

3811 Tannehill Lane RFP Public Preference Comments

Comments	Commentor's Proposal Preference
An excellent proposal. Clearly great for the community.	Foundation Communities and Guadalupe Neighborhood Development Corporation
<p>The NHP/Capital A/GNDC proposal is the best choice of responses for this RFP. While it may not include the lowest City subsidy per unit, it is still highly feasible, and represents the best set of public realm and livability improvements. The inclusion of on-site commercial would be a boon to walkability in the surrounding neighborhood, and the diversity of housing types proposed would encompass many different types of households. This proposal includes a good number of affordable ownership units, and avoids the pitfalls of concentrating all-affordable units by including a mix of market rate units as well. Street trees, a logical grid, and the absence of surface parking mean that this development would promote walkability and reduce the urban heat island effect relative to other proposals.</p> <p>In affordable housing, sometimes subsidies are truly necessary in order to achieve the best overall outcome. The Capital A/NHP proposal represents one such case. The City could settle for a subsidy-free project which would provide fewer units or less community good, but spending the modest sums required for this development would be in the best interest of all in the neighborhood. I strongly urge you to consider this as the top choice for 3811 Tannehill Lane.</p>	NHP Foundation, Capital A, Austin Revitalization Authority, and Guadalupe Neighborhood Development Corporation
<p>The DMA proposal matches similar contemporary build practices that are being implemented throughout the neighborhood. I think it's important that we look at this project as an evolution of the community that will preserve the identity while also bringing this area forward. We absolutely do not want anything taller than 3 stories nor do we want a big apartment complex for the low-income surrounded by nice houses/condos for sale. This is kind of what is happening now with new homes being built and more low-income people being forced to move into apartments - separating the community within the community. The multi-family units in the DMA especially provide modern living that fits within the community rather than a separate large multi-family complex in which there are several being built in other areas close by. This complex is going to be put in very close adjacent to a school and near several churches. I don't think it is a good idea to have the density that some of these developers are proposing (Like Legacy proposing MF-6) because it will increase traffic and strain on aging infrastructure in the neighborhood. I also have concerns that anything larger than MF-3 could lead to plumbing and water drainage challenges and inhibit other future more modern developments in the future.</p> <p>The DMA proposal proposes a lot of separation between units as well which fits more with the identity of the neighborhood.</p>	DMA Development Company and Austin Habitat for Humanity
Priority in my choice was based on % of affordable units, preservation of heritage trees, community space/partnerships, bringing small business and food accessibility to neighborhood food desert.	NHP Foundation, Capital A, Austin Revitalization Authority, and Guadalupe Neighborhood Development Corporation
I favor the proposals that offer a variety of housing options and have the highest number of units for sale. I have concerns that the development may become poorly maintained over the years if there are no land owners	Legacy Impact Housing
My second tier choices were the Foundation Communities and the Legacy Impact proposals. My priorities in making my selection were the proposals that minimized surface parking, included robust sidewalks or bike paths/trails, engaged with the street, included retail or commercial space, and looked aesthetically appealing.	DMA Development Company and Austin Habitat for Humanity
<p>I want to voice my support for the proposal put forward by Legacy Impact Housing. As a current resident of the neighborhood who just purchased a home in June, I am excited for more affordable housing in the area. Looking at those 4 proposals with the highest evaluation scores, Legacy stands out in its design proposal for the amount of green space and way it is dispersed around the property. By building dense and tall on one side of the property but dispersing the remaining units on the other side of the property organically, the property feels much less "suburban" or "cookie cutter". Their proposed site plan is somewhere I would be interested in making part of my walking/running routes.</p> <p>It is very important to me that we don't simply fill this block with large square apartment buildings and identical, homogeneously oriented homes that simply feel like any other dense neighborhood grid. I would say my LEAST favorite proposal of the top 4 is the one by NHP Foundation/Capital A as it is exactly what I'm describing. It does not make efforts to appear open to the surrounding community and I believe would create a more isolated environment because of it's very squared off orientation and dense grid with minimal green space.</p>	Legacy Impact Housing
