (the "Chicon Corridor Project").

KNA is also writing to express our conditioned support of CNRC's applications for a zoning change to CS-MU-NP and neighborhood plan amendment for 1807 E. 13th Street and 1212 Chicon Street, which are part of the Chicon Corridor Project (see above referenced case numbers). We are conditioning our support on two things: (i) that the City provides the funding for CNRC to purchase these properties and (ii) that the following are prohibited uses for this property (see attached list).

Thank you for your service to the City of Austin, and we look forward to this project becoming a reality and helping us improve our neighborhood while creating an opportunity for affordable home ownership within the urban core.

Sincerely yours,



Lee Sherman
President
Kealing Neighborhood Association

cc. Stanton Strickland, President, OCEAN

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:

City of Austin
Planning and Development Review Department
974-2695
P. O. Box 1088
Austin, TX 78767-8810

RECEIVED
R 3/14/12

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2011-0009.02

Contact: Maureen Meredith, (512) 974-2695

Public Hearing: Feb 14, 2012, Planning Commission
Mar 8, 2012, City Council

☒ I am in favor
☐ I object

Otis Bell
Your Name (please print)

1804 E. 12th St. Austin TX. 78702

Your address(es) affected by this application

Otis Bell
Signature

Feb. 13th 2012
Date

Comments: I have no complaints to the application for the amendment request.

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:

City of Austin
Planning and Development Review Department
974-2695
P. O. Box 1088
Austin, TX 78767-8810

RECEIVED
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Case Number: NPA-2011-0009.02

Contact: Maureen Meredith, (512) 974-2695

Public Hearing: Feb 14, 2012, Planning Commission
Mar 8, 2012, City Council

☒ I am in favor
☐ I object

Tom Harvey
Your Name (please print)

1207-1209 Salina 1801 E 13th

Your address(es) affected by this application

Tom Harvey
Signature

2-5-12
Date

Comments: My wife and I own 3 rent houses a block from this project which we support in hope that it will improve security, beauty and property values in the neighborhood.

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PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:

City of Austin

Planning and Development Review Department

974-2695

P. O. Box 1088

Austin, TX 78767-8810

RECEIVED
2/22/12

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2011-0009.02

Contact: Maureen Meredith, (512) 974-2695

Public Hearing: Feb 14, 2012, Planning Commission
Mar 8, 2012, City Council

Darrell Pierce

Your Name (please print)

☐ I am in favor
☒ I object

901 East 12th Street

Your address(es) affected by this application

Darrell Pierce

Signature

2/6/2012

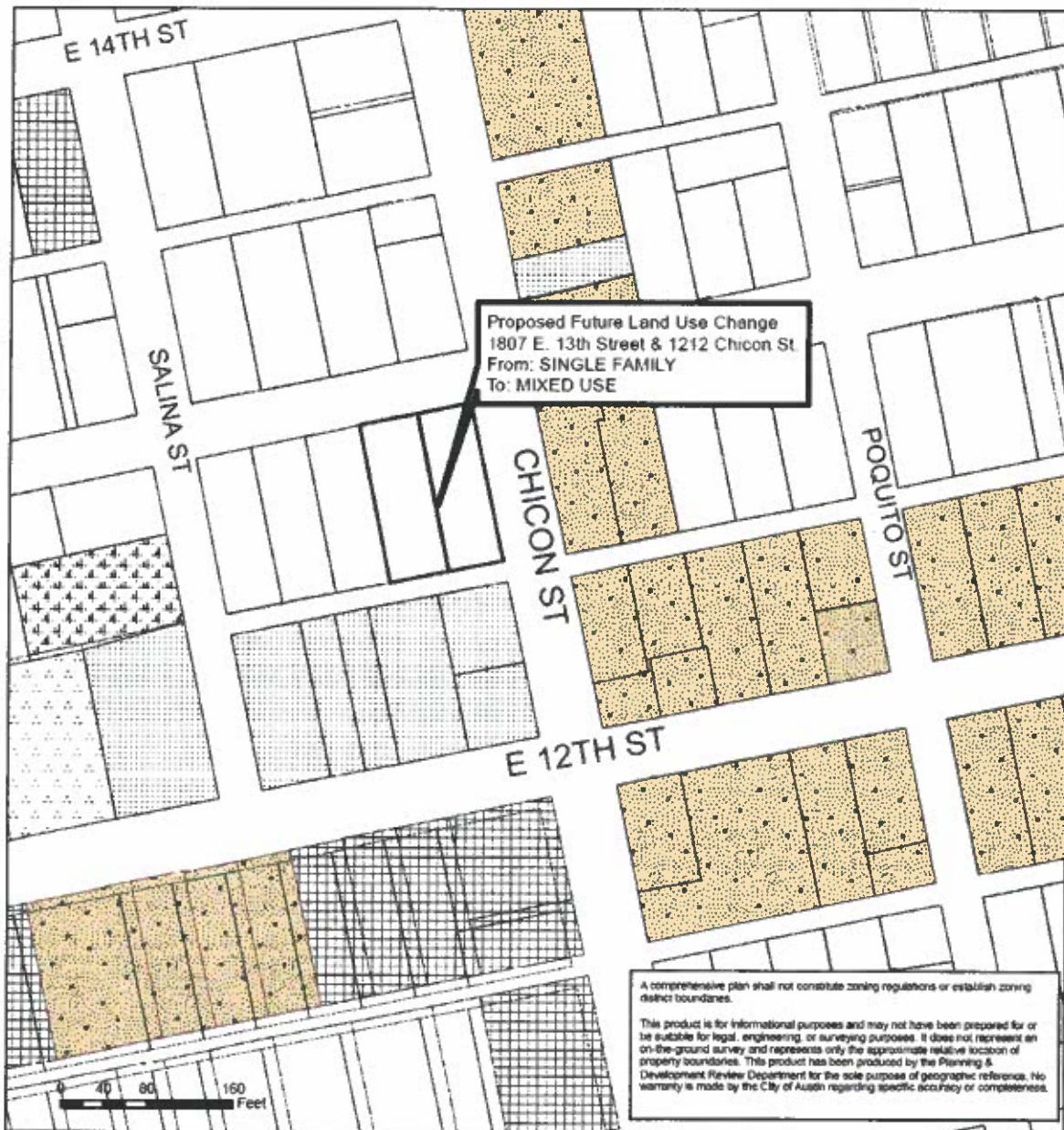
Date

Comments:



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Central East Austin Neighborhood Plan Future Land Use Legend NPA-2011-0009.02

