

ZONING CHANGE REVIEW SHEET

CASE: C14-2017-0016SH / 1800 S. IH 35 **P.C. DATE:** April 25, 2017

ADDRESS: 1800 S. IH 35 SB **AREA:** 1.42 acres

OWNER: Marina P. Sifuentes and Lendol L. Davis

APPLICANT: Saigebrook Development (Meagan Lasch)

NEIGHBORHOOD PLAN AREA: Greater South River City Combined Neighborhood Plan

ZONING FROM: Community Commercial – Mixed Use – Conditional Overlay -
Neighborhood Plan (GR-MU-CO-NP).

ZONING REQUEST TO: Multifamily residence – Highest Density – Neighborhood plan (MF-6-NP).

STAFF RECOMMENDATION:

Staff recommends Multifamily residence – Highest Density – Conditional Overlay –
Neighborhood Plan (MF-6-CO-NP).

Height is restricted to 68 feet;

Maintain the following conditions as listed in the current Conditional Overlay:

- 1) No access to Woodland Avenue;
- 2) A 10 foot vegetative buffer along S. IH-35;
- 3) The site is limited to 2000 vehicle trips a day.

Please note: The existing conditional overlay includes prohibited commercial uses that were included as part of the neighborhood plan. Those uses would no longer be applicable with the requested zoning change.

PLANNING COMMISSION ACTION:

APRIL 25, 2017

DEPARTMENT COMMENTS:

The subject property is located at the southwest corner of Woodland Avenue and the southbound access road of Interstate 35. The property is undeveloped, and is currently zoned GR-MU-CO-NP, with commercial zoning (CS-CO-NP) and proposed convenience storage development to the north across Woodland Avenue, multifamily zoning (MF-3-NP) and use to the west, mixed use (GR-MU-CO-NP) zoning and an office to the south and the Interstate Highway and office (LO-NP) to the east (see Aerial exhibit).

The property can be characterized as a valley at the bottom of a hill, because Woodland Ave climbs away from it moving westward, and next to an elevated freeway, because the through lanes of IH-35 are nearly 30 feet higher than the highest point of the parcel. The site itself has nearly 12-15 feet of change in elevation from its highest to lowest points. There is a significant elevation change (55-60 feet) from the lowest point on the site to the top of the hill

along Woodland Avenue to the west. The site is wooded and backs to Harpers Branch Creek on the west. The site will be subject to waterway setbacks from Harpers Branch Creek. It will also be subject to compatibility standards from the SF-3 properties to the northwest across Woodland Avenue.

The applicant is proposing to develop 70 multifamily residences with a mix of 1 bedroom (12), 2 bedroom (30) and 3 bedroom (28) units. The proposed development will have 60 units serving household with incomes from 30%-60% mfi and, as such, is eligible for 100% waiver of fees through the Smart Housing program (see attached NHCD letter). The request does not require a Neighborhood Plan Amendment as the Future Land Use Map for this tract is "Mixed Use" and multifamily is allowed in mixed use.

ISSUES: None at this time.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR-MU-CO-NP	Undeveloped;
<i>West</i>	MF-3-NP	Multifamily residences
<i>North</i>	CS-CO-NP	Approved site plan for convenience storage
<i>East</i>	LO-NP	I-35 ROW, Office
<i>South</i>	GR-MU-CO-NP	Office

TIA: Not required. The site is limited to 2000 trips/day.

WATERSHED: Harpers Branch Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

Southeast Austin Neighborhood Alliance	Friends of Austin Neighborhoods
Crossing Gardenhome Owners Assn. (The)	Austin Heritage Tree Foundation
Austin Neighborhoods Council	Pleasant Valley
East Riverside / Oltorf Neighborhood Plan Contact	SEL Texas
Friends of Riverside	Greater SRCC Neighborhood Planning Team
Homeless Neighborhood Assn.	South Central Coalition
Bike Austin	South River City Citizens Association
Sierra Club, Austin Regional Group	Zoning Committee of South River City Citizens
Del Valle Community Coalition	