<p>Would like the city to reduce parking minimums for this project to maximize housing units. There are several proposals that fit really well into the neighborhood & did a great job of incorporating feedback from the neighborhood stakeholders.</p> <p>DMA Habitat, Foundation Communities, Legacy Impact, NHP Capital & GNC, & Presidium all did an excellent job of incorporating neighborhood feedback & all are proposing projects that the neighborhood would be proud to have. Volunteers of America, NRP Group, & ITEX proposals do not meet the needs or desires of the neighborhood, and would bring very few benefits other than additional housing.</p>	DMA Development Company and Austin Habitat for Humanity
Please select GNDC for this project. GNDC is an amazing organization that helps so many East Austin families stay close to home while still being able to afford living in this quickly changing city. GNDC/Mark Rogers does an amazing job in truly putting those in the community first.	Foundation Communities and Guadalupe Neighborhood Development Corporation
Having two long time trusted non profits involved highly increases the assurance of execution for affordable housing.	Foundation Communities and Guadalupe Neighborhood Development Corporation
Living in a affordable home has always been my dream. Living in an expensive city like austin makes it hard for low income families to buy a home or even rent at a decent rate. I hope this project and funded for our low income families.	Foundation Communities and Guadalupe Neighborhood Development Corporation
This program is amazing for the native Austinites who were born and raised in East Austin to be able to afford to actually stay living in East Austin.	Foundation Communities and Guadalupe Neighborhood Development Corporation
GNDC has a history of building affordable housing that fits with the neighborhood. As a neighbor in Govalle they've earned my trust, which is not something I'm used to saying about developers. The city couldn't have asked for a better partner. Please choose GNDC and FC.	Foundation Communities and Guadalupe Neighborhood Development Corporation
GNDC has a proven track record and continues to make a difference in providing affordable housing in East Austin for the past 30 years.	Foundation Communities and Guadalupe Neighborhood Development Corporation
GNDC & Foundation communities are long time providers of low - moderate income residential housing with a history of building affordable housing in the east side and need grants like this Tannehill proposal to continue their excellent work. Thank you for helping GNDC & FC by selecting them to develop this property.	Foundation Communities and Guadalupe Neighborhood Development Corporation
When will we get more SRO's	Foundation Communities and Guadalupe Neighborhood Development Corporation
Foundation Communities and GNDC are the two best organizations in Austin for this project.	Foundation Communities and Guadalupe Neighborhood Development Corporation
Thank you for creating solutions for affordable housing for Austin. I want ALL people to have the choice to live in the area where they work and not have to move far away because they can't afford this great city.	Legacy Impact Housing
I would love for the development to include a redesigned bus stop and bike parking system, to encourage alternative modes of transportation	Legacy Impact Housing
Foundation Communities and GNDC are wonderful and successful organization that really help the people from East Austin from being displaced and help them to stay in their original neighborhoods.	Foundation Communities and Guadalupe Neighborhood Development Corporation
I support any project FC proposes. The affordable housing and community services they provide are a huge asset to Austin families. I wish they had a bigger presence in the DFW metroplex as this city has become unaffordable.	Foundation Communities and Guadalupe Neighborhood Development Corporation
sponsors have demonstrated experience and an awesome plan.	Foundation Communities and Guadalupe Neighborhood Development Corporation

Foundation Communities has proven itself over decades as an organization that is highly successful at providing affordable housing.	Foundation Communities and Guadalupe Neighborhood Development Corporation
Foundation Communities has a long and impressive track record, is a "forever owner" of all of the communities they develop, and offers deep services not only to their residents but the surrounding community. Norman Crossing will have an on-site Learning Center which will act as this hub for the community, offering classes ranging from financial wellness to ESL to fitness. The development is respectful of the surrounding neighborhood architecturally and seems like a nice fit for future development.	Foundation Communities and Guadalupe Neighborhood Development Corporation
This is a great partnership to build a great project!	Foundation Communities and Guadalupe Neighborhood Development Corporation