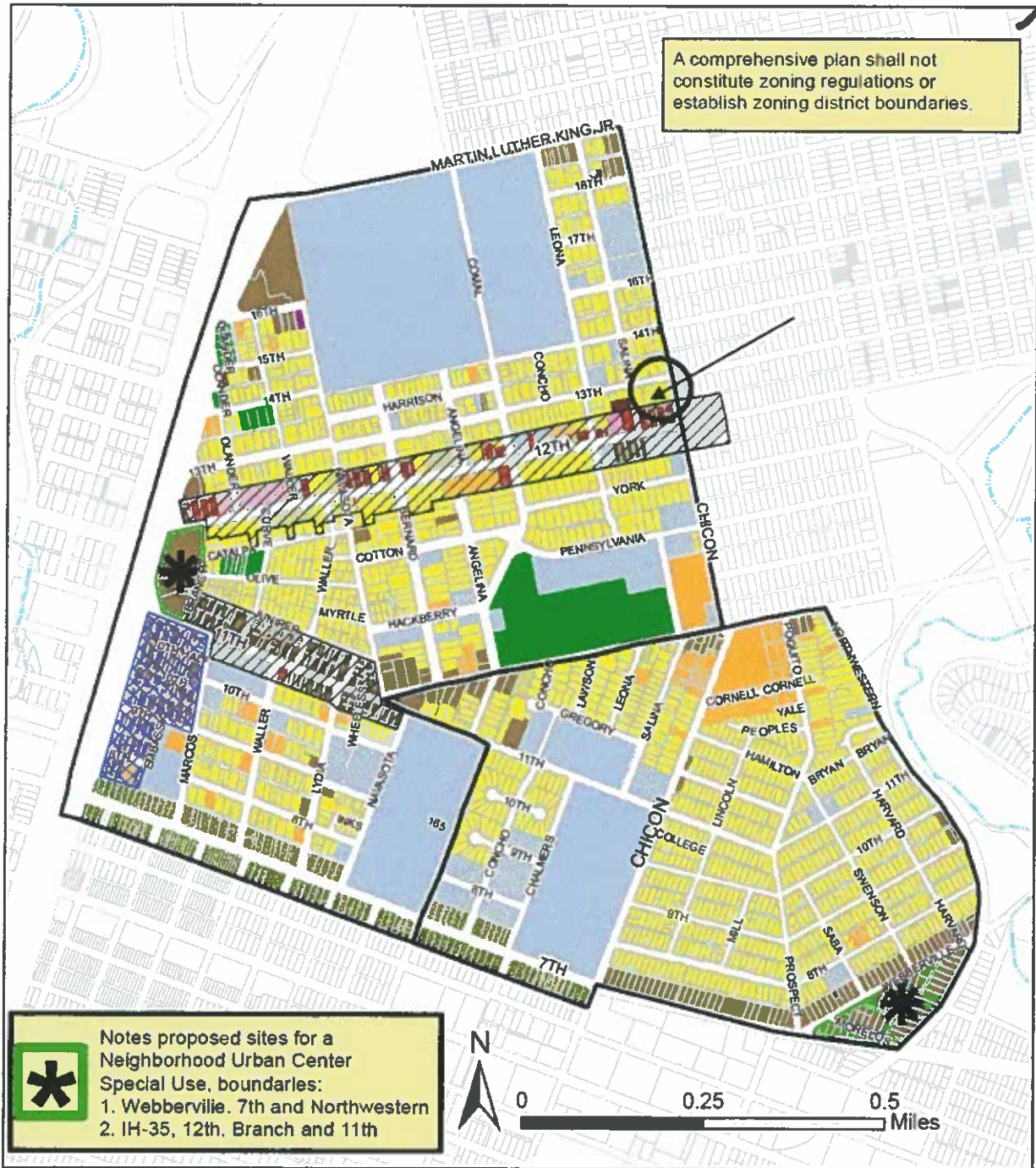
This map has been produced by the City of Austin Planning and Development Review Department for the sole purpose of assisting in neighborhood planning discussions and decisions and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness.

City of Austin
Planning and Development Review Department
Created on 11/22/11 by M. Meredith



SDE.flum_combined		Mixed Use/Office
FLU		Multi-family
		Office
		Recreation & Open Space
		Single Family

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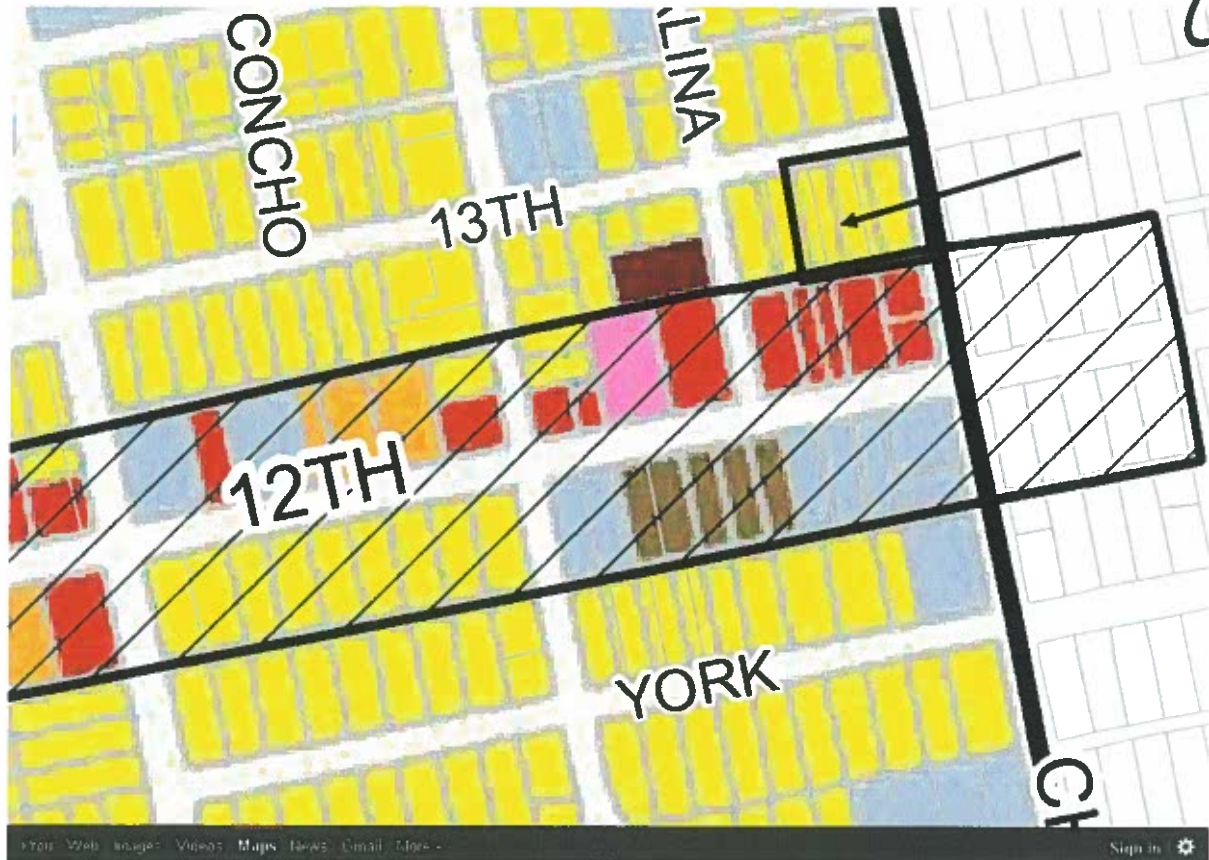
**Central East Austin Neighborhood Planning Area
Future Land Use Map
Updated May 12, 2011
Planning and Development Review Department**

- Neighborhood Planning Areas
- Bennett Tract & 11th Street NCCD
- Austin Revitalization Authority 11th & 12th Street Corridors