SCHOOLS:

Travis Heights Elementary

Fulmore Middle School

Travis High School

ABUTTING STREETS, SERVICES, & FACILITIES:

Name	ROW	Pave-ment	Classifi-cation	Side-walks	Bus Service	Bicycle Plan
South IH-35 SB	585 feet	Varies	Freeway-6 lanes	Yes - on service road	No	Yes

ZONING CASE HISTORIES:

NUMBER	REQUEST	LAND USE COMMISSION	CITY COUNCIL
SITE			
C14-05-0139 SRCC Neighborhood Plan	GR to GR-MU-CO-NP	Recommended GO-NP	Approved GO-NP; 9/29/2005
C14-71-170	"A" Residence, 1 st Height & Area to "GR" General Retail, 5 th Height and Area		Approved GR; 09/08/1977

NUMBER	REQUEST	LAND USE COMMISSION	CITY COUNCIL
WEST			
The Brook Apts C14-05-0139 1824 S. IH-35 SRCC Neighborhood Plan	GR to MF-3-NP	Recommended MF-3-NP	Approved MF-3-NP; 9/29/2005
C14-71-170	"A" Residence, 1 st Height & Area to "GR" General Retail, 5 th Height and Area		Approved GR; 09/08/1977
NORTH			
1640 S. IH-35 C14-2012-0100	GR-CO-NP to CS-CO-NP	Recommended CS-CO-NP	Approved CS-CO-NP; 8/19/2013
C14-68-222	"A" Residence, 1 st Height & Area to "GR" General Retail, 5 th Height and Area		Approved; 11/07/1968

SOUTH			
1902 S. IH-35 C14-05-0139 SRCC Neighborhood Plan	GR to GR-MU- CO-NP	Recommended GR- MU-CO-NP	Approved GR-MU-CO- NP; 9/29/2005
1902 S. IH-35 C14-68-260	"A" Residence, 1 st Height & Area to GR, 5 th Height and Area		Approved; 2/27/1969

CITY COUNCIL DATE:

Scheduled for consideration May 18, 2017

ORDINANCE READINGS:1st2nd3rd**ORDINANCE NUMBER:****CASE MANAGER:** Andrew Moore**PHONE:** 512-974-7604

e-mail address: andrew.moore@austintexas.gov

Transportation Planning - Natalia Rodriguez - 512-974-3099

- TR1. The Austin Metropolitan Area Transportation Plan calls for a total of 400 feet of right-of-way for IH 35. It appears the right-of-way is 400 ft. Additional right-of-way may be required to be dedicated at the time of subdivision and/or site plan application, whichever comes first.
- TR2. A Neighborhood Traffic Analysis shall be required at the time of site plan if triggered per LDC 25-6-114. LDC, Sec. 25-6-114.
- TR3. An urban trail is proposed along the property. If the requested zoning is granted, staff recommends dedicating a 25 ft. sidewalk, trail, and recreational easement to accommodate the future urban trail. The alignment and design of the trail shall be reviewed and approved by Urban Trail Program.
- TR4. Janae Ryan, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.
- TR5. According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, an urban trail is recommended for IH 35, and a buffered bike lane is recommended for Woodland Avenue.
- TR6. If the requested zoning is granted, it is recommended to prohibit gates.
- TR7. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Woodland Avenue	80 ft.	40 ft.	Collector	Yes, one side	Yes, Bike Lane	No
IH 35	400 ft.	250 ft.	Arterial	Yes	Yes, Shared Lane	No

NPZ Environmental Review - Mike McDougal 512-974-6380

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Harper's Branch Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.

