

**South Central Austin Community Development Corporation**

February 26, 2018

Re: **Agenda Item No. 14.** C814-2017-0001 – 425 Riverside Drive PUD; District 9;  
Lady Bird Lake Watershed; Bouldin Creek Neighborhood Planning Area

Members of the City of Austin Planning Commission:

The South Central Austin Community Development Corporation (South Central Austin CDC) was established in 2009 as a non-profit 501(c)(3) organization to serve as the fiscal steward of funds for affordable housing made possible by the Hyatt PUD Community Benefit Payment. Known then as the Bouldin Creek Community Development Corporation, we oversaw disbursement of that Community Benefit Payment toward an affordable housing project known as the Bouldin Creek CDC Alley Flats Project. Materials related to this Community Benefit Payment and resulting affordable housing project are enclosed with this letter.

The South Austin CDC recognizes the unique opportunity presented to Austin in the South Central Waterfront Initiative (SCWI). The SCWI plan presents a thoughtful roadmap to transform 118 acres, held by 31 owners, into a vibrant transformational gateway between South Central Austin neighborhoods, public parks and trails, and the City's central business district with connective green streets, parks, open, public spaces and 20% of new housing units offered at affordable prices.

The PUD zoning application for 425 Riverside Drive, as presented to you by Stream Realty, is calculated to provide an initial \$3.1 million toward the SCWI plan's transformative public improvements in exchange for the considerable height and density entitlements it is requesting, including funding for affordable housing.

The South Central Austin CDC requests your consideration and support in recommending to the City Council that the South Central Austin CDC be granted the role of fiscal stewardship of the anticipated community benefit funding designated for affordable housing in the SCWI area, until such time as the City has completed the SCWI-dedicated mechanisms outlined in the SCWI plan, including the a SCWI public improvement district and tax increment fund.

The SCWI falls within the City of Austin's adopted planning areas of the Bouldin Creek and South River City Citizens Neighborhood Associations. Those neighborhood planning areas are also incorporated in and represented in the South Central Austin CDC, which is dedicated to providing affordable housing and other life quality enhancement opportunities in South Central Austin. As noted above, the South Central Austin CDC's initial funding source was one of the SCWI's largest property owners.

Since no plan-specific fiscal or community benefits-focused entity presently exists to fulfill the financial framework outlined in the SCWI adopted by the City Council in 2016,

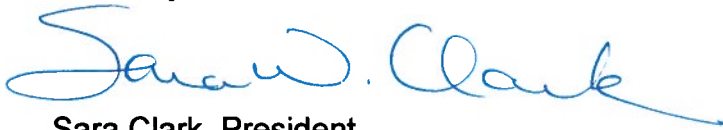
the South Central Austin CDC is uniquely qualified to fill that void, with a proven record of applying development funds from a large commercial development within the SCWI plan area to an affordable housing project for the public benefit.

The South Central Austin CDC is as an all-volunteer organization with a highly-qualified board of directors (see attached list of directors) living within the City-adopted planning areas that include the SCWI plan area. Our volunteer organization incurs no overhead that might otherwise attenuate public benefits through loss to administrative costs. We offer the City of Austin and the SCWI plan:

- financial transparency and integrity
- an existing and highly qualified volunteer board of directors with experience in fiscal stewardship of public benefit funds dedicated to affordable housing
- review and reporting of any funds expended toward public benefits

We therefore request your consideration and support in recommending the South Central Austin CDC to the City Council for the role of fiscal steward of the anticipated funds dedicated to affordable housing arising out of the approval of the PUD for 425 Riverside Drive.

Sincerely,



Sara Clark, President  
**South Central Austin CDC**

**South Central Austin Community Development Corporation  
Board of Directors**

**Sara Clark** is a partner at firm Scott Douglass & McConnico LLP, representing individuals and business, professional, and governmental entities in complex civil litigation matters. Her representation includes Spanish-only speaking clients. Her work on homelessness and housing affordability issues includes chairing the Downtown Austin Community Court Advisory Board from 2015 to present.

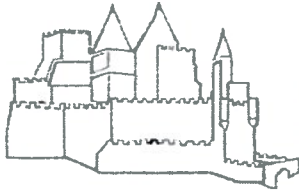
**Gretchen Otto** is a book publishing management professional and small business owner. She has served as Vice President and President of the South River City Citizens neighborhood association, and is a board member on the Travis Heights Elementary School PTA. She is a member of the Austin Area League of Women Voters and past volunteer at Safe Place.

**Ellen Richards** serves as the Chief Strategy Officer for Integral Care, an organization that provides affordable and permanent supportive housing in Travis County. She is founder and serves as Chair Emeritus for the Ann Richards School Foundation and is a member of the Board for Communities in Schools. A lifelong resident of Austin, Ellen is committed to ensuring that any person can afford to live here.

**Cory Walton** is a communications specialist whose work experience includes education and promotion of the Texas Guaranteed Student Loan Corporation. He currently works for the Texas Health and Human Services Commission, informing the Texas Governor's office, Texas legislators and the general public on Federal crisis counseling programs for survivors of Hurricane Harvey. He formerly served as a member of the City of Austin's Waterfront Planning Advisory Board, which oversaw formation of the South Central Waterfront Initiative.

**Ingrid Weigand** is a former Marketing Communications Manager for Austin Energy, and now serves as the Executive Director of the Austin Science Education Foundation, which supports the Austin Energy Regional Science Festival. She has over 20 years' experience working with non-profit organizations, many of them in the social service sector. Since 2005, she has been the Bouldin Creek Neighborhood Association's (BCNA) interface with City of Austin Parks and Recreation Department to build and manage trails systems, greenbelts and pocket parks on East and West Bouldin Creeks.

**Gavin Wilson** specializes in finance and accounting, business planning and general management for non-profit organizations. He has served as Board President and Treasurer of the Multicultural Refugee Coalition. He has held board, programs management and other roles with Austin Voices for Education and Youth, Foundation Communities, and the Lady Bird Lake's Trails Foundation. He served as Director of Finance in the start-up and blossoming of the City of Austin's partnership B-cycle bicycle rental program.



EDINBURGH MANAGEMENT, L.L.C.

May 29, 2014

BOULDIN CREEK NEIGHBORHOOD ASSOCIATION  
ATTN: Kevin Lewis, Association President  
PO Box 3683  
Austin, Texas 78764

Re: Payment to Hyatt Community Benefit Payment to the Bouldin Creek Community Development Corporation as set forth in the Restrictive Covenant between Fairfield Townlake/Zilker, LP and the Bouldin Creek Neighborhood Association effective January 30, 2007.

Dear Mr. Lewis:

As you know, the Hyatt has built a parking garage and additional ballroom on the South Parcel of the Hyatt PUD. In order to accommodate a connection between the hotel and the parking garage/ballroom, we obtained a site development permit for an enclosed 2<sup>nd</sup> floor link from the hotel to the South Parcel. As a result of this work, we have added 3,107 square feet to the hotel and, therefore, owe a Hyatt Community Benefit Payment pursuant to paragraph 2 of the referenced Restrictive Covenant in an amount equal to \$14.00 for each additional square foot of space above the existing 332,445 square feet.