FC's commitment to community and path to ownership stood out to me! This is very exciting and I just want an emphasis on protecting our displaced, homeless, disabled neighbors, especially now. It seems FC has the infrastructure to make the project (not just the physical buildings but the programs too) possible. Q: Will there be emphasis put on COVID safety and (environmental) racism as well? I think no matter what proposal gets this, they need to consider COVID and flood/environmental factors, & have a direct plan of integrating with the East side community, rather than further disrupting it (especially businesses and communities that have long history there). For example, in regard to COVID they could make the community space have computer labs with the capacity for social distancing, for students or workers. Or have a laptop library or rental service so people can do it from their own space.	Foundation Communities and Guadalupe Neighborhood Development Corporation
I have been a 10+ year rental resident of Foundation Communities but now I'm looking forward to homeownership. Based on my salary and one household income, the chances of owning anything in Austin seems unattainable. This collaboration is an option I've been looking for and need to move on to my next step in life and maintaining housing stability.	Foundation Communities and Guadalupe Neighborhood Development Corporation
Foundations Communities has an excellent track record for developing this type of projects.	Foundation Communities and Guadalupe Neighborhood Development Corporation
We need more affordable housing for Austin residents. As well as housing for the Homeless.	Foundation Communities and Guadalupe Neighborhood Development Corporation
Foundation Communities has an excellent track record of provide wraparound financial services support (debt counseling, tax return prep, etc.) for their residents.	Foundation Communities and Guadalupe Neighborhood Development Corporation
I am an architect and I have been working on the development of affordable housing all over the state and especially in Austin since 1978. I have been working with Foundation Communities on many projects for quite some time since we started at the M Station, and I have been working with the Guadalupe Neighborhood Development Corporation since the early 80's. They are the two best organizations I have ever worked with.	Foundation Communities and Guadalupe Neighborhood Development Corporation
I am an architect and have been focusing on affordable housing all over Texas with the preponderance of my affordable housing work in Austin since 1978. My favorite work has been working with Foundation Communities since we did the M Station, and my work with the Guadalupe Neighborhood Development Corporation started in the early 80's and it has been non stop since then. They are the two best organizations in the State of Texas and they provide the finest housing and housing communities in the state.	Foundation Communities and Guadalupe Neighborhood Development Corporation
I think Foundation delivers proven reliability and has a track record in the community. Legacy scored higher in the matrix, but I see their plan focused on design, returns on investment, but don't provide any community building through amenities and support services.	Foundation Communities and Guadalupe Neighborhood Development Corporation
FOUNDATION COMMUNITIES HAS A THIRTY YEAR RECORD OF PROVIDING HOUSING AND SUPPORT SERVICES FOR LOW INCOME RESIDENTS OF AUSTIN. I BELIEVE THEY WOULD BE THE BEST ORGANIZATION TO SUCCESSFULLY COMPLETE AND MAINTAIN THIS PROJECT.	Foundation Communities and Guadalupe Neighborhood Development Corporation
Legacy Impact Housing can create a FANTASTIC development!	Legacy Impact Housing
This is a great area for affordable housing with the prices in East Austin soaring.	Legacy Impact Housing
Legacy Impact Housing will be a great choice as developer to build an affordable housing neighborhood in East Austin. They have the development and construction experience to deliver a project on time and on budget that both the city and home buyers will be proud to be a part of and live in.	Legacy Impact Housing
There project looks the best to me	Legacy Impact Housing
Legacy is great!	Legacy Impact Housing
Legacy have a great management team	Legacy Impact Housing
when will this project kick off and break the ground building ?	Legacy Impact Housing
Please revise the process so that the vote winner gets actual rubric points	NHP Foundation, Capital A, Austin Revitalization Authority, and Guadalupe Neighborhood Development Corporation
Im an architect and resident of the Hog Pen neighborhood. The NAHP proposal is head and shoulders a better project for the neighborhood. The much-needed community amenities, the framework to support them, and the follow-through on partnerships are huge to us in the neighborhood and region. Couldnt be more pleased with this innovative approach to funding the community. A lot of us in Hog Pen are hoping this project wins, and view the others as typical money-grabs. Please think of your citizens first!	NHP Foundation, Capital A, Austin Revitalization Authority, and Guadalupe Neighborhood Development Corporation