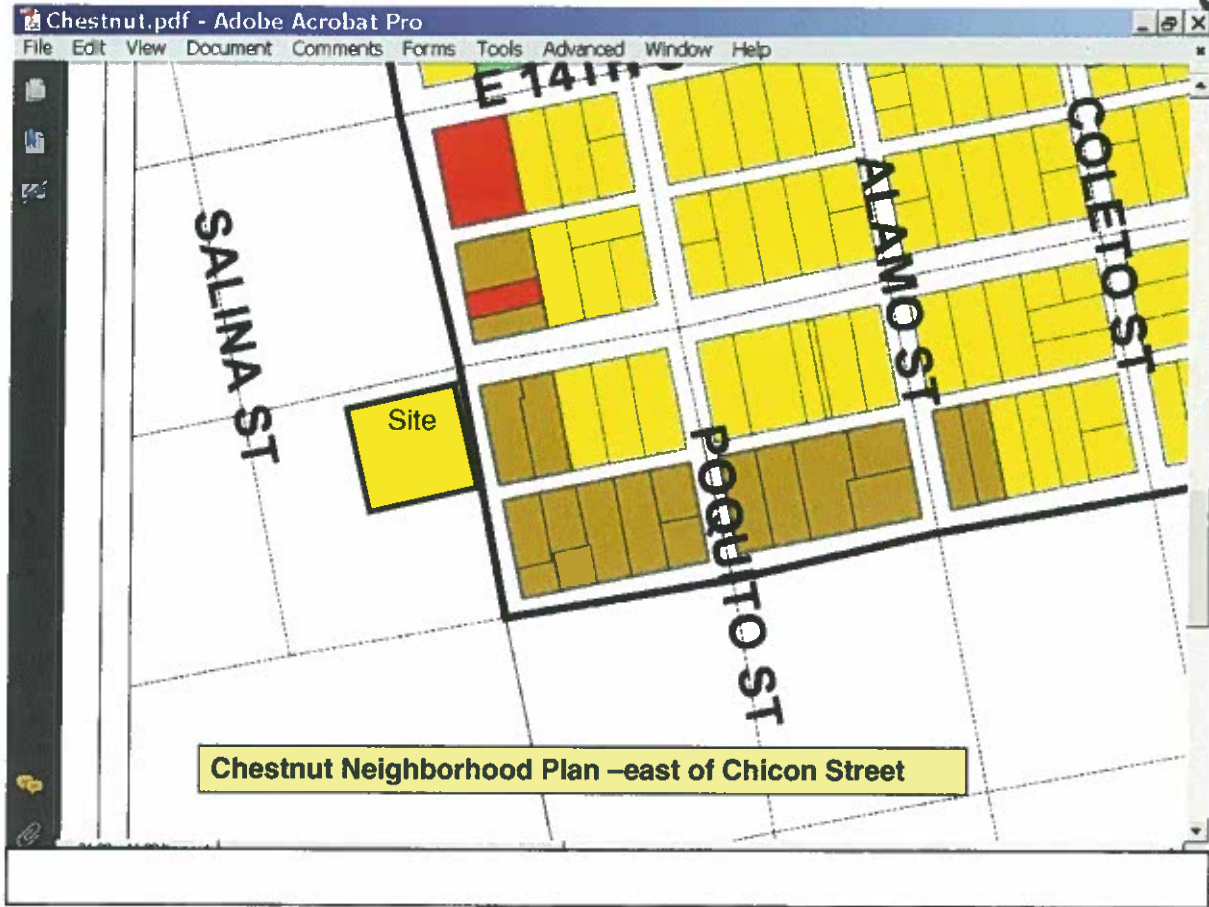
- Single-Family
- Higher-Density Single-Family
- Multifamily
- Commercial
- Neighborhood Mixed Use
- Mixed Use
- Office
- Mixed Use/Office
- Industry
- Civic
- Recreation & Open Space
- Transportation
- Specific Regulating District