Our representative, Michael Whellan, attended the BCNA Zoning Committee meeting on Tuesday, May 27, 2014 and acknowledged our mistake in failing to make this payment ten days after the site development permit was issued. Please accept our apologies for this oversight. Because BCNA has identified a Future Community Benefit Entity, I have enclosed a check in the amount of \$43,498 payable to the Bouldin Creek Development Corporation which constitutes the amount that is due under paragraph 2 of the referenced Restrictive Covenant.

Of course, if you have any questions at all about the payment or the new facilities, please feel free to give me a call. I am also happy to provide you with a tour of the new construction.

Sincerely,

Shelly Schadegg  
Corporate Vice President  
Administration & Development  
EDINBURGH MANAGEMENT, LLC

cc: Cory Walton  
Chad Kimbell

**Form 503  
(Revised 09/13)**

Return in duplicate to:  
 Secretary of State  
 P.O. Box 13697  
 Austin, TX 78711-3697  
 512 463-5555  
 FAX: 512 463-5709  
**Filing Fee: \$25**



This space reserved for office use.

**Assumed Name Certificate****Assumed Name**

1. The assumed name under which the business or professional service is, or is to be, conducted or rendered is: South Central Austin Community Development Corporation

**Entity Information**

2. The legal name of the entity filing the assumed name is:

Bouldin Creek Community Development Corporation, Inc.

*State the name of the entity as currently shown in the records of the secretary of state or on its organizational documents, if not filed with the secretary of state.*

3. The entity filing the assumed name is a: (Select the appropriate entity type below.)

- |   |  |
|---|--|
| <input type="checkbox"/> For-profit Corporation           | <input type="checkbox"/> Limited Liability Company     |
| <input checked="" type="checkbox"/> Nonprofit Corporation | <input type="checkbox"/> Limited Partnership           |
| <input type="checkbox"/> Professional Corporation         | <input type="checkbox"/> Limited Liability Partnership |
| <input type="checkbox"/> Professional Association         | <input type="checkbox"/> Cooperative Association       |
| <input type="checkbox"/> Other _____                      |  |

*Specify type of entity. For example, foreign real estate investment trust, state bank, insurance company, etc.*

4. The file number, if any, issued to the entity by the secretary of state is: 801076090

5. The state, country, or other jurisdiction of formation of the entity is: Texas

6. The entity's principal office address is:

302 W. Johanna Street

*Street or Mailing Address*

Austin

*City*

TX

*State*

78704

*Postal or Zip Code*

**Period of Duration**

- ☒ 7a. The period during which the assumed name will be used is 10 years from the date of filing with the secretary of state.

OR

- ☐ 7b. The period during which the assumed name will be used is \_\_\_\_\_ years from the date of filing with the secretary of state (not to exceed 10 years).

OR

- ☐ 7c. The assumed name will be used until \_\_\_\_\_ (not to exceed 10 years).  
*mm/dd/yyyy*



**County or Counties in which Assumed Name Used**

8. The county or counties where business or professional services are being or are to be conducted or rendered under the assumed name are:

☐ All counties

☐ All counties with the exception of the following counties: \_\_\_\_\_

☒ Only the following counties: Travis County

**Execution**

The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and also certifies that the person is authorized to sign on behalf of the identified entity. If the undersigned is acting in the capacity of an attorney in fact for the entity, the undersigned certifies that the entity has duly authorized the undersigned in writing to execute this document.

Date: 2/26/18

A handwritten signature in cursive script, reading "Sara W. Clark", is written over a horizontal line.

Signature of a person authorized by law to sign on behalf of the identified entity (see instructions)

2015

**Bouldin Creek Community Development Corporation  
DECLARATION AND AGREEMENT OF GRANT**

The Bouldin Creek Community Development Corporation (the "Bouldin CDC") hereby grants to The Blackland CDC ("Grantee"), \$ 42,700 (the "Funds") pursuant and subject to the terms and conditions set forth in this Declaration and Agreement of Grant (the "Declaration"). The Grantee, in accepting the Funds and executing this Declaration, warrants, represents and covenants that the Funds shall be held, administered and used in strict accordance with the following terms and conditions.

1. Grant Purposes. The Funds shall be used by Grantee solely in accordance with the budget set forth in Exhibit A attached hereto and for the following purpose: the building/construction of the East Bouldin Cottage in Blackland (the "Project").

While the Bouldin CDC will not set conditions for selecting a tenant for East Bouldin Cottage, Bouldin CDC prefers a long term resident of Bouldin, Blackland or any other long-established Austin neighborhood confronted with economic hardship and who would otherwise be displaced.

2. Distribution of Funds. Grantee understands and acknowledges that the Funds shall be paid upon Grantee's compliance with the following conditions and restrictions:

- Execution and return of this original Declaration to the Bouldin CDC; and
- Submission of the agency's W-9 form.

3. Use of Funds. Grantee agrees to use the Funds as set forth in this Agreement and shall not use the Funds for any other purpose.

**Grantee agrees that all or any portion of the Funds not used as set forth herein shall be reimbursed to the Bouldin CDC, unless Grantee has received prior written approval from the Bouldin CDC to use the Funds otherwise than as set forth herein.**

4. Accounting and Required Reporting. Upon written request by the Bouldin CDC, Grantee shall from time to time account for the disposition of all Funds received hereunder (an "Accounting"). Each Accounting shall be delivered to the Bouldin CDC within twenty (20) days after Bouldin CDC's written request is made to Grantee, and shall include a certification of an officer of the Grantee stating that such information is true, correct and complete as of the date of the statement. If no specific written request for an Accounting is made by Bouldin CDC, Grantee shall submit an Accounting and Fund Statement with the "Supporting Documentation" described below to Bouldin CDC no later than May 31, 2016 (the "Final Report Date"), as part of the Final Report. The Accounting and Fund Statement shall include a separate line item for each expenditure or disbursement of Funds, each itemized as to its budget category. Each

line item expenditure or disbursement shall be supported by third-party receipts, vouchers, canceled checks, or other supporting documentation to enable Bouldin CDC to substantiate, to Bouldin CDC's sole satisfaction, each line item expenditure or disbursement (the "Supporting Documentation"). The Supporting Documentation shall accompany the Accounting and Fund Statement.

If, due to the nature of the Project, a Final Report is not possible by the Final Report Date, then Grantee shall furnish an Interim Report of the Project to the Bouldin CDC by such date and shall include in such interim report a projection of the date the final report can be completed and submitted to the Bouldin CDC. Grantee understands and acknowledges that failure to submit a timely Interim or Final Report to the Bouldin CDC shall prohibit Grantee from being eligible to receive any future grants from the Bouldin CDC. By execution of this Declaration, the undersigned representative of the Grantee, acknowledges that he or she has reviewed the reporting requirements as set forth in Exhibit B of this Agreement and agrees that all Interim or Final Reports shall contain the information set forth in Exhibit B attached hereto.