3. According to floodplain maps there is a floodplain within the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.
7. At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

NPZ Site Plan Review - Cindy Casillas 512-974-3437

SP1. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

NPZ Austin Water Utility Review - Neil Kepple 512-972-0077

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. A water Service Extension Request will be required and possibly a wastewater service extension request depending on the development plans submitted. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

NPZ Comprehensive Planning Review - Kathleen Fox 512-974-7877

GR-MU-CO-NP to MF-6-CO-NP

This zoning case is located on the southwest corner of Woodland Avenue and the IH 35 frontage road, on an undeveloped parcel that is approximately 1.42 acres in size. The property is located within the boundaries of the Greater South River City Neighborhood Planning Area, in St. Edwards. Surrounding land uses includes vacant land to the north; an apartment complex to the south, and west; and IH-35 to the east. The proposed use is a 70 unit multistory multifamily apartment building with a S.M.A.R.T (Affordable) Housing component.

Connectivity

The Walkscore is 65/100, meaning this area is somewhat walkable. Public sidewalks are only available along this portion of the IH-35 frontage road and intermittently along Woodland Avenue. There is a CapMetro transit stop within 0.60 miles walking distance from this property, on Riverside Drive.

Greater South River City Neighborhood Plan (GSR CNP)

The GSR CNP Future Land Use Map classifies this area as Mixed Use, which allows multi-family zoning, including Zone MF-6. The following GSR CNP actions, objectives and text support commercial and mixed use and commercial projects in this area:

Goal (B): Identify and develop criteria for the interface between residences and commercial development. (p. 43)

Objective: Continue to allow office and limited commercial uses along IH-35, encouraging new development to respect the natural setting and to provide ample landscaping.

Objective: To the greatest extent possible, limit commercial development along Oltorf St. and Woodward St. to its current location and intensity.

Goal (C): Identify and develop criteria for density that result in a net benefit to the neighborhood. (p. 46)

Objective: Preserve housing affordability and increase diversity of housing types.

Goal (D): Enhance the transportation network to allow residents to walk, bike, roll, ride, and drive safely. (p. 48)

Objective: Improve pedestrian safety and mobility throughout the neighborhood.

Recommendation D1: Construct the following priority sidewalks in the South River City planning area (listed in order of priority) (PW):

1. Annie St./Woodland Ave. between S. Congress Ave. and IH-35

Residential Character Design Guidelines (p. 62 -72) including but not limited to:

NC-1: New single family and multi-family construction should be compatible with existing and historic home architecture. Building heights, construction materials, and architectural details should enhance the existing character of the neighborhood.