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

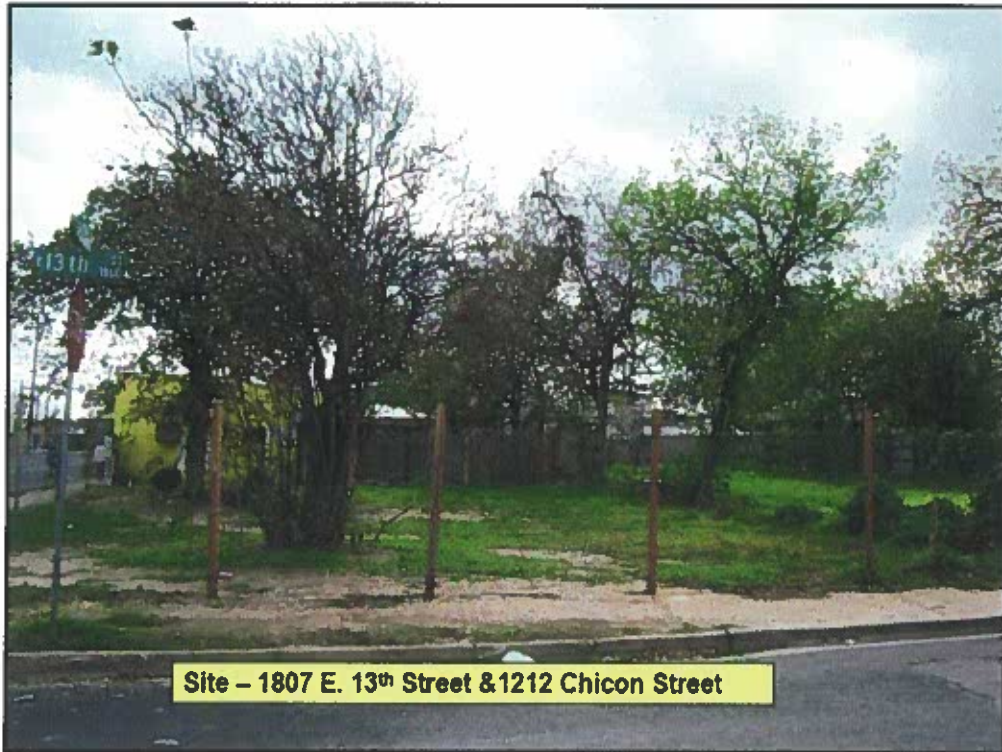
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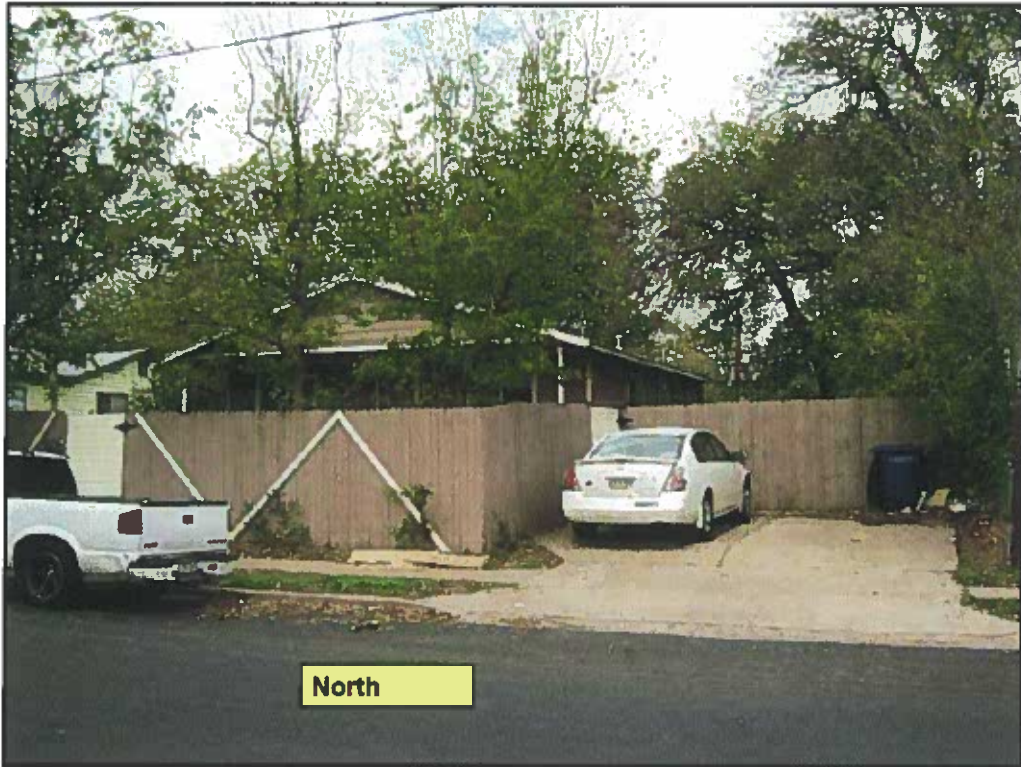
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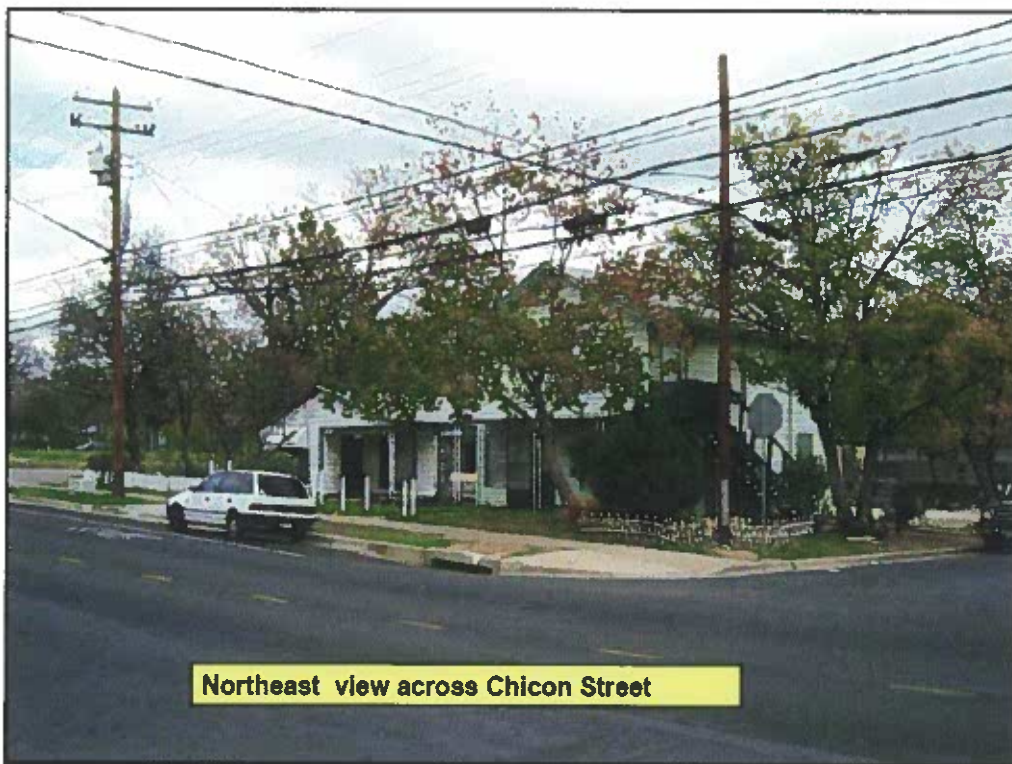
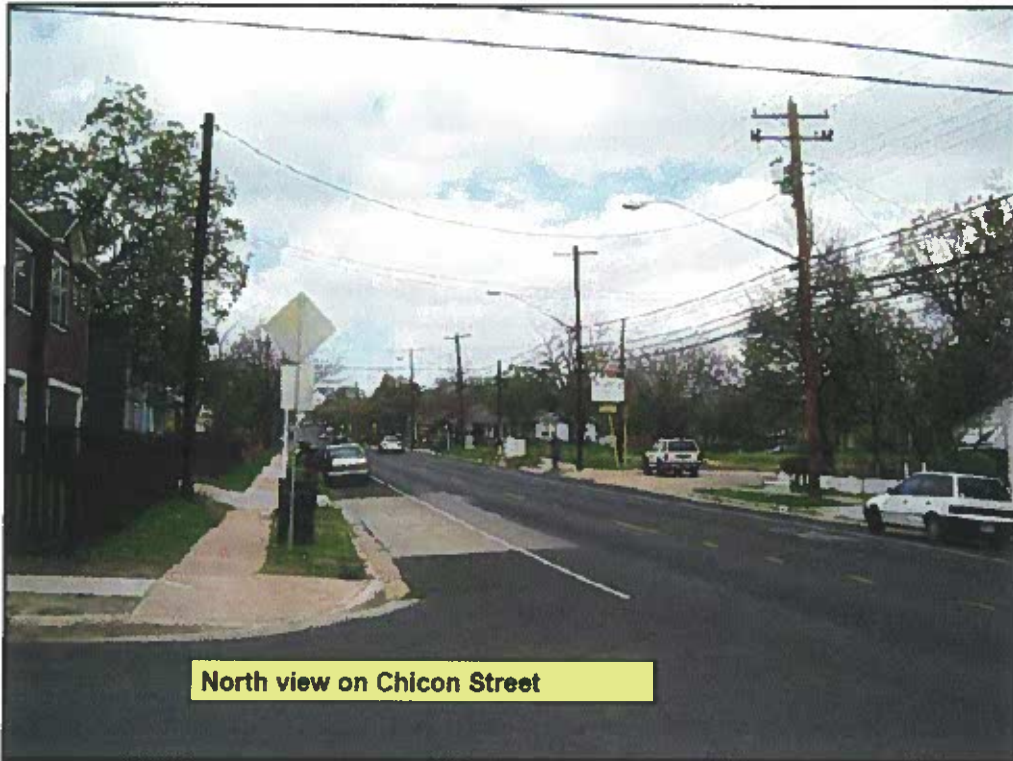
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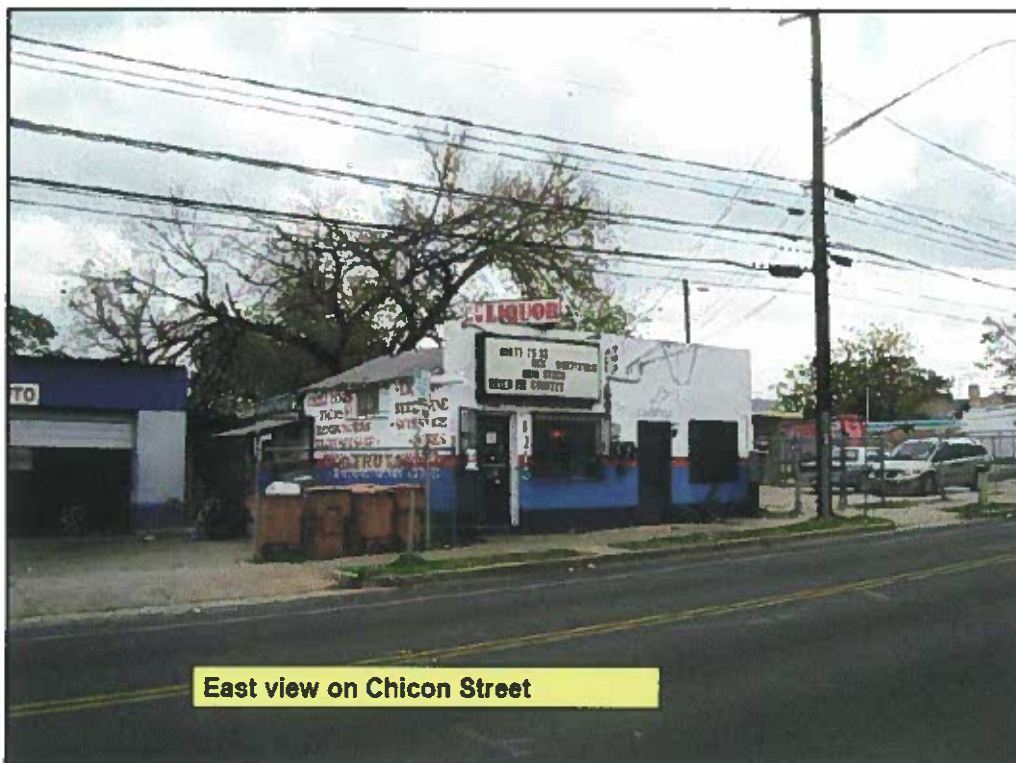
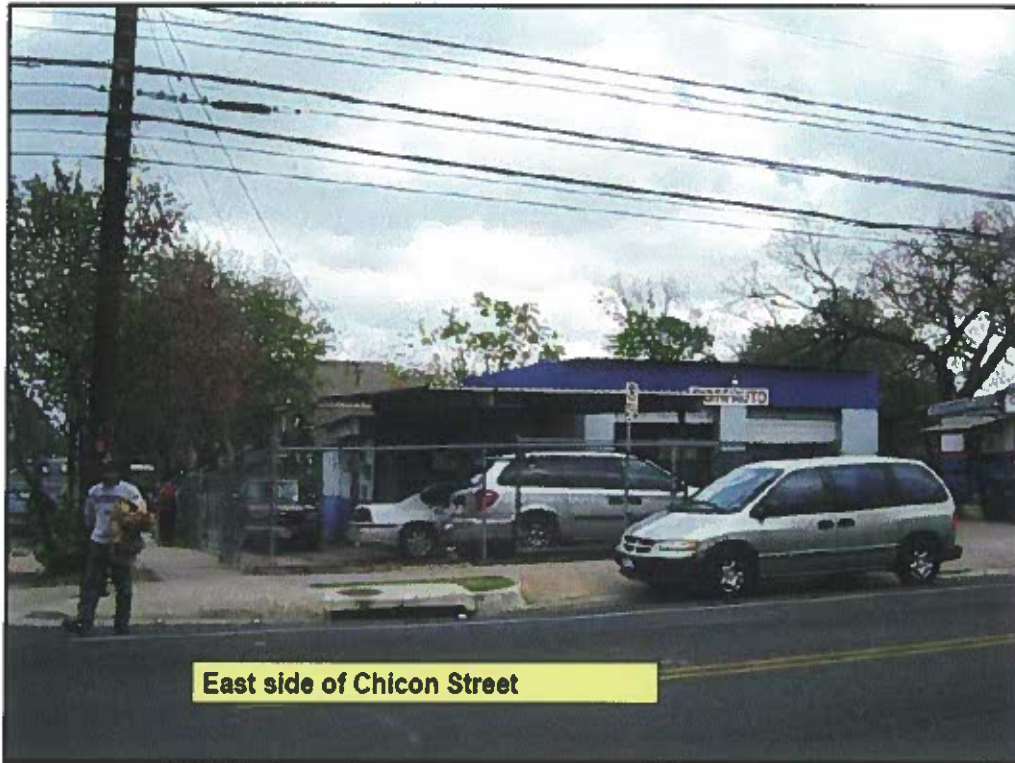
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Neighborhood Plan Amendment and Rezoning