5. Records. The Bouldin CDC shall be entitled to a copy of any certified or uncertified financial statements or budget of Grantee and shall be entitled to examine the financial records of Grantee during regular business hours upon at least three (3) days notice.

6. Exempt Status. Grantee represents that it is a tax-exempt organization under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, and that it is a duly organized and validly existing non-profit corporation and tax-exempt under the laws of the State of Texas. If the Bouldin CDC determines that Grantee has ceased to qualify as a tax-exempt organization under Section 501(c)(3) of the Code or the laws of the State of Texas, Bouldin CDC shall notify Grantee of such determination and Grantee shall immediately return all remaining portions of the Funds to Bouldin CDC.

7. Publicity. Grantee agrees to recognize the Bouldin CDC in any publicity it produces, purchases or contracts for, which specifically refers to the Project and to furnish a copy of all such publicity to the Bouldin CDC.

The Bouldin CDC understands that in some instances the Grantee has an obligation to its clients to maintain the client's confidentiality and the Bouldin CDC does not require a Grantee to violate the trust or confidentiality of a client or otherwise impinge on a client's rights in order to comply with this provision of the Declaration.

8. U.S. Patriot Act. In recognition of I certify that Grantee is not and has not been identified as a terrorist group. I further certify that as of the date of this Declaration, as set forth below, Grantee does not appear on any list of the U.S. government as having links to terrorism or money-laundering, including without limitation: The Terrorist Exclusion List (available at the State Department's website at



[www.state.gov/s/ct/rls/fs/2004/32678.htm](http://www.state.gov/s/ct/rls/fs/2004/32678.htm)) and the Office of Foreign Assets Control master list of Specially Designated Nationals (an integrated list of individuals and organizations) ([www.treas.gov/offices/enforcement/ofac/sdn/](http://www.treas.gov/offices/enforcement/ofac/sdn/)). Finally, I certify that Grantee does not fund terrorism and is in compliance with all the applicable laws, including the U.S. Patriot Act and Executive Order 13224 (Executive Order Blocking Property and Prohibiting Transactions With Persons Who Commit, Threaten to Commit, or Support Terrorism

IN WITNESS WHEREOF, the undersigned duly authorized officer or representative of Grantee has executed this Declaration as of the \_\_\_\_ day of \_\_\_\_\_, 2015

Blackland CDC

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

COPY

**EXHIBIT A***East Bouldin Cottage in Blackland***SPECIFICATIONS AND BUDGET**

General specifications for this alley flat and others to follow are:

Metal roofs with maximum southern exposure for solar retrofit (water and voltaic)

Large, 8-foot, wrap-around porches on at least two sides

Foam insulation in walls (R-15), ceilings and floors (R-27)

Accessible with wheel chair ramp, 36" doors, accessible bathroom and kitchen sink

The budget for this first 22 X 24 ft. (528 sq. ft.) alley flat, to be built at 2203 Salina, is:

|                                |                     |
|--------------------------------|---------------------|
| Design and permits:            | \$ 4,000            |
| Piers                          | \$ 6,000            |
| Plumbing                       | \$ 5,000            |
| Electrical                     | \$ 6,000            |
| Foam Insulation                | \$ 4,000            |
| Materials                      | \$12,000            |
| Appliances                     | \$ 1,000            |
| <br>Sub-Total                  | <br>\$38,000        |
| <br>plus 12% contingency funds | <br>\$ 4,700        |
| <br><b>Total</b>               | <br><b>\$42,700</b> |
| <br><b>Grant Amount:</b>       | <br><b>\$42,700</b> |

**EXHIBIT B****Required Reports**

- (1) A financial summary of the Required Accounting and Fund Statement as described in Section 4 of the Declaration.
- (2) A narrative account of accomplishment and description of the funded project. Report documentation shall include, but not be limited to information related to the questions below:
  - (a) What expected and unexpected successes did the project encounter?
  - (b) What expected and unexpected problems did the project encounter?
  - (c) Who benefited from this project? How were beneficiaries selected?
  - (f) What are the specific plans for continuation of the project/program? How will it be funded?
  - (g) Were there other sources of funds used to support the project/program? If so, please indicate the sources and amounts.

**Blackland CDC**

Bouldin Creek CDC Alley Flats Project

Progress Update

December 12, 2017

**Benchmarks Achieved**

- Contracted with Austin Community Design & Development Center on alley flat design
- Approved design for three alley flats
- Acquired City of Austin S.M.A.R.T. Housing Certification approval
- Submitted Construction Site Plans to City of Austin for permit approval
- Received 3 construction Bids
- Completed All Permitting

**Expenditures**

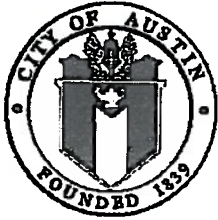
|            |   |                     |
|------------|---|---------------------|
| 03/30/2016 | Retainer for Alley Flat design and project management serv-2203 Salina, 2106 Chicon & 1910 Salina | \$ 1,200            |
| 07/06/2016 | Alley flat schematic design for 2203 Salina, 2106 Chicon, and 1910 Salina                         | \$ 4,050            |
| 08/03/2016 | Construction docs for 1910 Salina, 2203 Salina, and 2106 Chicon                                   | \$ 6,220            |
| 09/13/2016 | Construction docs for 1910 Salina, 2203 Salina, and 2106 Chicon                                   | \$ 1,725            |
| 10/19/2016 | Construction docs for 1703 E 22nd St  | \$ 875              |
|            | <b>Subtotal</b>   | <b>\$ 14,070</b>    |
|            |   |                     |
| 05/11/2016 | Design survey at 1910 SALINA ST   | \$ 1,450            |
| 05/11/2016 | Design survey at 2106 CHICON ST   | \$ 1,450            |
| 09/13/2016 | Design survey at 1703 E 22nd Street   | \$ 1,450            |
|            | <b>Subtotal</b>   | <b>\$ 4,350</b>     |
|            |   |                     |
| 07/06/2017 | ACDDC acquired permit for 2203-B Salina   | \$ 137.50           |
| 09/12/2017 | ACDDC acquired permit for 1910-B Salina   | \$ 250              |
| 12/06/2017 | ACDDC acquired permit for 1703-B E 22 <sup>nd</sup>   | \$ 250              |
|            | <b>Subtotal</b>   | <b>\$ 637.50</b>    |
|            |   |                     |
|            | <b>Total</b>  | <b>\$ 19,057.50</b> |

**Next Steps**

- Submit Rental Housing Development Assistance funding application to City of Austin
- Begin Construction
- Complete Project

**Attachments**

- S.M.A.R.T. Housing Certification Letters
- Design/Site Plans
- Permit Invoices
- Construction Bids



## City of Austin

*Neighborhood Housing and Community Development*

P.O. Box 1088, Austin, TX 78767

(512) 974-3100 \* Fax: (512) 974-3161 \* <http://www.austintexas.gov/department/housing>

August 9, 2016

### **S.M.A.R.T. Housing Certification**

**Blackland CDC – Alley Flat – 1703 E 22<sup>nd</sup>, 78702 (ID# 304)**

#### **TO WHOM IT MAY CONCERN:**

Blackland CDC, (development contact: Nicole Joslin: 512.220-4254 (o), 972.824.5976 (m); [Nicole.joslin@acddc.org](mailto:Nicole.joslin@acddc.org)) is planning to develop **1 Alley Flat for rental 1703 E 22<sup>nd</sup> St, Austin TX 78702**. The reasonably priced unit will be a rental unit and therefore will be subject to a **5 year affordability** period after issuance of certificate of occupancy, unless project funding requires a longer affordability period.