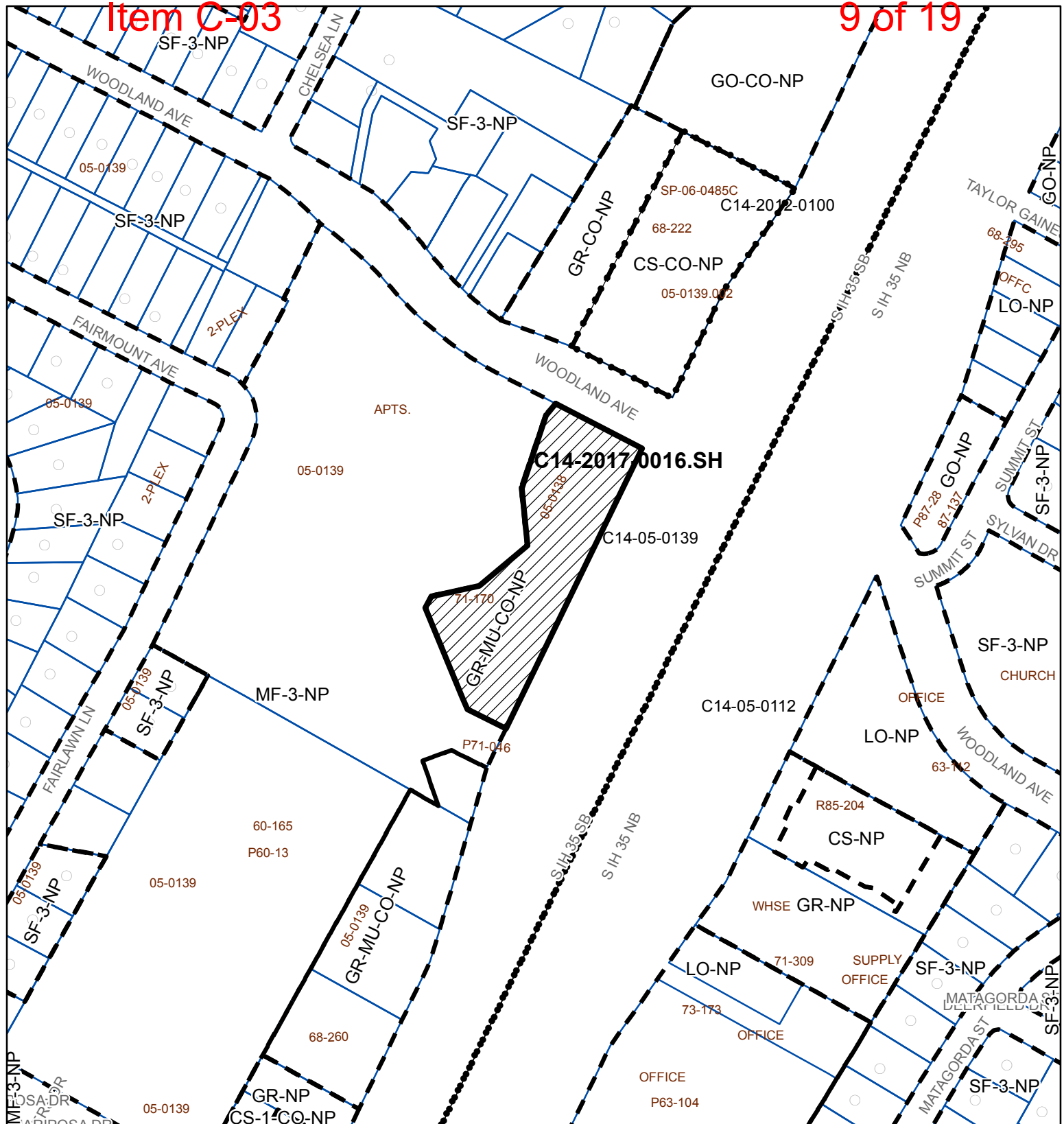
PA-1: Multifamily parking lots along the street detract from the pedestrian-oriented character of the neighborhood and are discouraged. Locate parking lots to the side or rear of the building or buffer the lot from street view by a fence or hedge. The fence or hedge should be high enough to screen the

cars, yet low enough to allow visibility for security purposes and to help preserve the quality of the streetscape.

The GSRCNP appears to support multifamily and affordable housing as long as the plans design guidelines are considered and implemented in the design of the project.

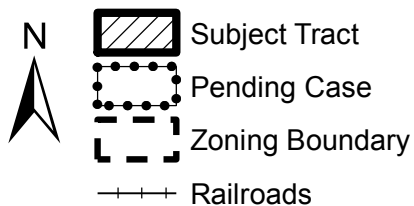
Imagine Austin

Based on the comparative scale of this site relative to adjoining apartment buildings, as well as the site not being located along an Activity Corridor or within an Activity Center, this case falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on this proposed rezoning.