Project Address:

1212 Chicon and 1807 East 13th Street

Applicant/Developer:

Chestnut Neighborhood Revitalization Corporation (CNRC)

Presenter:

Sean Garretson
CNRC Board President

December 6, 2011

Who is CNRC?

- Chestnut Neighborhood Revitalization Corporation was Established In 1999 as a 501 c3 non-profit Community and Housing Development Organization.
- Purpose it to create and sustain housing for existing and new residents, help small businesses, and help implement the Chestnut Neighborhood Plan.
- CNRC is managed by a Board of Directors (all of them live in, have property in, or used to live in or near Chestnut Neighborhood)

What have we done?

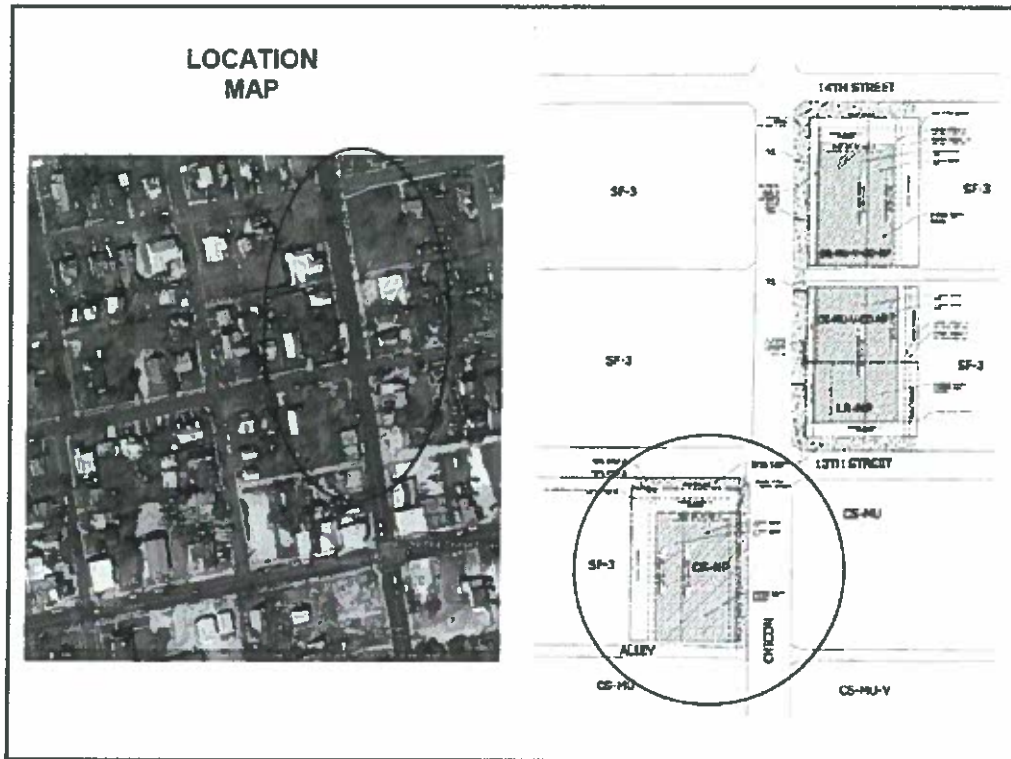
- 2 single family homes
- 22-unit senior housing project
(Franklin Gardens @ MLK and EM Fr



What are we proposing?

- Three projects in the Chicon Corridor, with each one consisting of:
 - ~10-15 residential units
 - 3-5,000 square feet of commercial space
 - Green built
 - Neighborhood services

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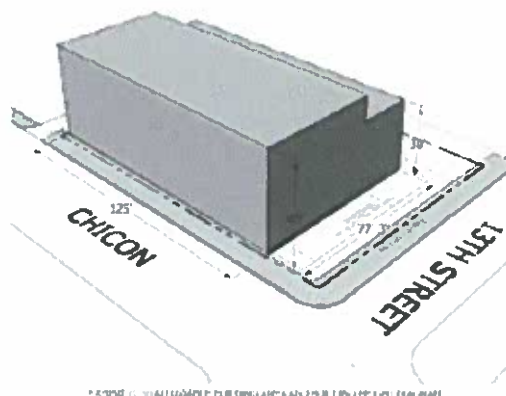


Current Zoning and Development Standards

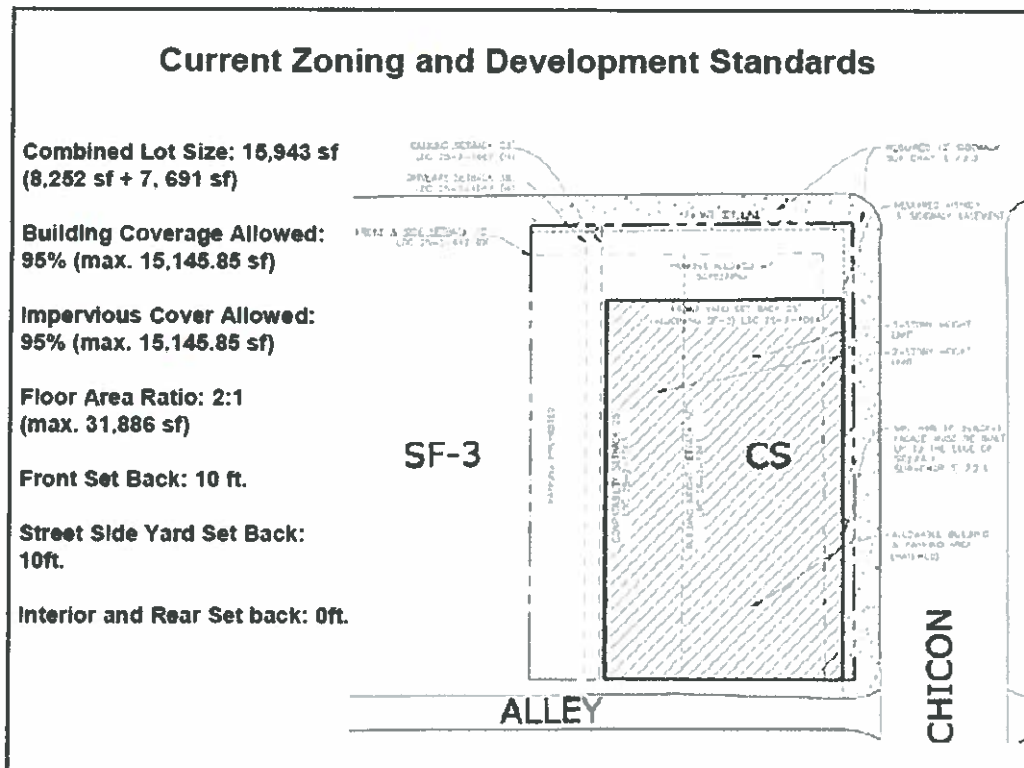
- **Zoning = CS (commercial Services)**

- **Allowable uses:**

*Administrative or Business Offices;
Art/Craft Studio; Bail Bond services;
Business Support Services;
Communications Services/Facilities;
Cultural Services; Community
Recreation (public & private);
Construction Sales & Services;
Custom manufacturing; Day care;
Equipment Repairs & Sales;
Exterminating Services; Food
sales; General Retail (convenience &
general); Hotel/Motel; Medical Offices;
Offsite accessory parking; Personal
services; Printing & Publishing;
Restaurant; Professional Office;
Software Development*