NHCD certifies that the proposed construction meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since 100% of the units (1 unit) of this project will serve households earning no more than 50% MFI, the development will be eligible for a **100% waiver of the fees** listed in Exhibit A of the S.M.A.R.T. Housing Ordinance adopted by the City Council. The expected fee waivers include, but are not limited to, the following fees:

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

#### **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](mailto: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 visitability standards have been 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 by phone 512.974.3128 or by email at [Sandra.harkins@austintexas.gov](mailto:Sandra.harkins@austintexas.gov) if you need additional information.

*Sandra Harkins*

Sandra Harkins

Neighborhood Housing and Community Development

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

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

Alma Molieri, DSD  
Susan Kinel, NHCD  
Stephen Castleberry, DSD  
Cande Coward, DSD  
Ellis Morgan, NHCD

*The Neighborhood Housing and Community Development Office's mission is to provide housing, community development, and small business development services to benefit residents so they can have access to livable neighborhoods and increase their opportunities for self-sufficiency.*





## City of Austin

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P.O. Box 1088, Austin, TX 78767

(512) 974-3100 \* Fax: (512) 974-3161 \* <http://www.austintexas.gov/department/housing>

June 29, 2016

### S.M.A.R.T. Housing Certification

Blackland CDC – Alley Flat – 2203 Salina Street, 78702 (ID#3732)

#### TO WHOM IT MAY CONCERN:

Blackland CDC, (development contact: Nicole Joslin: 512.220-4254 (o), 972.824.5976 (m); [Nicole.joslin@acddc.org](mailto:Nicole.joslin@acddc.org)) is planning to develop 1 Alley Flat for rental 2203 Salina Street, Austin TX 78702. The reasonably priced unit will be a rental unit and therefore will be subject to a 5 year affordability period after issuance of certificate of occupancy, unless project funding requires a longer affordability period.

NHCD certifies that the proposed construction meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since 100% of the units (1 unit) of this project will serve households earning no more than 50% MFI, the development will be eligible for a 100% waiver of the fees listed in Exhibit A of the S.M.A.R.T. Housing Ordinance adopted by the City Council. The expected fee waivers include, but are not limited to, the following fees:

|                       |                         |                           |
|-----------------------|-------------------------|---------------------------|
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| Electrical Permit     | Subdivision Plan Review | separate ordinance)       |
| Mechanical Permit     | Misc. Subdivision Fee   |                           |
| Plumbing Permit       | Zoning Verification     |                           |

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Please contact me by phone 512.974.3128 or by email at [Sandra.harkins@austintexas.gov](mailto:Sandra.harkins@austintexas.gov) if you need additional information.

*Sandra Harkins*  
Sandra Harkins

Neighborhood Housing and Community Development

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

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

Alma Molieri, DSD  
Susan Kinei, NHCD  
Stephen Castleberry, DSD  
Cande Coward, DSD  
Ellis Morgan, NHCD

*The Neighborhood Housing and Community Development Office's mission is to provide housing, community development, and small business development services to benefit residents so they can have access to livable neighborhoods and increase their opportunities for self-sufficiency.*



## City of Austin

### Neighborhood Housing and Community Development

P.O. Box 1088, Austin, TX 78767

(512) 974-3100 \* Fax: (512) 974-3161 \* <http://www.austintexas.gov/department/housing>

June 29, 2016

#### S.M.A.R.T. Housing Certification

Blackland CDC – Alley Flat – 1910 Salina Street, 78702 (ID#3730)

#### TO WHOM IT MAY CONCERN:

Blackland CDC, (development contact: Nicole Joslin: 512.220-4254 (o), 972.824.5976 (m); [Nicole.joslin@acddc.org](mailto:Nicole.joslin@acddc.org)) is planning to develop 1 Alley Flat for rental 1910 Salina Street, Austin TX 78702. The reasonably priced unit will be a rental unit and therefore will be subject to a 5 year affordability period after issuance of certificate of occupancy, unless project funding requires a longer affordability period.

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| Electrical Permit     | Subdivision Plan Review | separate ordinance)       |
| Mechanical Permit     | Misc. Subdivision Fee   |                           |
| Plumbing Permit       | Zoning Verification     |                           |

#### 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](mailto: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 visitability standards have been 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 by phone 512.974.3128 or by email at [Sandra.harkins@austintexas.gov](mailto:Sandra.harkins@austintexas.gov) if you need additional information.

Sandra Harkins

Neighborhood Housing and Community Development

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

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

Alma Molieri, DSD  
Susan Kinel, NHCD  
Stephen Castleberry, DSD  
Cande Coward, DSD  
Ellis Morgan, NHCD

*The Neighborhood Housing and Community Development Office's mission is to provide housing, community development, and small business development services to benefit residents so they can have access to livable neighborhoods and increase their opportunities for self-sufficiency.*