So excited!	NHP Foundation, Capital A, Austin Revitalization Authority, and Guadalupe Neighborhood Development Corporation
just voting again for my 8 month old, who looks forward to the NHP pre-K and teachers she might be neighbors with! And walking to the project!	NHP Foundation, Capital A, Austin Revitalization Authority, and Guadalupe Neighborhood Development Corporation
From the Michael & Susan Dell Foundation: ☐ In 2003, when MSDF began supporting Foundation Communities (FC), the organization owned and managed 1,127 affordable apartments. FC now owns and manages over 3,500 affordable apartments, 700 of these units designated for single adults who have been chronically homeless, and 300 units reserved for families exiting homelessness. They serve nearly 14,000 children and families today. Education services: Through strategic partnerships, FC gives 1,000+ children of working parents a safe place to go when school is out right where they live (in summer and afterschool). Financial services: Free tax preparation for over 20,000 families, generating \$34M in local tax refunds. 1x1 coaching and money management classes. FC helps bring stability to the lives of low-income families with affordable housing and wraparound services so that families can have stable homes; improving their health through resources like medical screenings, nutrition, and fitness support; increasing their prospects for the future through education of children and their parents; and developing their financial sustainability through financial coaching and training programs. FC has strong leadership and tenured staff, and a solid focus on on expansion, high-quality programming, and addressing COVID-19.	Foundation Communities and Guadalupe Neighborhood Development Corporation
Please give it to those who maximize attending the housing needs, address homelessness with meaningful approaches, have budget and staff in place (not a contract) for services to residents of the units AND green approach!	NHP Foundation, Capital A, Austin Revitalization Authority, and Guadalupe Neighborhood Development Corporation
Jessie and Jenn â€¦ The Hogpen Neighborhood President & Vice President have gone above and beyond to engage the community with all the challenges at hand. They both work full time jobs and have families. Thanks to their hard work.	NHP Foundation, Capital A, Austin Revitalization Authority, and Guadalupe Neighborhood Development Corporation
Thank You	NHP Foundation, Capital A, Austin Revitalization Authority, and Guadalupe Neighborhood Development Corporation
They have the best design	Legacy Impact Housing

thank you for doing this	DMA Development Company and Austin Habitat for Humanity
We definitely need affordable homes I had to move and seek my house because the taxes went up to high. From \$600 a year now \$3625 for taxes. A lot of us had to move.	Legacy Impact Housing
Wonderful presentation! Congratulations!	Legacy Impact Housing
I would like to express my support for the Capital A, AAUL, GNDC, NHP proposal for the Tannehill Lane RFP. This proposal really shines beyond the other submissions based on their attention to the direct needs of the neighborhood and its incorporation of several priorities of the city and for housing advocates: (1) true mixed income (from PSH to market) with majority affordable rental and ownership units, (2) community spaces tailored towards the needs of the residents and the existing community (not just what is replicable), (3) pulling in new community partners to diversify our existing local affordable housing development industry and (4) notably, employing working class and POC individuals and partnering with POC-led organizations, supporting underrepresented populations with exceptional experience and expertise. Additionally, the application of the right to stay/right to return policy really hits at the goal of striving to rectify historic injustices for the thousands of people displaced by racist policy and practices. The attributes of this proposal are so important to this development and future developments alike - to really enhance a community through capturing the feel, diversity, and connectedness of existing and future residents within the built environment. I ask that you award the RFP to this Capital A, GNDC, NHP, AAUL proposal because it's nuanced approach to placemaking and inclusive partnerships. Thank you, Kendra Garrett COA CDC Commissioner & AJC Housing Justice Advocate	NHP Foundation, Capital A, Austin Revitalization Authority, and Guadalupe Neighborhood Development Corporation
Great developer with great history of good projects helping Austinites	Foundation Communities and Guadalupe Neighborhood Development Corporation
Foundation Communities is a great company with many great projects performed in the city of Austin.	Foundation Communities and Guadalupe Neighborhood Development Corporation
I can't wait to see this come to life. So many people will finally have a safe home and wonderful community	Foundation Communities and Guadalupe Neighborhood Development Corporation