ZONING

Case#: C14-2017-0016.SH



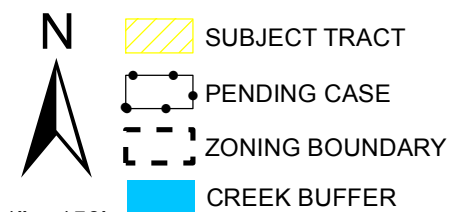
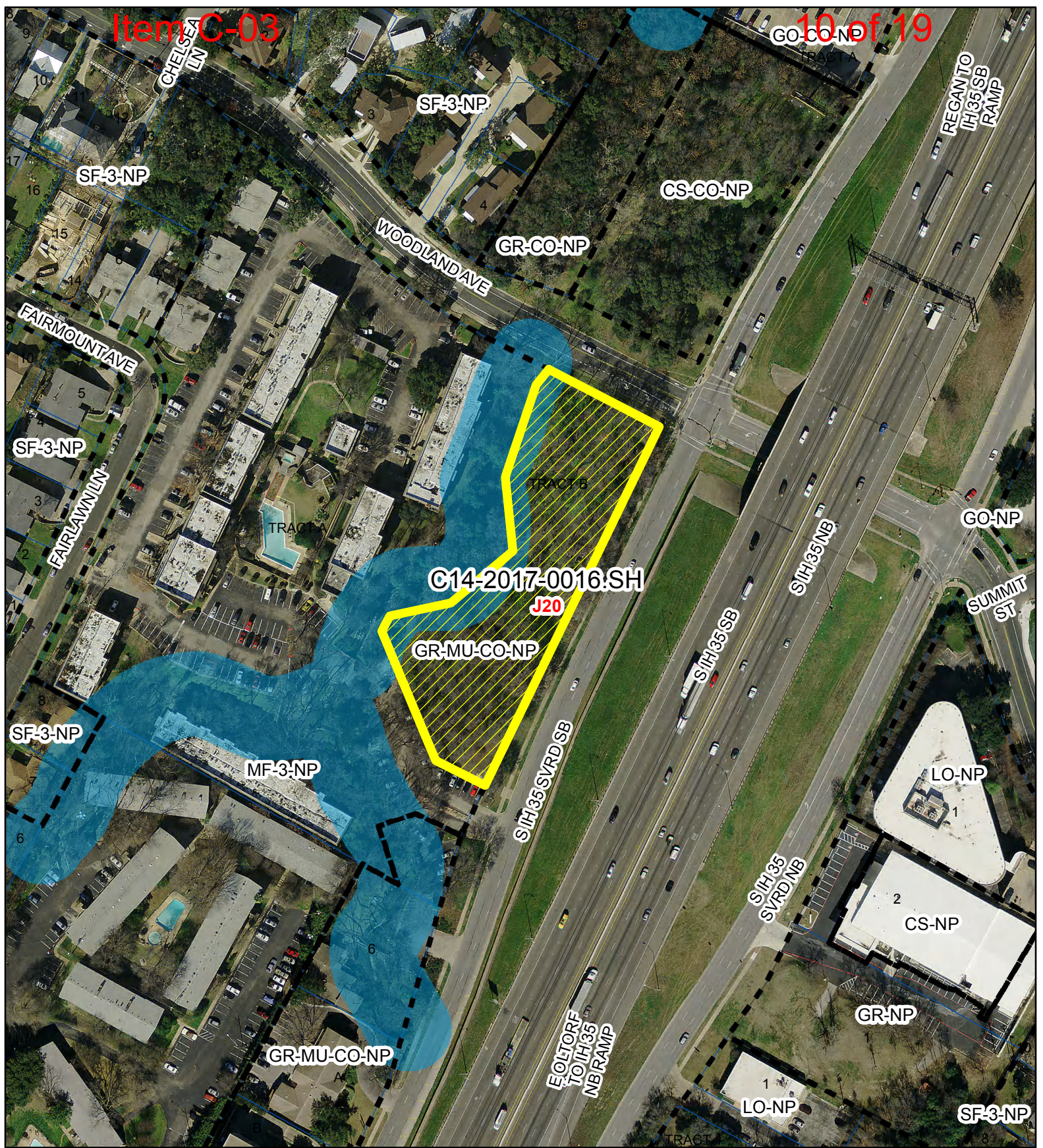
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 3/22/2017

$$1'' = 200'$$



ZONING - ARIA GRAND

ZONING CASE#: C14-2017-0016.SH
 LOCATION: 1800 S IH 35 SERVICE RD SB
 SUBJECT AREA: 1.42 ACRES
 GRID: J20
 MANAGER: ANDREW MOORE



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



City of Austin

P.O. Box 1088, Austin, TX 78767
www.cityofaustin.org/housing

Neighborhood Housing and Community Development Department

February 14, 2017

S.M.A.R.T. Housing Certification
Saigebrook Development, L.L.C. – Aria Grand L.L.C. (ID 380)

TO WHOM IT MAY CONCERN:

Saigebrook Development, L.L.C. (development contact: Megan Lasch: 830.330.0762; megan@pinrodlc.com) is planning to develop the Aria Grand, L.L.C. a 70 unit multi-family development at 1800 S. IH 35 Frontage Road, Austin TX 78704. The project is subject to a 5 year minimum affordability period, unless project funding requirements are longer.