# 1703-B E 22ND STREET ACCESSORY DWELLING UNIT

## SITE INFORMATION:

10/AL LOT SIZE

11,485 SF

HYPERION COVER

30.5%

EXISTING PERMANENT HOUSE

1,005 SF

EXISTING COVERED PATIO

102 SF

EXISTING DRIVEWAY

403 SF

EXISTING CONC. STEPS

102 SF

NEW ADU

102 SF

NEW ADU COVERED PORCH

186 SF

NEW CONC. WALKWAY

302 SF

NEW PARKING

265 SF

TOTAL HYPERION COVER

3,489 SF

BUILDING COVERAGE

30.1%

EXISTING BUILDING

1,005 SF

EXISTING COVERED PORCH

102 SF

NEW BUILDING

904 SF

NEW COVERED PORCH

186 SF

TOTAL BUILDING COVERAGE

2,277 SF

## SHEET INDEX:

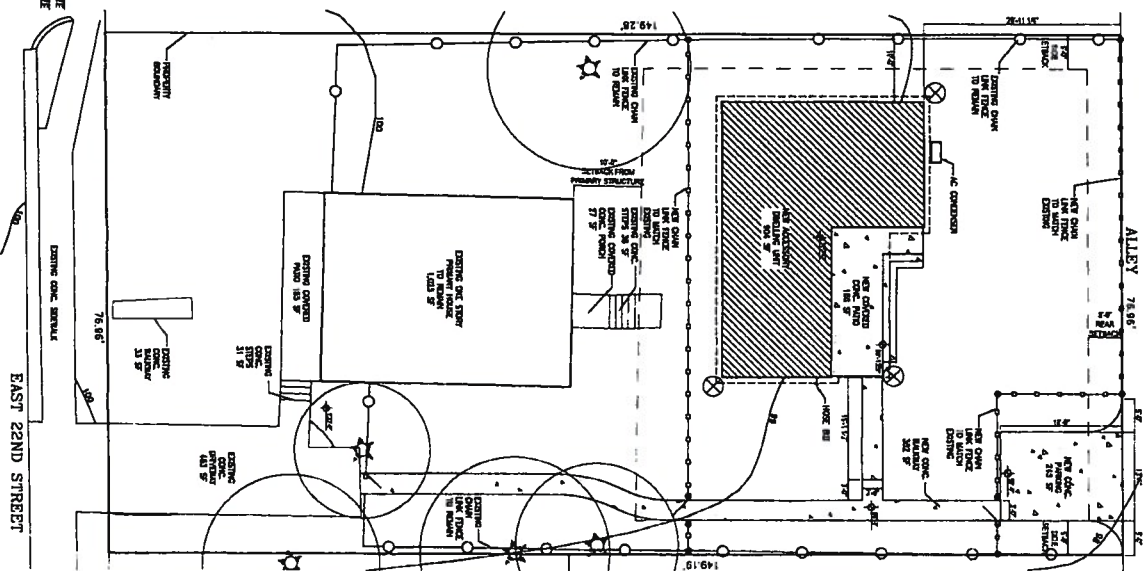
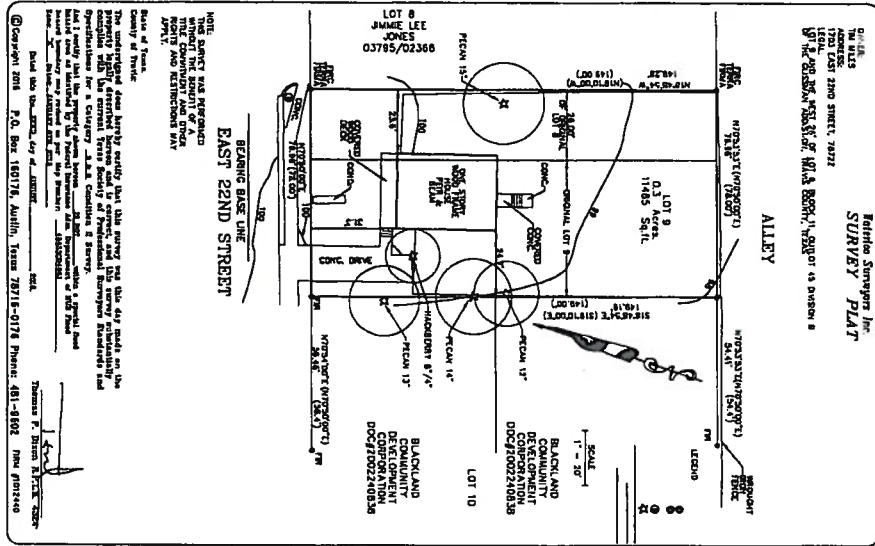
- A101 SITE PLAN - GENERAL INFORMATION
- A102 FLOOR PLANS - ELECTRICAL PLANS
- A103 EXTERIOR ELEVATIONS
- A104 SECTIONS + ROOF PLAN
- A105 VISIBILITY PLAN
- S100 FOUNDATION PLAN - DETAILS
- S200 ROOF FRAMING + WALL BRACING PLANS
- S300 DETAILS

## GENERAL NOTES:

- THE SUBJECT OF THIS PERMIT IS A NEW ACCESSORY DWELLING UNIT (ADU) TO BE CONSTRUCTED ON THE LOT SHOWN ON THE SITE PLAN. THE ADU SHALL BE A SINGLE-FAMILY RESIDENCE WITH A SEPARATE ENTRANCE AND KITCHENETTE. THE ADU SHALL BE A SECONDARY DWELLING UNIT AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.
- THE ADU SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF AUSTIN'S ORDINANCES, SPECIFICALLY CHAPTER 21C, SUBCHAPTER C, WHICH GOVERNS THE CONSTRUCTION OF ADUs. THE ADU SHALL BE A SECONDARY DWELLING UNIT AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.
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## SITE PLAN NOTES:

- THE ADU SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF AUSTIN'S ORDINANCES, SPECIFICALLY CHAPTER 21C, SUBCHAPTER C, WHICH GOVERNS THE CONSTRUCTION OF ADUs. THE ADU SHALL BE A SECONDARY DWELLING UNIT AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.
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Blackland Community Development Corporation  
1901 E 22nd Street  
Austin, TX 78722

1703-B E 22nd St.  
SMART Housing - Expedited Permit Review

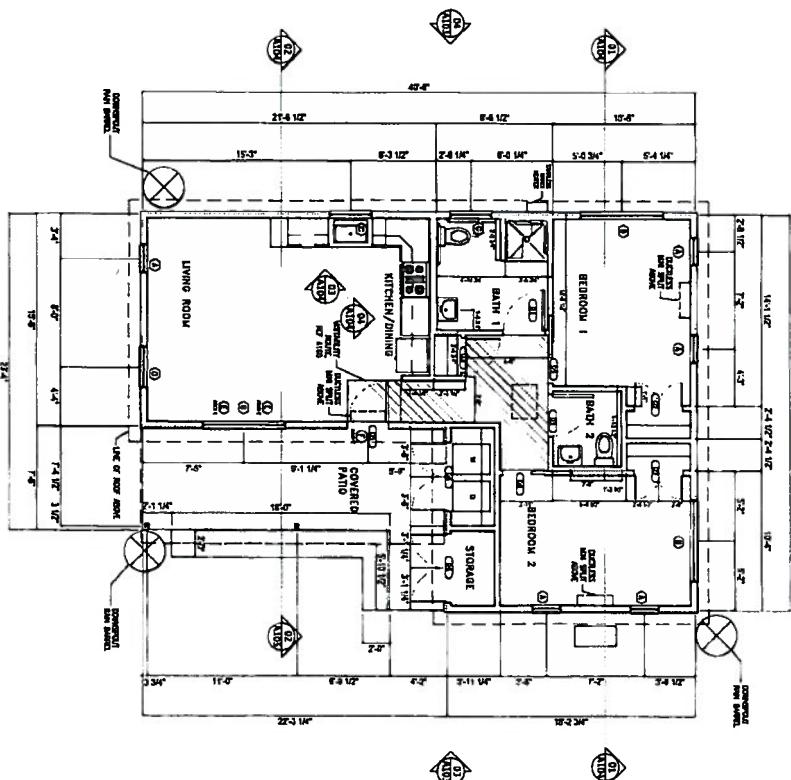
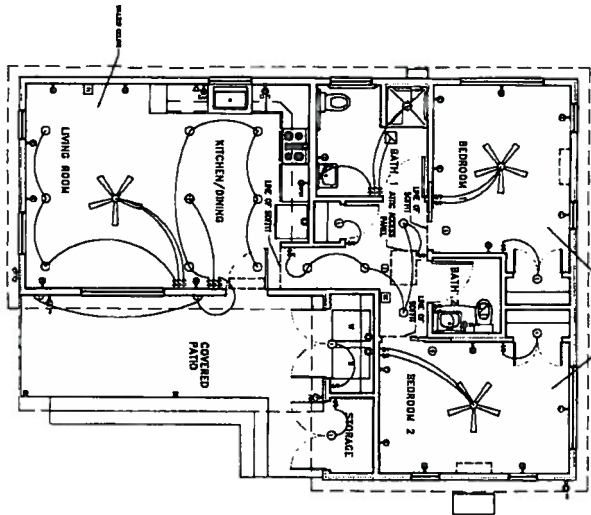
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Blackland Alley  
Flat