The Guadalupe foundation is wonderful. The program allows for people in the community who were born and raised in East Austin to be able to afford to be able to stay in East Austin area.	Foundation Communities and Guadalupe Neighborhood Development Corporation
I am aware of all the good GNDC and Foundation Communities have done in Austin and in our community of East Austin. The two truly have affordable housing.	Foundation Communities and Guadalupe Neighborhood Development Corporation
FC and GNDC have a quality history of collaboration and maintenance of properties.	Foundation Communities and Guadalupe Neighborhood Development Corporation
Affordable housing is the need of the hour in Austin. Combine that with childcare and healthcare facilities makes this proposal a well-rounded one.	NHP Foundation, Capital A, Austin Revitalization Authority, and Guadalupe Neighborhood Development Corporation
Affordable housing with childcare center, healthcare clinic, and grocery store are critical for this area!	NHP Foundation, Capital A, Austin Revitalization Authority, and Guadalupe Neighborhood Development Corporation
Looking forward to some tweaks to the process to make the proposals easier to digest by the community & to elevate the community votes. Thanks for the efforts to date!	NHP Foundation, Capital A, Austin Revitalization Authority, and Guadalupe Neighborhood Development Corporation
Hoping and praying this project can move forward expeditiously to give those needing an affordable place to call home-home.	DMA Development Company and Austin Habitat for Humanity
I'm involved with Norman-Sims Elementary and love how this proposal would fit as a neighbor	Foundation Communities and Guadalupe Neighborhood Development Corporation
I prefer mixed-use to single apartment buildings.	NHP Foundation, Capital A, Austin Revitalization Authority, and Guadalupe Neighborhood Development Corporation
I have experience with Presidium and I do not like their quality of work, they will focus on the bottom dollar rather than the benefit to the community and I am confident that they would deliver a solid product that truly reflects the need of the neighborhood / people who need the housing and I do not believe their product will stand the test of time. My preferred project was the Habitat for humanity one because of their focus on creating green space and community. I do not think that stuffing as many people as possible onto this tract of land is the way to go, therefore I like this one. It embodies the new urbanism principles that we see working so well at Mueller.	DMA Development Company and Austin Habitat for Humanity
To Whom It May Concern: I am the Austin Independent School Board Trustee for District 1, which contains Norman-Sims Elementary School and the adjacent property that is the subject of your RFP. I strongly support the proposal from NHP Foundation, Austin Revitalization Authority, Capital A Housing, and Guadalupe Neighborhood Development Corporation. This proposal would substantially strengthen the Norman-Sims community in a number of ways. The proposal supports four new Communities in Schools program managers who would be available to supplement staffing at Norman-Sims. It gives first right for sixty homes to AISD staff at every income level at a time when we are losing staff due to Austin's rising cost of living. It creates a new, non-profit, affordable childcare center for children from birth to age 3, at which point they can seamlessly enroll at the PreK-3 and PreK-4 program at Norman-Sims. It offers a half-million dollars to make improvements at the park behind the school, including a splash pad and a shaded basketball court that can be used as an outdoor classroom. Beyond the direct benefits to Norman-Sims, the proposal also brings a new healthcare clinic focusing on mothers and children and a much-needed grocery market to the neighborhood. This proposal is exactly what we need more of in East Austin, instead of just building apartments with no significant support or services that further concentrate poverty east of I-35. Sincerely, Latisha Anderson, Trustee District 1, AISD	NHP Foundation, Capital A, Austin Revitalization Authority, and Guadalupe Neighborhood Development Corporation

<p style="text-align: center;">Dear Austin Housing Finance Corporation Executive Team:</p> <p>I am president of Equidad ATX, an Austin organization dedicated to holistic, equitable, sustainable and transformative neighborhood revitalization, and the disruption of the cycle of generational poverty, in Austin's Eastern Crescent. I am writing to support the proposal for the city land at 3811 Tannehill Lane by the Austin Revitalization Authority, Capital A Housing, NHP Foundation, and Guadalupe Neighborhood Development Corporation (the Proposal).</p> <p>Pursuant to requests from Eastern Crescent residents for placed-based planning, Equidad follows the proven Purpose Built Communities strategy. That strategy focuses on three areas: mixed income housing--where all residents can thrive; world-class cradle-to-career education with a seamless education pipeline that ensures student growth, achievement at every level and life-long learning; and community wellness--programs and facilities that promote healthy living and productive lives.