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Affordability of Housing Units

- CNRC has submitted an application to Austin Housing Finance Corporation (AHFC) to help develop these projects
- We have committed in our application to making 10 units per development (or 30 total) affordable to those making at 80% of the Median Family Income (MFI) or below.
- These will be home ownership units (NOT rental)

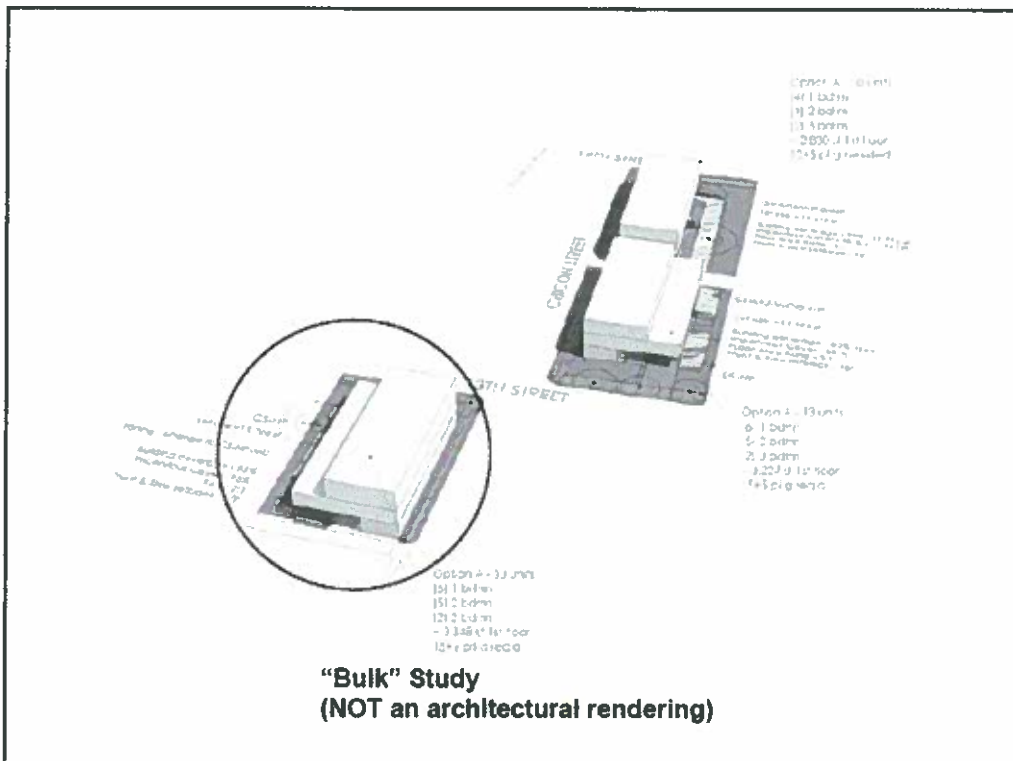
What is 80% MFI?

2011 INCOME LIMITS

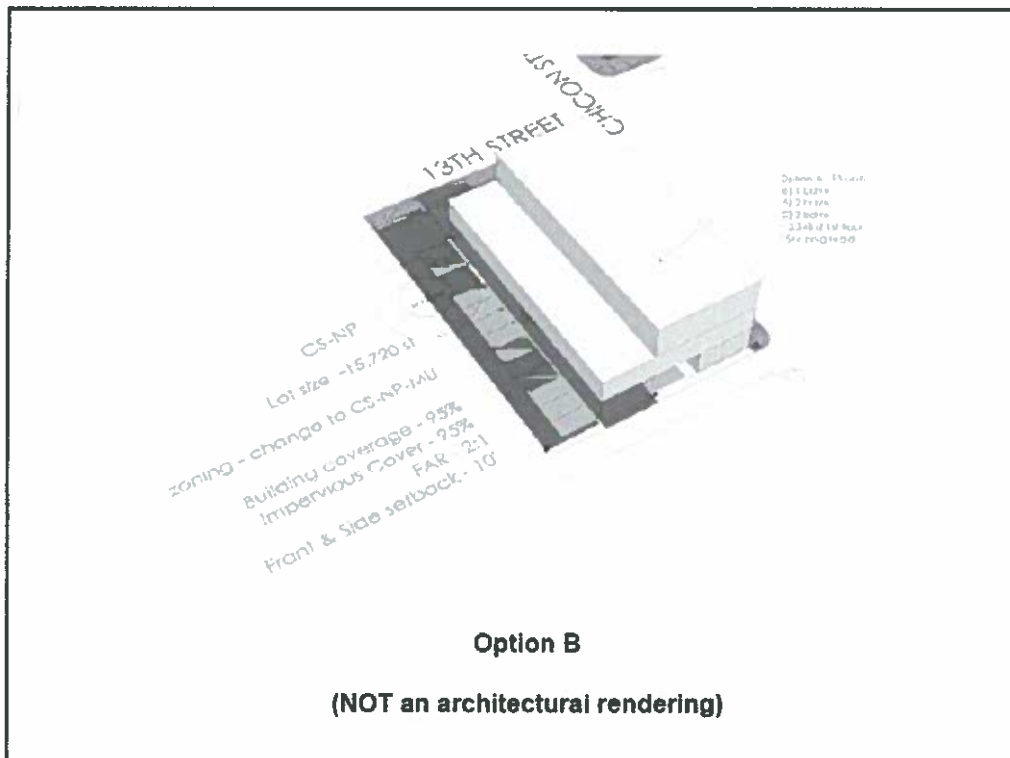
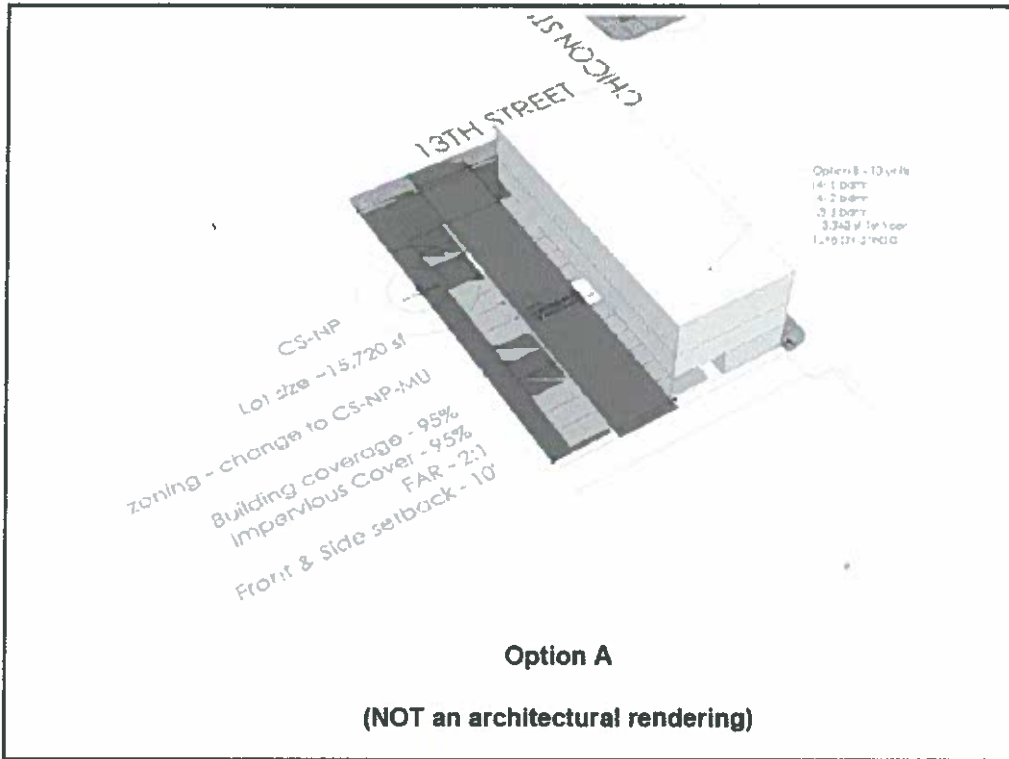
AMFI %	Number of Household Members					
	1	2	3	4	5	6
30	\$ 15,750	\$ 18,000	\$ 20,250	\$ 22,450	\$ 24,250	\$ 26,050
40	\$ 21,000	\$ 24,000	\$ 27,000	\$ 29,960	\$ 32,360	\$ 34,760
50	\$ 26,250	\$ 30,000	\$ 33,750	\$ 37,450	\$ 40,450	\$ 43,450
60	\$ 31,500	\$ 36,000	\$ 40,500	\$ 44,940	\$ 48,540	\$ 52,140
80	\$ 41,950	\$ 47,950	\$ 53,950	\$ 59,900	\$ 64,700	\$ 69,500
120	\$ 62,900	\$ 71,900	\$ 80,900	\$ 89,900	\$ 97,050	\$ 104,250

