

PRELIMINARY PROPOSAL

**FOR
RELOCATION
OF
IMMINENTLY DISPLACED
CACTUS ROSE MOBILE HOME PARK
MOBILE HOME OWNERS
To 7302 DECKER LANE
AUSTIN, TX 78724**

Submitted by:

Jose and Cynthia Gonzales

Current Residents and Property Owners in Austin

September 13, 2016

INTRODUCTION

We, Jose and Cynthia Gonzales, currently reside in the Northeast area of the City of Austin. An Austin native, I was born and raised in the area of East Austin my husband is from Victoria, TX and moved to the Austin area in 1989. We own two adjoining parcels of land (3.279 acres and 3.282 acres) on Decker Lane in the 78724 zip code and Ms. Ora Houston's District 1. The 3.279 current address of 7302 Decker Lane consists of a single story house and two doublewide manufactured homes. We have been managing the rental property for years. Our primary residence is located on the other tract of the 3.282 acres address of 7400 Decker Lane. The two parcels of land have been in the family since 1978. We are natural caring people and believers in volunteerism. We have volunteered our time, talents and treasures for over 25 plus years working with bereaved families in local area funeral homes as well as reciting rosaries, Eulogies, and performing gravesite services. Our volunteerism also includes working in area hospitals and Hospice Christopher House and visiting the sick in their homes. Also provide financial counseling for families of lesser means and counseling their overall well-being. We are members of Our Lady of Guadalupe Catholic Church.

PRELIMINARY PROPOSAL BACKGROUND

We have read several articles about the dilemma of the Cactus Rose Mobile Home Park residents in East Austin off of U. S. Highway 183, the developers and the City of Austin and the problem they are having finding a new home site for the imminently displaced individuals and their families.

We are aware if the City of Austin approves a rezoning proposal submitted by 500 Bastrop Highway Ltd. It is common knowledge that the City of Austin, the property owner, and a developer have an interest in the development of that area but there is a serious housing concern by the residents of the Cactus Rose Mobile Home Park. At stake is the displacement of the residents of Cactus Rose Mobile Home Park and we feel we have a viable solution for all concerned.

We have been in contact with representatives of the City of Austin, Planning & Development Review Department, and it appears that rezoning of our property (at a minimum, the 3.279 acres, but we could add more from our adjoining acres) to Manufactured Housing (MH) is feasible but a rezoning application has not been submitted as of yet. We met with Heather Chaffin the zoning case manager on July 28, 2016 to discuss our proposal and what our next steps needed to be to proceed forward. A rezoning application will be submitted if the City determines that our proposal can become a workable solution.

I spoke to Mr. Andy Moore where it was suggested we meet with Ms. Susana Almanza the President of the Montopolis Neighborhood Association. Ms Susana Almanza and I met on July 13, 2016, so I could present our proposal she expressed interest on the proposal and felt it was a viable one for the residents of Cactus Rose, we then set on appointment to meet with Christopher Hutchins the Policy Aide for Ms Ora Houston since our property is in her district. We met with Mr. Hutchins on August 19th, 2016. We felt we had a successful and encouraging meeting and submitted a proposal with Council member Ora Houston in which she supports. We have also been in contact with Ashley Richardson Mr. Pio Renteria's Aide to update her on our progress thus far. She has since sent the proposal to ACM Bert Lumbreras and we are waiting to see if the timeline can be shorten to

meet the May 2018 deadline for the residents. We now have met with the residents this past Sunday August 28, 2016 to present our proposal they have conveyed their concerns and feel that our proposal could become a workable solution. Our site offers both bus stops and grocery store within walking distance. It offers Decker Lake and the soon to be completed John Trevino Jr. Metro Park both within a few miles. We are scheduled to have a new City of Austin sidewalk project to begin very shortly which will provide a sidewalk from our proposed site to both the bus stops and the grocery store. Their words were they felt this was a Godsend to them at this point after a year of uncertainty and one in which they would definitely consider this to be a viable one for them. We had 25 Cactus Rose residents attend and sign in for the meeting. After a 2-hour meeting, the residents requested one week before making a final decision, so they had an opportunity to come visit our proposed property site along with the 2 other options they are considering. The Cactus Rose residents will take a vote on Sunday September 4th, 2016 in which I will attend to allow any additional questions they might have on our proposal. The Cactus Rose Residents on September 4, 2016 voted unanimously to relocate to our proposed site at 7302 Decker Lane.