Site Plan & General Information  
A101

| WINDOW SCHEDULE |        |         |          |         |         |                          |
|-----------------|--------|---------|----------|---------|---------|--------------------------|
| NO              | TYPE   | REQ.    | TIME     | DATE    | BY      | REMARKS                  |
| 1               | REPAIR | 10/1/10 | 10:00 AM | 10/1/10 | 10/1/10 | REPAIR FLOOR AND CEILING |
| 2               | REPAIR | 10/1/10 | 10:00 AM | 10/1/10 | 10/1/10 | REPAIR FLOOR AND CEILING |
| 3               | REPAIR | 10/1/10 | 10:00 AM | 10/1/10 | 10/1/10 | REPAIR FLOOR AND CEILING |
| 4               | REPAIR | 10/1/10 | 10:00 AM | 10/1/10 | 10/1/10 | REPAIR FLOOR AND CEILING |
| 5               | REPAIR | 10/1/10 | 10:00 AM | 10/1/10 | 10/1/10 | REPAIR FLOOR AND CEILING |
| 6               | REPAIR | 10/1/10 | 10:00 AM | 10/1/10 | 10/1/10 | REPAIR FLOOR AND CEILING |
| 7               | REPAIR | 10/1/10 | 10:00 AM | 10/1/10 | 10/1/10 | REPAIR FLOOR AND CEILING |
| 8               | REPAIR | 10/1/10 | 10:00 AM | 10/1/10 | 10/1/10 | REPAIR FLOOR AND CEILING |
| 9               | REPAIR | 10/1/10 | 10:00 AM | 10/1/10 | 10/1/10 | REPAIR FLOOR AND CEILING |
| 10              | REPAIR | 10/1/10 | 10:00 AM | 10/1/10 | 10/1/10 | REPAIR FLOOR AND CEILING |

| DOOR SCHEDULE |     |             |                  |            |           |              |       |
|---------------|-----|-------------|------------------|------------|-----------|--------------|-------|
| ID            | RTV | MANUFACT    | MANUFACTURE DATE | LOCATION   | SIZE      | WEIGHT (LBS) | NOTES |
| 1             | 1   | ALUM. CORR. | 12/20/00         | REAR PORCH | 36" x 84" | 240#         |       |
| 2             | 2   | AL. CORR.   | 12/20/00         | REAR PORCH | 36" x 84" | 240#         |       |
| 3             | 3   | AL. CORR.   | 12/20/00         | REAR PORCH | 36" x 84" | 240#         |       |
| 4             | 4   | ALUM. CORR. | 12/20/00         | REAR PORCH | 36" x 84" | 240#         |       |
| 5             | 5   | ALUM. CORR. | 12/20/00         | REAR PORCH | 36" x 84" | 240#         |       |
| 6             | 6   | ALUM. CORR. | 12/20/00         | REAR PORCH | 36" x 84" | 240#         |       |
| 7             | 7   | ALUM. CORR. | 12/20/00         | REAR PORCH | 36" x 84" | 240#         |       |
| 8             | 8   | ALUM. CORR. | 12/20/00         | REAR PORCH | 36" x 84" | 240#         |       |
| 9             | 9   | ALUM. CORR. | 12/20/00         | REAR PORCH | 36" x 84" | 240#         |       |
| 10            | 10  | ALUM. CORR. | 12/20/00         | REAR PORCH | 36" x 84" | 240#         |       |

[illegible]

1. FLOOR PLAN FOR 24' X 36' PLOT SIZE  
18' x 12' FOR 11' X 17' PLOT SIZE

FLOOR PLAN &  
ELECTRICAL PLAN

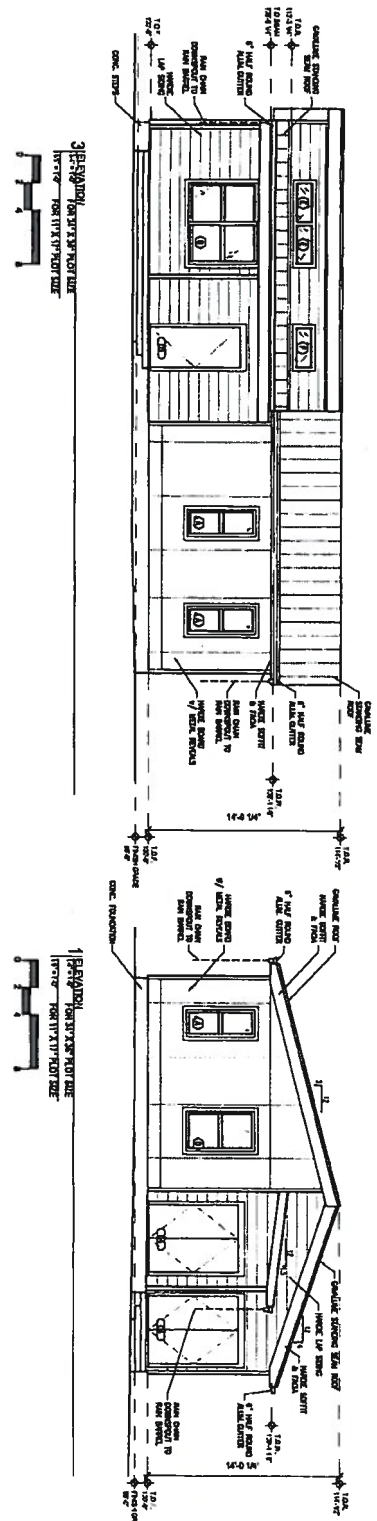
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**1703-B E 22nd St.**  
**SMART Housing - Expedited Permit Review**