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Median Family Income (2000) for 78702 Zip Code



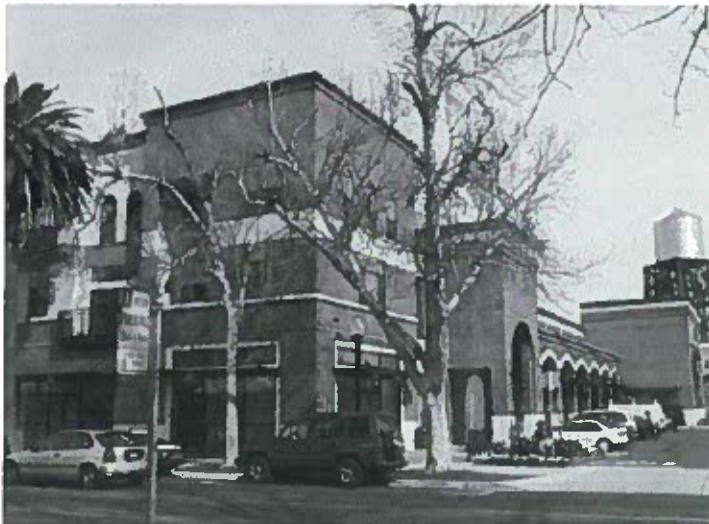
C2/30



C2/31



Example



Example

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Example



Durango Uptown

This project involves the redevelopment of an existing hotel property on north Main Avenue in Durango, CO. The project includes the construction of 18 mixed-use condominiums, with retail/commercial spaces on the first floor and residential units above. Construction commenced in the spring of 2004.

C2/33



Cornerstone II

This project is a three-story mixed use building in Pagosa Springs. The building includes five commercial/retail spaces on the first floor and five residential units above. The commercial units are approximately 960 sq. ft. each and the residential units are approximately 1,350 sq. ft.

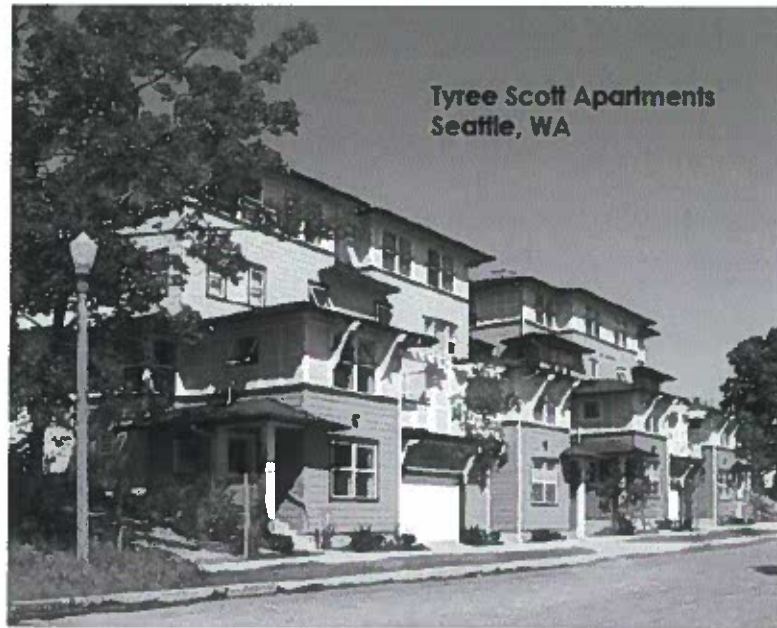
Example

THE BROWNSTONES AT TEMPE



Examples

C2
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Tyree Scott Apartments
Seattle, WA

Example

QUESTIONS and ANSWERS

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TAB 3: Project Description

Overview

Chestnut Neighborhood Revitalization Corporation (CNRC) is a 501(c)3 non profit community Development corporation established in 1998 to address affordable housing and community development needs in the Chestnut Neighborhood and surrounding areas. CNRC has built single-family homes for affordable homeownership and a 22-unit senior affordable rental housing community, the award-winning Franklin Gardens.

The Chicon Corridor project is located between 13th and 14th Streets on Chicon Street in East Austin. Six properties will be redeveloped into a mixed-use, mixed-income project with ground floor retail/office and two to three stories of affordable and market rate housing with a minimum of 33 units and approximately 3,000 square feet of commercial/retail space.

The following table shows the properties identified for redevelopment and a map is included in Tab 3.

Address	Existing Structure (per TCAD)	Lot Size
1301 Chicon Street	1152 SF built in 1930 (office/retail)	3,901
1301 1/2 Chicon Street	1234 SF built in 1920 (office)	3,901
1305 Chicon Street	2870 SF built in 1964 (night club/bar)	7,801
1309 Chicon Street	Vacant Lot	15,602
1212 Chicon Street	2296 SF built in 1930 and 1948 (retail)	7,679
1807 E. 13th Street	Vacant Lot	7,797

1301, 1301.5 and 1212 Chicon Street have vacant, dilapidated structures on them. According to the Travis Central Appraisal District (TCAD) Website these structures were all built in 1930, and an addition was added to 1212 Chicon in 1948. The TCAD documents are attached in Tab 3. None of the buildings are historically significant and we anticipate razing them to make way for new buildings. All of the remaining lots are vacant.

CNRC has obtained site control through three purchase contracts to acquire all of the lots listed above. Each contract is with one owner and contains two of the six lots. Copies of the sales contracts and addenda are attached, as are appraisals. The total value of the sales contracts is \$1,030,500 and the total value of the appraisals is \$1,135,000.

Type and Style of Units

Units will be attached, for-sale dwellings with retail and/or commercial uses on the ground floor. Our feasibility analysis indicates that we can fit at least 33 units of housing on the three sites, depending on the size and type of the units (number of bedrooms). Our architect, Hatch Ulland-Owen, is in the process of developing building plans and configuring each floor with one,

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two and three bedroom units. The main limiting factor is the number of parking spaces we can fit on the ground level and the number of parking spaces required. Therefore, we MAY ask for a parking variance at one or more of the locations in order to accommodate more units. If we can fit more than 33 units, the additional units will be market rate units not funded by the City of Austin. This would provide the income mix sought after by the affected neighborhoods. Our current proposal for the unit mix is as follows. It is however, subject to adjustment based on findings from Hatch-Ulland Owen.