This preliminary proposal is submitted as a beginning in an effort to possibly resolve the issues at hand. First, we have a concern for the people of Cactus Rose, and second, we already have acreage with some rental manufactured housing and there are several MH parks near our property and in the (SURROUNDING COLONY PARK) area. The proposal could be a viable solution to safely relocate and house the imminently displaced mobile home owners and allow for the proposed development ventures at the current Cactus Rose property. Figures and numbers in this preliminary proposal are not fixed and are only intended for use in determining if this preliminary proposed project is something the City might consider as a possible solution for the imminently displaced residents. If the City determines that the project could become a workable solution, then, and only then, we could proceed to finalize an acceptable and official proposal.

PRELIMINARY PROPOSAL

Property Development and Lease

- City would have to approve rezoning of the Gonzales property to MH
- City would Perform Engineering/Architectural work and develop the land (3.279 acres or more) into an attractive new MH Park with:
 1. Attractive Entrance
 2. Park Road/s, retention pond, and all other City requirements
 3. 8" high privacy fence on park perimeter except the Decker Lane frontage which will have attractive front
- City would have to negotiate new MHs with local MH building contractor and facilitate transfer ownership of mobile homes to displaced residents electing to move to the new park
- City would bear the expense of any required demolition/removal of current structures, building of all infrastructure for the new MH Park, and purchase of new economical new MHs

- City could lease the property from the Gonzales family for a period of 20 to 40 years for a minimal amount (i.e., \$1 - \$10 per year) with the option to purchase during the initial lease period

New Manufactured Home Park

- Would be an attractive park with new MHs
- Gonzales family would be owners, operators, and managers of the property by the Gonzales family
- Gonzales family would lease the MH spaces to the tenants as before
- Families would not see space rental increases at the new MH Park beyond the \$400 - \$700 (without utilities) they are paying now for a set agreeable timeframe
- We would request from the current owner a list of residents and what they currently pay
- Tenants would own their MH
- Gonzales family would develop and enforce new park rules to maintain cleanliness and order
- Residents would be responsible for maintaining their MH and depositing trash for collection
- Gonzales family would be responsible for yard maintenance, trash collection, and general appearance and maintenance of the park.

New MH Housing

New MHs would be economically priced, identical to each other if more reasonably priced, and would be similar to those provided by FEMA during emergencies or homes that could be provided by a mobile home manufacture. The bedroom configuration for each MH would be established by selecting number of bedrooms to be compatible with the mobile home currently owned by the Cactus Rose resident. Current residents at Cactus Rose that own RVs would not be eligible for a new MH. Motorized homes and travel trailers are subject to vehicle licensing and therefore are not considered to be family housing for tax purposes.

OUTCOME

There are several positive outcomes if our proposal is considered.

- Project would prevent the creation of "displaced residents"
- Residents would have a smooth transition to a new MH Park
- Residents would have affordable housing at a cost within what they are paying now
- Residents would incur NO expense of relocating or disposal of their old MH
- Residents would live in a decent and clean environment as opposed to the current property that has been ignored and poorly maintained by its current landlord.
- Residents would live in a MH Park that would be recipient of new electrical, water, and other systems that would provide for a habitable home and code compliance

- The new MH Park would be a contribution to economic development by creating an increase in property value and tax revenue
- The new MH Park and relocation of residents would allow for rezoning and development of the current Cactus Rose property which would also have a positive economic impact on city property values and tax revenue

