

BLACKLAND

COMMUNITY DEVELOPMENT CORPORATION



Affordable Housing
in the Heart of Austin

Joseph Martinez
Executive Director

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February 24, 2019

City of Austin

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Richard Mendoza-Ex-Officio

Ann Teich-Ex-Officio

Re: Case #C14-2018-0100.SH to MF-4-CO-NP

Dear Commissioner:

I am writing in support of the rezoning of 2107 Alamo Street, Case #C14-2018-0100.SH to MF-4-CO-NP.

My name is Joseph Martinez, Executive Director for the Blackland Community Development Corporation (BCDC). For the last 40 years the BCDC mission has been to foster a safe sustainable, inclusive community that strives for social equality by preserving and enhancing the stock of affordable housing and providing supportive programs for the Blackland residents.

BCDC currently owns 48 homes or housing units in the Blackland Neighborhood. Five homes are within a very short distance to the property before you.

BCDC has seen a willingness on the part of the developer to do what is necessary to maintain the character of the neighborhood. This project will be a new Austin benchmark for “missing middle” housing in both density and affordability. One of the proposed units will be a 3-bedroom and will be for low-income families for 99-years. The remaining four units will be market priced at \$400,000. While not affordable to low-income families, perhaps these units will attract middle-income families with children who are badly needed in the local area schools.

I ask for your support of this project and envision it as a model that fosters affordable housing in a design compatible with the character of the Blackland Neighborhood.



FANNIE MAE STEWART CONSERVATORY
1902 E. 22nd Street, Austin, Texas 78722

MAIN PHONE (512) 220-8751

www.blacklandcdc.org | facebook.com/BCDCAustin



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I am glad to answer any questions you may have.

Sincerely:

Joseph A. Martinez

Executive Director, Blackland CDC



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Austin Dennis <

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Case #C14-2018-0100.SH to MF-4-CO-NP.

1 message

Janet Ousley

Mon, Jan 21, 2019 at 1:33 PM

To: Heather.Chaffin@austintexas.gov

Cc:

Bcc:

Hi Heather,

My husband and I are writing today as residents of Blackland neighborhood. We live at 2103 E 20th Street.

We attended some community meetings this summer about a rezoning project (Case Case #C14-2018-0100.SH to MF-4-CO-NP) proposed for the neighborhood and were very impressed with the developer's plans and willingness to work with the neighborhood and address our concerns. We have lived in other, higher density cities and feel that the plans we saw were a good way to create more space in East Austin while making sure that Blackland remains an attractive neighborhood that isn't overcrowded. We are also parents of a young child (not yet in school), and know that we need housing that is affordable enough to accommodate young families in the area if our local elementary school (Campbell) is to succeed. For these and other reasons, we wanted to voice our support of this project.

Thanks for your consideration, and please let me know if you need further information from us,

Janet Ousley and Jitu Sardar
2103 East 20th Street



Austin Dennis <a

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Case #C14-2018-0100.SH to MF-4-CO-NP

Austin Dennis <e

Thu, Jan 31, 2019 at 9:12 AM

To: "Chaffin, Heather" <Heather.Chaffin@austintexas.gov>

Heather,

Please attach my comment below to the file for this case.

As a resident of the Blackland neighborhood, I would like to voice my support for this project. In the time that I've lived in Blackland, I've seen a lot of development as is the case all over East Austin. However, this development is different not just in its request for rezoning. It's different because the developer is willing to consider affordable housing and because they have taken every step possible to include the neighborhood in their plans from the beginning. The developer approached the neighborhood association about their plans as soon as they purchased the property, and they immediately started not only listening to neighborhood concerns but altering their building plans (height, facade, etc.) based on the neighborhood's feedback. Over the course of more than six months, the developer had a representative present at all of the neighborhood meetings. I have never seen a developer so readily alter their plans based on feedback and dialogue with the neighborhood. I'm also impressed that they have, from the beginning, kept a focus on making one of the units affordable as well as designing the units to be marketed toward families. As a parent of a young child, I am excited to see a developer consider the impact of their housing on the community within the neighborhood. I want more families to be able to live in Blackland and I'm hopeful that with more families in the neighborhood, Campbell Elementary can reverse its declining enrollment so my son will be able to attend a neighborhood school.

I was present at the meeting where the neighborhood association voted to endorse the rezoning - I voted in favor of that endorsement - and I want to make sure I voice my strong support to this committee so that they understand the level of support that extends throughout the neighborhood for this project.

Sincerely,

Austin Dennis
2111 E 22nd St

[Quoted text hidden]

Dear Commissioners:

I am writing in support of the rezoning of 2107 Alamo Street, Case #C14-2018-0100.SH to MF-4-CO-NP.

From last summer to the present, the developers conversed numerous times with neighborhood leaders and produced a design that embraces the craftsman style that characterizes much of the surrounding community. The design has porches, an articulated facade, and the 30-foot height is less than allowed on SF-3 zoning. The design is far more compatible with the neighborhood character than the behemoth condo-regimes that have been built near this project in the past five years.

The project sets a new Austin benchmark for "missing middle" housing in density and affordability: one of the 3-BR units will accommodate low-income families for 99-years, the other four units will market at prices less than \$400,000 and, while not affordable to low-income families, will perhaps draw middle income households with children sorely needed at nearby under-populated public schools.

I hope you will support this project and see it as a model that fosters affordable housing in a design compatible with the character of the Blackland Neighborhood.

I plan to attend the Tuesday hearing and will be glad to answer any questions at that time.

Sincerely yours,

Bo McCarver, PhD., Chair

Blackland CDC

[512-573-0786](tel:512-573-0786)