Since 9% of the units (6 units) will serve households at or below 30% Median Family Income (MFI); 34% of the units (24 units) will serve households at or below 50% Median Family Income (MFI); 43% of the units (30 units) will serve households at or below 60% Median Family Income (MFI); the development will be eligible for 100% waiver of all fees listed in the S.M.A.R.T. Housing Ordinance adopted by the City Council with the exception of the Capital Recovery Fees (CRF). CRF fees will be waived only on the 60 affordable units. The expected fee waivers include, but are not limited to, the following fees:

Capital Recovery Fees
 Building Permit
 Concrete Permit
 Electrical Permit
 Mechanical Permit
 Plumbing Permit

Site Plan Review
 Misc. Site Plan Fee
 Construction Inspection
 Subdivision Plan Review
 Misc. Subdivision Fee
 Zoning Verification

Land Status Determination
 Building Plan Review
 Parkland Dedication (*by separate ordinance*)

Prior to filing of building permit applications and starting construction, the developer must:

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. (Contact Austin Energy Green Building: 512-482-5300 or greenbuilding@austinenenergy.com).
- ◆ Submit plans demonstrating compliance with visitability standards.

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

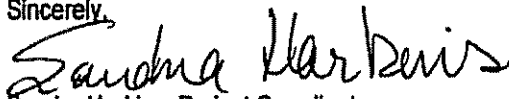
- ◆ Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).
- ◆ Pass a final inspection to certify that accessibility standards have been met.

The applicant must demonstrate compliance with S.M.A.R.T. Housing standards 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.

This project has received a Transit Oriented Waiver, see Attachment-1. If the project is unsuccessful in securing State or Federal Government funds, including Low Income Housing Tax Credits, the project will be ineligible to be certified S.M.A.R.T. Housing and any fees waived shall be repaid.

Please contact me by phone 512.974.3128 or by email at Sandra.harkins@austintexas.gov if you need additional information.

Sincerely,



Sandra Harkins, Project Coordinator
Neighborhood Housing and Community Development

Attachment - Attachment 1

Cc: Laurie Shaw, Capital Metro
Maureen Meredith, PZD
M. Simmons-Smith, DSD
Katherine Murray, Austin Energy
Alice Flora, AWU
Zulema Flores, DSD

Bryan Bomer, AEGB
Gina Copic, NHCD
Marilyn Lamensdorf, PARD
Heidi Kasper, AEGB
Carl Wren, DSD

Alma Moleri, DSD
Susan Kinel, NHCD
Stephen Castleberry, DSD
Lynda Courtney, DSD
Ellis Morgan, NHCD



**S.M.A.R.T. Housing Transit Oriented Waiver
Request**

Address of Project: 1800 S. IH 35 Frontage Road, Austin TX 78704

Name of Project &

Applicant: Aria Grand, L.L.C / Saicebrook Development L.L.C

Walking Distance from site to nearest transit route .572 miles

I, Megan Lasch, formally request a waiver from the S.M.A.R.T. Housing transit-oriented requirement. My project meets one of the following criteria.

Answer the following questions and provide documentation as it pertains to the proposed project listed above:

1. Per the Kirwan Institute's Comprehensive Opportunity Map of Austin, please check the Opportunity Index your project is located in:
☐ Very High ☐ High ☐ Moderate ☒ Low ☐ Very Low
2. Provide a Letter from CAP Metro confirming a future route is documented in agency plans.
3. Developer has applied for State or Federal Government funds, including the Low Income Housing Tax Credit Program, related to this project.