FINANCING THE PROJECT

DEVELOPER AND/OR CURRENT OWNER OF LAND AT CACTUS ROSE

- Provide \$10,000 per unit to be relocated (As recommended by Texas Rio Grande Legal Aid, Inc.) paid to the City to subsidize property development and housing

CITY OF AUSTIN

- Pay for all costs related to development, infrastructure, and new mobile homes (to include deliver and set-up) **Note: Cost Estimates not available at this writing.**

POINT OF CONTACT

Cynthia & Jose Gonzales
7400 Decker Lane
Austin, Texas 78724-3846
Email: Cindypgonzales@gmail.com
Telephone: 512-784-0943

Paulino Soto
Consultant
Email: Paulino_soto@hotmail.com
Telephone: 830-660-0602

Attachments:

1. Copy of 3.279 Ac. Survey
2. Copy of 3.282 Ac. Survey
3. Sign in sheet for Cactus Rose Meeting August 28, 2016
4. Cactus Rose Neighborhood Association Minutes & sign in sheet for Cactus Rose Meeting of September 4, 2016, stating unanimously to move forward to the proposed site of 7302 Decker Lane.



LEGEND

- 1/2" ROD FOUND
- 1/2" ROD SET

Name

Address

Email Address/Phone

- 1 Fidel Gonzalez 500 bastrop Hwy #28 512 721 8740
- 2 Veronica Dominguez 500 bastrop Hwy #29 512-~~7145~~ 4498
- 3 Marthia Mendonza 500 Bastrop #31 512 774 0165
- 4 Portia Garcia TRAIL #13 T. 512 243 1552
- 5 José Alex Triminio Traila #21 512-920-9504
- 6 JOAN GARCIA #49 512.732 83 63
- 7 Cynthia Martinez #47 787-703-2743 [REDACTED]
- 8 Robby Santos #22 512-679-1129 [REDACTED]
- 9 Gloria Tenavilla 434 Bastrop Hwy 183 Lot A 512 909 5143 [REDACTED]
- 10 Irma Venegas 500 Bastrop Hwy 183 #48 512 696-8794
- 11 Adriana Sanchez #73 (512) 666-6295
- 12 Tiburcio Renteria 500 Bastrop Hwy #116 512-773-9777
- 13 Humberto Fico 500 Bastrop Hwy #23 austin tx 78741 512-946-5411
- 14 Antonio Renteria 500 Bastrop Hwy #28 austin tx 78741 512-9455518
- 15 FRANCISCO NUNEZ 500 BASTROP HWY. #68 512 217 11
- 16 Ramon Gonzalez 500 Bastrop Hwy #42 512-848-
- 17 Ramon Gonzalez 500 Bastrop Hwy #1-25
- 18 Saul Manera 500 Bastrop Hwy #1 512-589-8962
- 19 Abel Garcia 432nd Bastrop Hwy 512-487-5595
- 20 Oscar Garcia 500 Bastrop Hwy #44 512 552 7385

	Name	Address	Email Address/Phone
21	JOSE SARELLA	506 BASTROP Hwy 11A #	512-751-2616
22	RAMON TAVILA	#7	512 848 1764
23	Margarita Ramos	#49	
24	Yolanda Patino	434-B	512 710 1956
25	Victor Garcia	#32	512 545 6965

1. #45 Tigler has been moved out
(#44 - Oscar Gomez is neighbor)

Cactus Rose Neighborhood Association – Minutes

The Cactus Rose Neighborhood Association met on Sunday, September 4th, 2016 at 7 pm at the PODER office located at 4926 E. Cesar Chavez Street.

Saul Madero, called the meeting to order. Saul gave a quick recap of the August 28th neighborhood association meeting. Saul then introduce Cynthia Gonzales, owner of the property at 7302 Decker Lane, to give a follow-up report on her draft proposal.