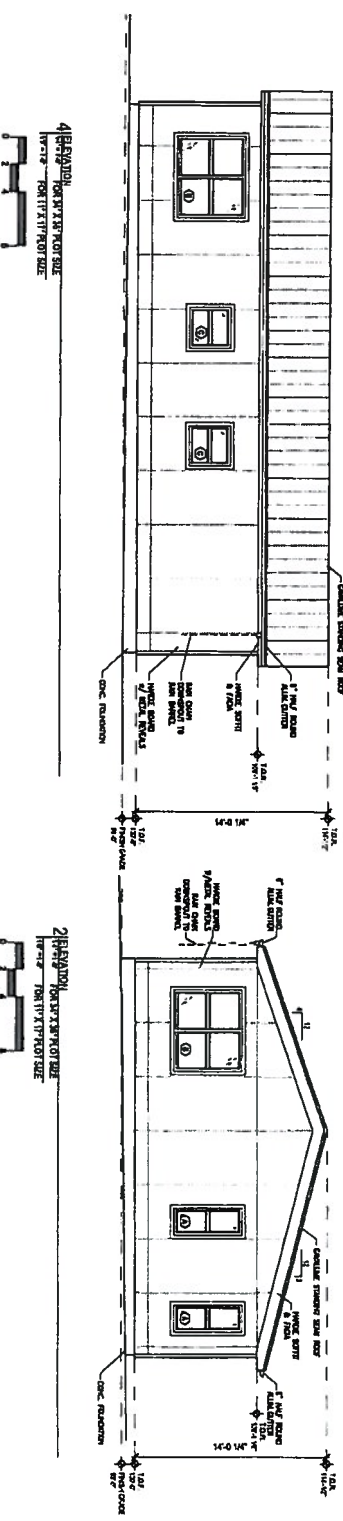
1210 Rosewood Ave  
Austin, Texas 78702  
512.220.4254

ACDDC  
American College of Dietetic Consultants  
Chapman University

**Blackland Community  
Development Corporation**  
1910 E. 22nd Street  
Austin, TX 78722



Blackland Alley  
Flat  
1703-B E 22nd Street  
Austin, TX 78722  
EXTERIOR  
ELEVATIONS  
A103

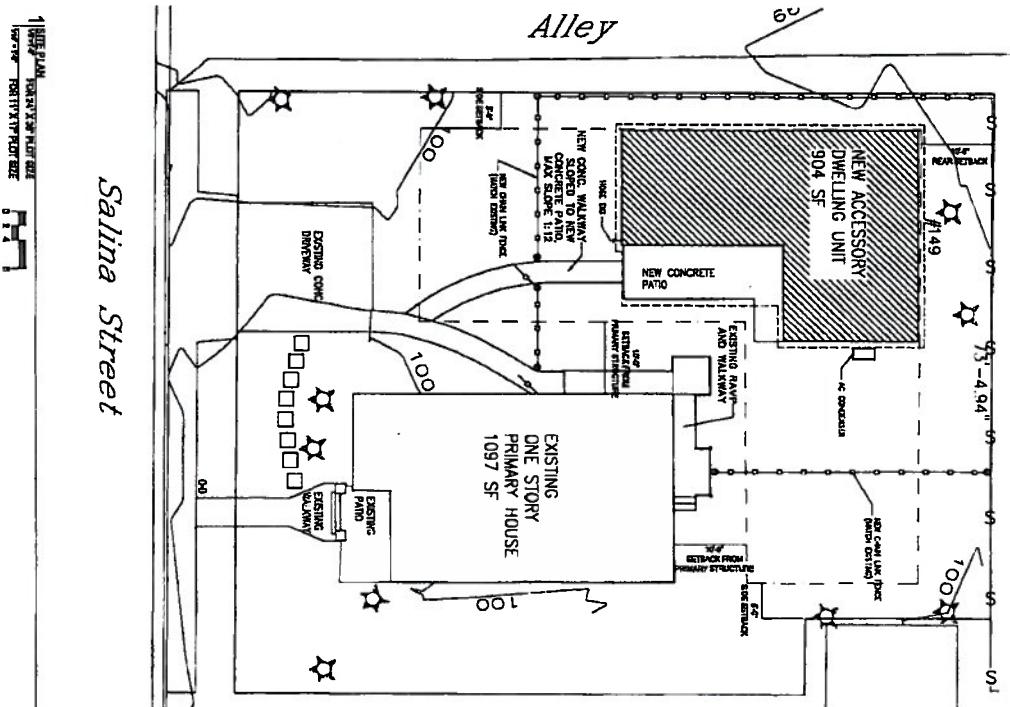
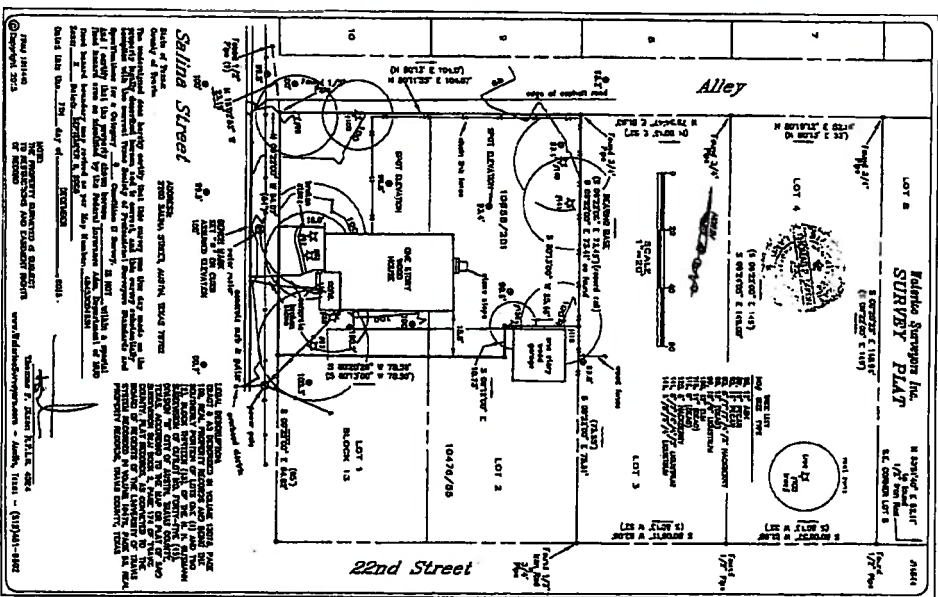


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Blackland Community  
Development Corporation  
100 E 22nd Street  
Austin, TX 78722  
ACDDE  
1010 Blackland Alley  
Austin, TX 78722  
P 512.383.6251



**2203-B SALINA STREET**  
**SECONDARY DWELLING UNIT**



**SITE INFORMATION:**

|                        |          |
|------------------------|----------|
| TOTAL LOT SIZE         | 8,475 SF |
| IMPERVIOUS COVER:      |          |
| EXISTING PRIMARY HOUSE | 3,065 SF |
| EXISTING PORCH         | 1,067 SF |
| EXISTING SIDEWALKS     | 96 SF    |
| NEW ADU                | 156 SF   |
| NEW ADU PORCH          | 804 SF   |
| NEW SIDEWALKS          | 190 SF   |
| TOTAL IMPERVIOUS COVER | 89 SF    |
|                        | 2,866 SF |

|                           |              |
|---------------------------|--------------|
| <b>BUILDING COVERAGE:</b> | <b>23.6%</b> |
|---------------------------|--------------|

|                                |                 |
|--------------------------------|-----------------|
| EXISTING BUILDING              | 1,097 SF        |
| NEW BUILDING                   | 804 SF          |
| <u>TOTAL BUILDING COVERAGE</u> | <u>2,001 SF</u> |