M. Lasch
Authorized Representative

2-9-17

Date

*****For City Staff Use Only*****

The aforementioned project is approved to receive a waiver from the transit-oriented requirements (B)(4) of Ordinance No. 20141106-124 by meeting the criteria of: Developer applies for State or Federal Government funds, including the Low Income Housing Tax Credit program.

R. Copic
Regina Copic
Project Manager

2/9/2017
Date

Director Designee for Waiver related to Ord No 20141106-124 PART 3. Subsection (E)

RESOLUTION NO. 20170209-019

WHEREAS, Saigebrook Development, LLC, or an affiliated entity, (“Applicant”) has proposed a development for affordable rental housing at 1800 South Interstate Highway 35 Frontage Road to be called Aria Grand Apartments (“Development”) in the City of Austin; and

WHEREAS, Applicant has advised that it intends to submit application #17275 to the Texas Department of Housing and Community Affairs (“TDHCA”) for 2017 Competitive 9% Low Income Housing Tax Credits for the Development;
NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

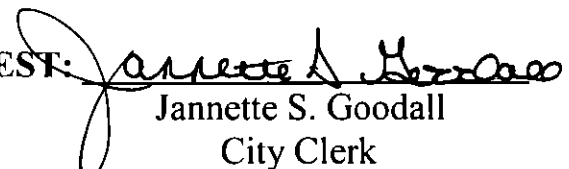
The City of Austin, acting through its governing body, the Austin City Council, hereby confirms that it supports the proposed application #17275.

BE IT FURTHER RESOLVED:

For and on behalf of the City Council, Jannette S. Goodall, City Clerk, is hereby authorized, empowered and directed to certify this resolution to TDHCA.

ADOPTED: February 9, 2017

ATTEST:


Jannette S. Goodall
City Clerk

**Board Chair**

Robert Lee

February 15, 2017

**Immediate Past
Chair**

Paul Kim

TDHCA
Tim Irvine
221 East 11th Street
Austin, TX 78701

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Ali Khataw

Jim Yatsu

RE: Application #17275 – Aria Grand
 Application #17272 – Elysium Grand
 Application #17274 – Greyshire Village

**Executive
Committee**

Fayez Kazi

Kuntal Sindha

Dear Mr. Irvine,

The Greater Austin Asian Chamber of Commerce (GAACC) is writing this letter to voice our support for applications to the Texas Department of Housing & Community Affairs tax credit for the proposed affordable housing developments to be located in Travis County, Texas:

Board Members

Sam Bakir

Daniel Chi

Anbu Krishnaswamy

Rashed Islam

Richard Jung

Sung Je Lee

Ying McGuire

Vivienne Ngo

Dan Warth

Derek Su

Lynn Yuan

Yuen Yung

- Aria Grand at the SWC Woodland Ave and IH 35
- Elysium Grand at the N side of Oak Creek Dr, W of Mopac Expy
- Greyshire Village at 3700 Payload Pass

GAACC is a tax exempt civic organization that serves the community in which the development site is located. Our mission is to advocate for, educate and connect the Asian Pacific American business community, ultimately for the betterment of the overall population.

**Advisory Board
Members**

Angelos Angelou

Geoffrey Connor

Lee Leffingwell

Catherine Morse

Jimmy Ferguson

Brandon Janes

Daniel Hodges

Dr. Gregory Vincent

The demand for affordable housing for citizens of modest means continues to grow in Central Texas and this development will help meet that need.

Very truly yours,

Marina Bhargava

President & CEO

Marina Bhargava



P.O. Box 1784, Austin, Texas 78767-1784

512.457.8610 (V) 512.457.8526 (F)

February 15, 2017

TDHCA
Tim Irvine
221 East 11th Street
Austin, TX 78701

RE: Application #17275 – Aria Grand
Application #17272 – Elysium Grand
Application #17274 – Greyshire Village

Dear Mr. Irvine:

I am writing this letter to voice my support for TDHCA Tax Credit Applications for the proposed affordable housing developments:

- Aria Grand to be located at the SWC Woodland Ave and IH 35 in Austin, Travis County, Texas.
- Elysium Grand to be located at the N side of Oak Creek Dr, W of Mopac Expy in Austin, Travis County, Texas.
- Greyshire Village to be located at 3700 Payload Pass in Austin, Travis County, Texas.