Mrs. Cynthia Gonzales gave an overview of her draft proposal submitted to the Austin City Council members to lease her land at 7302 Decker Lane for the development of the new Cactus Rose Trailer Park. She stated that from the meeting held on August 28th, she was asked how many mobile homes could be constructed on her property. Forty-eight (48) mobile homes can be constructed on 5 acres of land and thirty-eight (38) mobile homes can be constructed on 4 acres of land. Mrs. Gonzales also stated that the City's Land Development Code requires open space, laundry facility, adequate parking and separate entrance and exit to mobile home park. After the presentation Saul Madero then called for a vote by the neighborhood association to accept and approve the construction of the new Cactus Rose Mobile Home Park at 7302 Decker Lane. Oscar Garza made the motion to approve Mrs. Cynthia Gonzales draft proposal to the City of Austin to construct new mobile home park at 7302 Decker Lane, Francisco Nunez second the motion. There was lengthy discussion regarding the proposal. Susana Almanza was asked to give an update on the 7201 Levander Loop site. Susana reported that the City (staff & departments involved in the case) were putting up a lot of barriers to constructing the new Cactus Rose Mobile Home Park at the Levander Loop site (Gardner Tract). The Montopolis Neighborhood Association and Cactus Rose Neighborhood had submitted several recommendations to make the Levander Loop site feasible. She believed there were racial implications involved in the barriers to the Levander Loop site. Susana stated that the MNPCT and Montopolis Neighborhood Association would support the resident's decision. The residents then voted unanimously to support the 7302 Decker Lane site as the possible new site for building the new mobile home park.

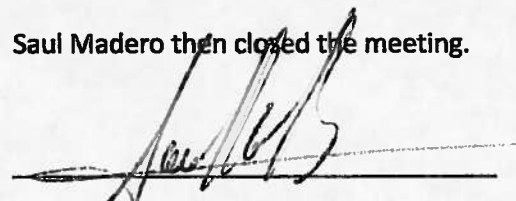
Mrs. Cynthia Gonzales that she would let Councilman Renteria's office know of the decision and would let the other councilmembers know.

Saul and Susana then talked about the next possible steps. The association agreed to the following:

Attend and make presentations at: 1. Community Development Commission on Sept. 13th at 6:30 pm at 1000 E. 11th Street (Street Jones Bldg.), 2. Housing and Community Development Committee on Sept. 15 at 2 pm at City Hall and 3. Neighborhood Planning Committee on Sept. 19th at 4 pm at City Hall.

The next neighborhood association meeting will be on September 18th at 7 pm at the PODER office.

Saul Madero then closed the meeting.

A handwritten signature in black ink, appearing to read 'Saul Madero', is written over a horizontal line.

Saul Madero, President Cactus Rose Neighborhood Association

Cactus Rose Neighborhood Association Meeting - Date: Sept. 4, 2016

Name/Nombre

Address/Direccion

Telefono/Phone

Fidel Gonzalez 512 721 8740 #28

JOSE SARELLANO 11-A 512 751 2616

Porfirio Garcia #13 T. 512-293-5515

Antonio Renteria #26 512-945-5518

Tiburcio Renteria #46 512-786-7292

Enrique Rojas 512 909 5143

Martín Mendoza 500 Bastrop Hwy 183 #31 512 774 0165

Ramon Truett #7 512 848 1764

FRANCISCO NÚÑEZ 500 BASTROP HWY. #60 512 217 1571

Irma Venegas 500 Bastrop Hwy 183 #48 696-8794

Saul Madero 500 Bastrop Hwy Lot. 51 512-589-8962

Adriana Sanchez #73 512-662-6295

Ramon Gonzalez #42 512-848-1764

Ramon Gonzalez #25 - - -

Cynthia Martinez #47 737-703-2743

Humberto Frías #23 512-940 5443

Volanda Palmito Luna 434-B 512 740 1956

Veronica Dominguez (512) 945-6498 #29

Abel Garcia 512) 730-95-27 #432 A

Juan Ortiz #49-512-736 8363

Oscar Canán 512 552 73 85 #4A

Vilfor Garcia 512 545 69-65 #32

Veronica Dominguez 500 bastrop Hwy #29 512-945-6498