	Unit A	Unit B	Unit C
Square Feet	650	850	1200
Number of Bedrooms	1	2	3
Number of Baths	1	1	2
Number of Units by Type	10	15	8
Total Square Feet	6,500	12,750	9,600

The Chicon Corridor project will comply with the City of Austin's design standards for accessibility and GREEN ratings as established by the City's S.M.A.R.T. Housing™ Initiative. At least ten percent (10%) of all new units constructed will be accessible to persons with mobility disabilities, and all other ground floor units constructed will be adaptable to accommodate the needs of persons with mobility impairments. In addition, at least 1 unit or 2% of all new units constructed will be accessible to accommodate the needs of persons with hearing and/or visual disabilities.

To the greatest extent possible, accessible dwelling units will be distributed on ground-floor units throughout the project and will be available in a sufficient range of sizes and amenities so that an individual with disabilities' choice of dwelling units is comparable to that of other prospective tenants.

The exact GREEN features for the project are to be determined, but will comply with SMART housing guidelines and will reach a minimum of three stars under Austin Energy's green building program. Our last project, Franklin Gardens had a four star rating and was featured in Austin Energy's 2010 annual report on energy efficient building.

Expected Sales Prices and Income Levels Targeted

The Chicon Corridor project will develop and sell 33 units to households earning 80% or less of Austin's Area Median Family Income (AMFI). While we commit to 100% of the units being for households earning 80% or less of AMFI, we will also target those earning 65% of the median income and believe that some of our units will be affordable to this population.

These percentages will be distributed across the unit types, currently proposed as 10 one bedroom, 15 two Bedroom, and 8 three bedroom units. For a total of approximately 28,850 square feet of living space (not counting hallways, stairwells and other common areas) and approximately 3,000 square feet of retail/commercial space. Sales prices are projected to

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3

average \$175 per square foot range from \$113,750 to \$210,000. The estimated sales prices for each unit type are projected below. Families at 65% to 80% of AMFI will need varying levels of assistance to afford the units. This has been taken into account in our request, and although funds are being used to purchase the land and pay for construction costs, in effect, the City of Austin funds are providing a subsidy that will be passed on directly to the consumer. The total subsidy required if all units below were sold to families requiring the maximum amount of subsidy would be \$1,375,268.

	Unit A	Unit B	Unit C
Expected Sales Price	\$113,750	\$148,750	\$210,000
Expected Monthly Payment - PITI	\$914	\$1,098	\$1,420
Income Level of Proposed Buyers	65-80% AMFI for a family of 1 or 80% for a family of 2	80% AMFI for a family of 2 or 3	80% AMFI for a Family of 3 or 4
Projected Subsidy Required	\$13,175- \$37,064	\$16,675-39,660	\$26,576-\$51,216

CNRC will put the land into a land trust and guaranty affordability for 99 years. All affordable buyers will enter into a shared equity agreement. CNRC has partnered with People Trust and to provide these services for the project. A formal MOU is attached in Tab 14.

If we find that it is feasible to add additional units to the project, they will be developed and sold for market rate homebuyers (those earning more than 80% of the median income), and will not be financed with AHFC funds. Because CNRC is a non profit developer, any profits from market-rate sales will be used to support the programs and purposes of CNRC and will not benefit private individuals or members of the Board of Directors.

Key Financials

Total project costs are estimated at \$5,048,235. \$1,375,268 will come from the City of Austin in the form of a grant to be used for acquisition and soft costs, and \$3,673,482 from private mortgages. Construction financing in the amount of \$3,028,657 is also required. \$1,763,657 million will come from the Mercy Loan Fund and \$1,265,000 from the City of Austin in the form of a construction loan.

City of Austin funds are anticipated to be as follows:

\$1,375,268 will come from the City of Austin for Land Purchase and to buy down mortgages for homebuyers. \$1,265,000 from the City of Austin for a Construction Loan.

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1301 + 1301.5 Chicon - The existing zoning designation on the property is Neighborhood Commercial Neighborhood Plan (LR-NP). The LR zoning district is intended for neighborhood shopping facilities that provide limited business services and office facilities predominately for the convenience of residents of the neighborhood. NP designation means that the development must follow the adopted neighborhood plan's requirements. The neighborhood plan for the Property's area is the Chestnut Neighborhood Plan. A LR zoning designation does not allow residential uses on the Property. In order for CNRC to develop the property as a mixed used commercial/residential development, a Mixed Use Combining District (MU) designation must be combined with the existing base LR designation.

1212 Chicon + 1807 E. 13th - The existing zoning designation on the Property is General Commercial Services - Neighborhood Plan (CS-NP). The CS zoning designation allows for a high-density commercial only development and the NP designation means that the development must follow the adopted neighborhood plan's requirements. The neighborhood plan for the Property's area is Central East Austin. A CS zoning designation does not allow residential uses on the Property. In order for CNRC to develop the property as a mixed used commercial/residential development, a Mixed Use Combining District (MU)-designation must be combined with the existing base CS designation.

Compatibility with Current Neighborhood Plan

The Chicon Corridor project is located in the both the Chestnut Neighborhood and the Central East Austin Neighborhood Planning Areas. Four of the identified properties fall to the east of Chicon Street and are in the Chestnut Neighborhood, however there are two properties that fall to the west of Chicon and lie in the Central East Austin Neighborhood Planning Area. The project complies with the uses set forth on the Chestnut Neighborhood Proposed Future Land Use Map. The Map indicates that the properties between 14th and 12th Street along Chicon should be mixed use and commercial; that is CNRC's plan as well. One parcel, 1301 Chicon will require a neighborhood plan amendment to allow mixed use at the site. A Neighborhood Plan Amendment Application as well as a zoning application has been filed. Moreover, CNRC has the support of the Chestnut Neighborhood as evidenced by the enclosed letter of support. Planning Maps are also included in Tab 14.

The two properties to the west of Chicon between 13th and 12th Streets fall under the Central East Austin Neighborhood Planning Area. The Future Land Use Map indicates that the two properties are single family and are adjacent to commercial properties, even though the zoning for one of the properties is Commercial. In order to allow residential use as part of a mixed-use plan, these parcels must be rezoned and require a plan amendment. It is CNRC's intent to work with the neighborhood to develop the Chicon Corridor project to be compatible with the Neighborhood Plan and/or current desires. Our President, Sean Garretson has already spoken with leaders from OCEAN, Kealing, Davis-Thompson, Rosewood and Swede Hill and we have invited representatives from these and other nearby neighborhoods to a community Charette about the project on November 2.

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Sources of Funding

Type of Funding	Construction	Terms	Permanent	Terms	Source
Grant	\$1,375,268	99 year affordability period	\$1,375,268	99 year affordability period for land and shared appreciation	City of Austin
Public Loan	\$1,265,000	2% for 30 months			City of Austin
Construction Loan	\$3,201,821	6.5% for 30 months			Mercy Loan Fund
Private Mortgages	\$0	N/A	\$3,672,967	5.5% 360 months	Various Lenders
TOTAL			\$5,048,235		

Uses of Funding

Item	Amount
Property Acquisition	\$1,051,110
Unit Construction	\$2,509,950
Other Construction	\$413,344
Infrastructure	\$278,000
Professional Fees	\$68,885
Finance	\$240,546
Soft Costs	\$82,500
Developer Fees	\$403,900
TOTAL	\$5,048,235

Zoning

Some of the properties are correctly zoned for the proposed development. Other properties require a conditional overlay (though not a change in the base zoning) to be compatible with CNRC's proposed development. Although the proposed uses are compatible with neighborhood desires, in some cases the proposed change requires a Neighborhood Plan Amendment (NPA) as well. The chart below outlines each lot and its current zoning as well as those lots that require a change in zoning.

Address	Current Zoning	Proposed Zoning	NPA Required?
1301 Chicon Street	LR-NP	IR-NP-MU	Yes
1301 1/2 Chicon Street	LR-NP	LR-NP-MU	No
1305 Chicon Street	NP-CO-MU	No changes	No
1309 Chicon Street	NP-CO-MU	No changes	No
1212 Chicon Street	CS-NP	CS-NP-MU	Yes
1807 E. 13th Street	CS-NP	CS-NP-MU	Yes