Capital IDEA is a tax exempt civic organization that serves the community, including the neighborhoods in which these development sites are located. In fact, we have enabled residents of other affordable housing developments in Austin earn their two-year degrees at Austin Community College and become new professionals in technology and healthcare. Our bread and butter is helping single mothers become Registered Nurses. When that occurs, we all benefit. The previous resident of affordable housing becomes a homeowner and taxpayer. Their children experience a model of success in education and go on themselves to higher education at a roughly 70 percent direct-to-college rate – 25 points above the expected rate. There is a need for housing that is affordable to citizens of modest means as they work their way up a ladder of education and opportunity. These developments will help meet that need.

Please feel free to call on me for further information.

Sincerely,

Steve Jackobs
Executive Director



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 Colin Wallis, Chair Elect
 Ralph Hasson, Past Chair
 Ian McAbeer, Treasurer
 Cheray Ashwill, Secretary
 Fayruz Benyousef
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 Shelly Sethi
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Advisory Council

Will Allen
Growing Power, Inc.
 Lucia Athens
Austin Chief Sustainability Officer
 Wendell Berry
Author
 John-Michael Cortez
Mayor Adler's Chief of Staff
 Honorable Lloyd Doggett
U.S. Congress
 Jim Hightower
Author/Commentator
 Richard Linklater
Filmmaker
 Mike Martinez
Former Austin City Council
 Will Meredith
Meredith Family Investments
 Tom Philpott
Writer for Mother Jones
 Michael Pollan
Author/Professor
 Robin Rather
Collective Strength
 Anne Robertson
Healthy Child, Healthy World
 Dr. Eduardo Sanchez, M.D.
American Heart Association
 Eric Schlosser
Author
 Eugene Sepulveda
Entrepreneurs Foundation
 Jennifer Vickers
Community Investment Corp.
 Alice Waters
Chez Panisse

February 14, 2017

TDHCA
 Tim Irvine
 221 East 11th Street
 Austin, TX 78701

RE: Application #17275 – Aria Grand
 Application #17272 – Elysium Grand
 Application #17274 – Greyspire Village

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- Greyspire Village to be located at 3700 Payload Pass in Austin, Travis County, Texas.

Sustainable Food Center is a non-profit organization with roots dating back to the 1970s in Austin, Texas. We aim to cultivate a healthy community by strengthening the local food system and improving access to nutritious, affordable food. As there is a need for nutritious, affordable and sustainably produced food, there is also a real need for housing that is affordable to citizens of modest means and this development will help meet that need.

Ronda Rutledge
 Executive Director

February 15, 2017

TDHCA
Tim Irvine
221 East 11th Street
Austin, TX 78701

RE: Application #17275 – Aria Grand
Application #17272 – Elysium Grand
Application #17274 – Greyshire Village

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LifeWorks is a tax exempt civic organization that serves the community in which the development site is located with a primary purpose of helping youth and families transition from crisis to self-sufficiency. We are in a position to understand the need for affordable housing and the transformative power it has on families and the necessity of developing properties such as these that will help community members who are struggling with affordability. Please do not hesitate to reach out with any questions.

Sincerely,



Susan McDowell
Executive Director



February 15, 2017

TDHCA
Tim Irvine
221 East 11th Street
Austin, TX 78701

RE: Application #17275 – Aria Grand
Application #17272 – Elysium Grand
Application #17274 – Greyspire Village

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- Greyspire Village to be located at 3700 Payload Pass in Austin, Travis County, Texas.

Front Steps is a tax exempt nonprofit organization that serves the community in which the development site is located with a primary purpose of housing the homeless. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,

Mitchell Gibbs
Front Steps Executive Director
512-305-4156