</p> <p>The Proposal touches each of those three critical areas. It has housing for a range of incomes--from families exiting homelessness to upper income folks who can afford market-rate single-family homes. Its educational support begins with infants in high-quality early childhood care affordable on a sliding-scale, continues with support from Communities in Schools staff shared with Norman-Sims elementary next door; and even has GED and ESL classes for adults. The Proposal also addresses community wellness by including a grocery market and a full-service healthcare clinic operated by People's Community Clinic.</p> <p>We understand that competing proposals offer a greater number of affordable apartments or a larger financial benefit to the city. And while several of those proposals include traditional resident support services that address symptoms, they do not provide the type assets that can help address the historic disparate needs of the Tannehill community in a holistic, sustainable and transformative manner; and they will not disrupt the cycle of generational poverty. Conversely, critical community investments such as the subsidized on-site early childhood center; neighborhood food market; full-service, on-site healthcare services; housing for AISD teachers and staff; and substantial job opportunities have not been adequately recognized in the scoring of the Proposal.</p> <p>Furthermore, for a project in a zip code with the highest percentage of Black residents and with 45% Black and 53% Hispanic students at Norman-Sims Elementary, it is also worth noting that the Proposal is the only one with a development team led by people of color.</p> <p>Repeatedly ranked as one of the nation's most economically segregated cities during recent years, at one point, number one among large metro areas, Austin must abandon practices that will result in more segregation. The Eastern Crescent is long overdue for holistic, transformative, sustainable and equitable development, and the Proposal is a tool that can help us achieve that goal sooner, rather than later.</p> <p style="text-align: center;">Sincerely, Ashton Cumberbatch, Jr.</p>	<p>NHP Foundation, Capital A, Austin Revitalization Authority, and Guadalupe Neighborhood Development Corporation</p>
<p style="text-align: center;">Alan Fish, alan.fish@austintexas.gov Travis Perlman, travis.perlman@austintexas.gov Austin Housing Finance Corporation</p> <p style="text-align: center;">September 30, 2021</p> <p style="text-align: center;">To Whom It May Concern,</p> <p>I write to support the Austin Revitalization Authority / Capital A Housing / NHP Foundation / Guadalupe Neighborhood Development Corporation proposal for 3811 Tannehill Lane.</p> <p>This proposal presents a rare opportunity to bring health care, child care, healthy foods, and support services to a part of East Austin the city has historically ignored. This is in contrast to the usual proposals for city land, which while they may include affordable housing, typically do not bring services or amenities that serve the people already living in the neighborhood.</p> <p>I also support the components of this proposal to strengthen Norman-Sims Elementary School next door. The proposal would fund the salaries of student support specialists through Communities in Schools, create a feeder school of affordable, sliding-scale-tuition childcare for the PreK-3 and PreK-4 programs at Norman-Sims, fund improvements to the campus park, and reserve housing for AISD staff. Together, these investments help to make up for a historical under-investment in eastside schools.</p> <p>This proposal also presents a substantial and needed economic opportunity for the eastside. They estimate they will create at least 60 permanent jobs on-site, including at least 40 that do not require four-year college degrees. Beyond that, the Austin Area Urban League has been retained to run apprenticeships and facilitate job placement for local residents during site construction. Combined with the adult education classes to be offered by Communities in Schools, this presents a tremendous opportunity for people in this neighborhood to take part in Austin's growing prosperity, rather than being pushed out as has been the pattern in recent decades.</p> <p>Finally, we cannot ignore the racial equity aspects of this process. Nearly half of Norman-Sims Elementary students are Black. The zip code for this site -78721 has the highest proportion of Black residents of any in Austin. This is the only proposal that includes a Black-led development partner, and utilizes so many community-based organizations in its programming. By leaving the majority of the site in the hands of the Austin Revitalization Authority, the city would also be reversing historical patterns of disenfranchisement by turning property over to Black-led, East Austinites, rather than expropriating property from them.</p> <p style="text-align: center;">I strongly recommend the city select this proposal.</p> <p style="text-align: center;">Nelson Linder President Austin NAACP</p>	<p>NHP Foundation, Capital A, Austin Revitalization Authority, and Guadalupe Neighborhood Development Corporation</p>