**SHEET INDEX:**

- A101 SITE PLAN + GENERAL INFORMATION
- A102 FLOOR PLANS + ELECTRICAL PLANS
- A103 EXTERIOR ELEVATIONS
- A104 SECTIONS + ROOF PLAN
- A105 VISIBILITY PLAN
- S100 FOUNDATION PLAN + DETAILS
- S200 ROOF FRAMING + WALL BRACING PLANS
- S300 DETAILS

### GENERAL NOTES:

- [illegible]

**SITE PLAN NOTES:**

1. INITIAL PROPOSAL, PROJECT AND BUDGET ISSUES REQUIRED BY THE CITY ADMINISTRATION BOARD.
2. FUNDING CONTRACT.
3. ALL CONCRETE REPAIRS DURING WORK SHALL BE INSTANTLY REPORTED AND REMOVED FROM THE WORK AREA.
4. ALL EXCESS DIRT AND TRASH SHALL BE REMOVED FROM THE SITE AT THE END OF CONSTRUCTION.

**Blackland Community  
Development Corporation**  
1810 E. 22nd Street  
Austin, TX 78722

**ACDDe**

Acid-Base  
Dissociation Constants Database

Version 4.0

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1210 Research Ave.  
Ayer, MA 01702  
P 512.226.4754

**2203-B Salina St.**  
**SMART Housing - Expedited Permit Review**

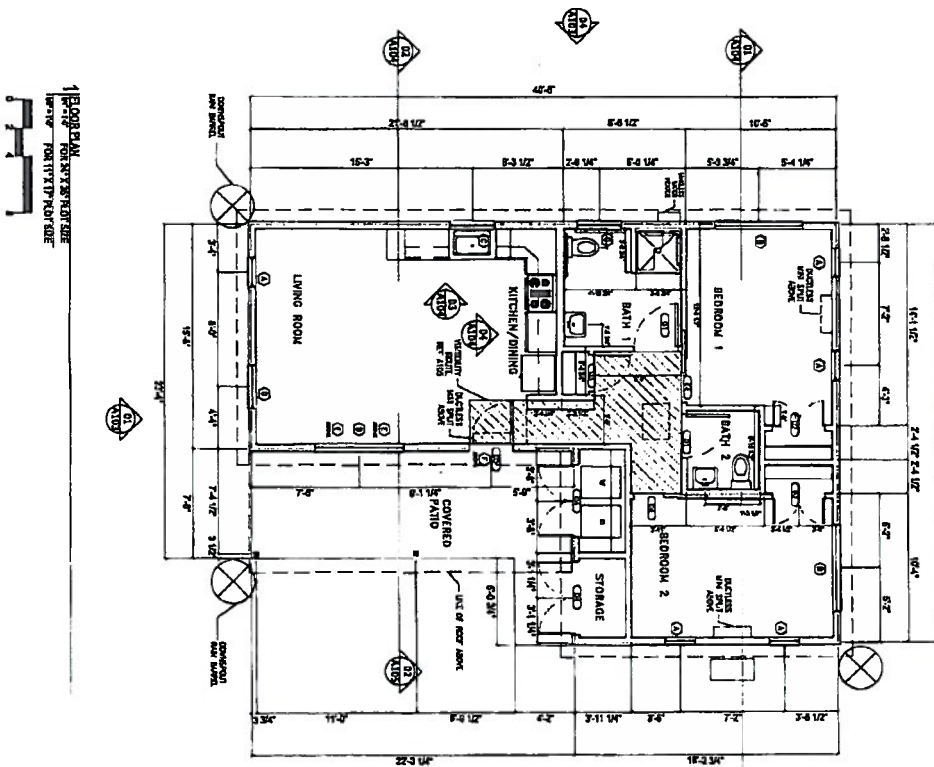
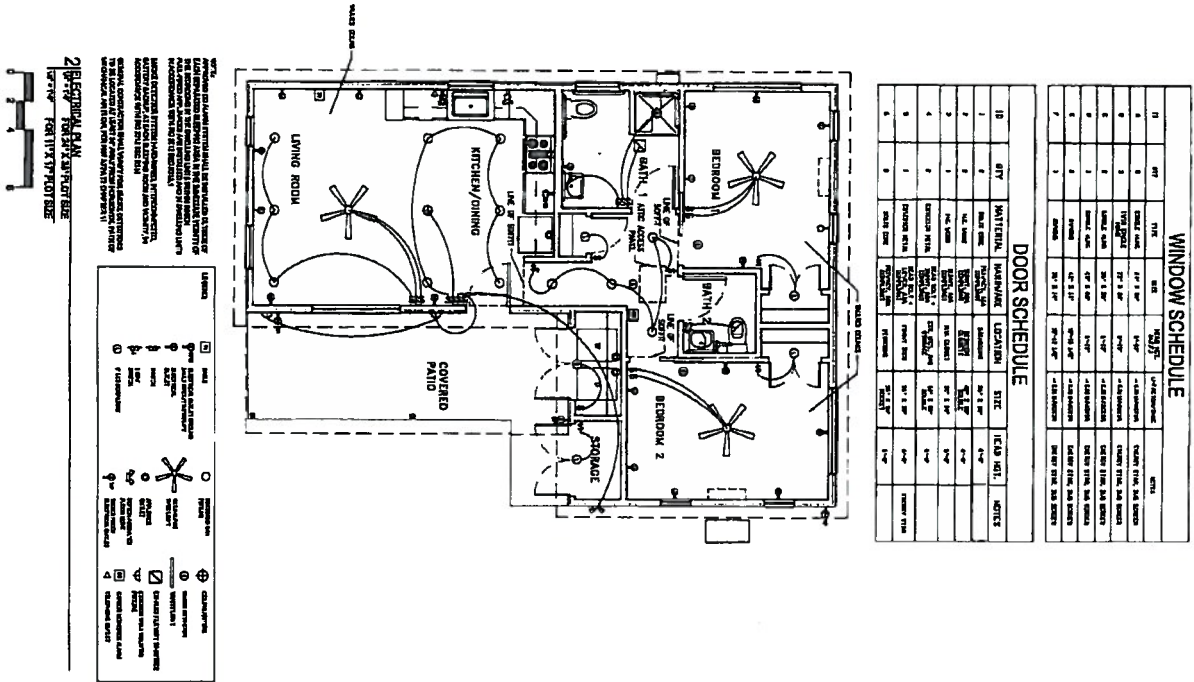


**Blackland Alley Flat**

2203-B Safina Street  
Austin, TX 78702

## SITE PLAN & GENERAL INFORMATION

A101





**ACDDE**  
American Chemical Development Corporation  
110 E. 23rd Street  
Austin, TX 78722





