



JJ Seabrook Neighborhood Association  
1801 East 51st Suite 365 Box 454  
Austin, TX 78723 June 21, 2022

June 21, 2022

To Whom It May Concern:

I write to follow-up on the proposals for Austin Housing Finance Corporation's RFP to develop affordable and permanent supportive housing at 3515 Manor Road. The JJ Seabrook Neighborhood Association conducted a straw poll during the May 31, 2022 hybrid Neighborhood Association meeting and followed this official meeting distributing a link to an online survey. As of June 19, 2022, **respondents residing in the JJ Seabrook neighborhood strongly favored the Foundation Communities Fontaine Trails proposal for developing the property at 3511 & 3515 Manor Road into deeply affordable and permanent supportive housing.**

I have attached results from both instruments (hybrid straw poll & online survey) below (page 2). Open-ended comments in favor of Foundation Communities (pages 3 & 4) and Seabrook Square (page 5) follow. The neighborhood has not received any open-ended comments for Vecino Group yet.

The JJ Seabrook Neighborhood Association executive team is available for further dialogue should the opportunity arise.

Sincerely,

A handwritten signature in black ink, appearing to read "E/Johnson", is written over a light blue horizontal line.

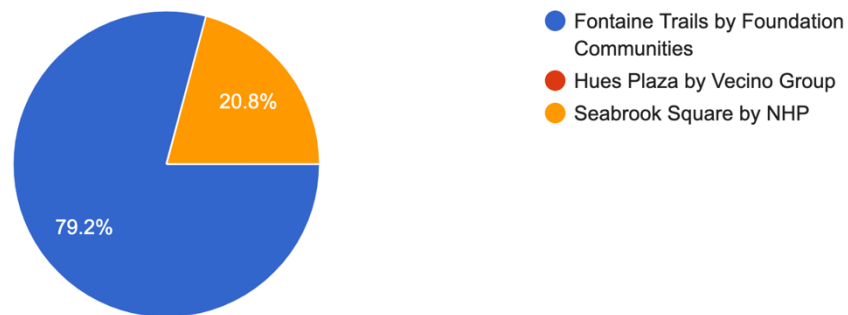
Elisabeth Johnson, President, JJ Seabrook Neighborhood Association  
[jjseabrookpresident@gmail.com](mailto:jjseabrookpresident@gmail.com)  
(203) 415-3951

| May 31, 2022 Straw Poll                   |    |
|-------------------------------------------|----|
| Fontaine Trails by Foundation Communities | 10 |
| Seabrook Square by NHP                    | 4  |
| Hues Plaza by Vecino Group                | 2  |

## Online Survey Results (Conducted June 1, 2022 – June 19, 2022)

Which proposal should be built at 3515 Manor?

24 responses



## Represented Resident Streets

EM Franklin Ave.: 6  
 Cambridge Ct: 2  
 Clary Way: 1  
 Grande Ct: 2  
 Greenbrook: 1  
 Greenwood Ave: 6  
 Palo Pinto: 1  
 Tillery: 1  
 Turtle Spring Ct.: 2  
 No Street Info: 2

## **Neighbor Comments Favoring Foundation Communities with a Few Suggestions**

More appropriate number of units given traffic, drainage and parking concerns.

They prioritize integration well and have a quality first approach that I believe will enhance the longevity of and the pride in the building.

I prefer the fewer units and the support structure. I've also got a lot of confidence in Foundation Communities

History preservation, community and camaraderie encouragement

I believe this is the most inclusive design for both our community and future tenants, with well incorporated design elements to accommodate a range of affordability needs with community-based programs and activities. The design is also suitable for the lot size, drainage, parking needs, and green space that makes for vibrant and desirable living accommodations.

It is not the most aesthetically pleasing proposal, but Foundation Communities has a stellar reputation and the fact that it will be both built and managed by Foundation Communities seems highly beneficial to future residents and the neighborhood. It is also of value that they would provide more units for families - hopefully this includes opportunities for multi-generational living or families with more children to find housing. I would like to see them tweak their design to create more neighborhood connectivity and access.

I like the focus on serving low-income families and providing a neighborhood center which provides after school support, community health, and workforce solution services. This proposal addresses issues of affordable housing to an in-need population in East Austin while also integrating into the current neighborhood's established family-friendly atmosphere. This proposal also did the best job on utilizing the architecture and design to match the current neighborhood aesthetic and building height.

More multi-bedroom units.

Like the way project fits into environment of community

We really like that this option focused on serving families and focused on providing educational services to children. We also like that this organization was based in and serves Austin exclusively.

strong family focus; green building concern; owner-managed and strong local track record; direct neighbor-door engagement with Pershing; emphasis on quality and longevity over quantity

Foundation Communities has a proven track record of managing their properties well. It also has more units for families.

Family orientation, having no retail will improve the lives of the residents and reduce street parking in the neighborhood

Foundation Communities has a long track record of high quality services and property management in communities across Austin and their proposal was the most family oriented, aligning best with our neighborhood.

Foundation Communities has a proven track record in nearby Mueller that I am impressed with. In addition, I prefer this proposal because of it's focus on multi-person units for families (vs single units). I also prefer the idea of fewer units overall.

Foundation Community's proposal is best and most likely to success because it is the most family-friendly and will excel with all of JJ Seabrook's stated priorities. FC has a proven track record of success - the highest record across its current properties of achieved "Housing Stability" at 97%. FC will best leverage and extend its existing local partnerships and resources as well as develop new ones - especially with our help.

Foundation Community's proposal is best and most likely to success because it is the most family-friendly and will excel with all of JJ Seabrook's stated priorities. FC has a proven track record of success - the highest record across its current properties of achieved "Housing Stability" at 97%. FC will best leverage and extend its existing local partnerships and resources as well as develop new ones - especially with our help.

FC's proposal allows the most holistic integration - physically, environmentally, and personally in to our JJ Seabrook neighborhood! FC's proposal will allow JJ Seabrook to maintain and even help bring back lost diversity, especially in terms of large families that have been lost/priced out in central East Austin.

Importantly FC is NOT requesting any additional AHFC Subsidy. This could be a win-win for the City - allow FC to build something that the JJ Seabrook neighborhood can fully support while not spending \$7 million here. Rather, those funds could be used for a higher density project at a more appropriate location.

I strongly feel NHP Foundation /Integral Care proposal is the worst option for this location. Terrace at Oak Springs has issues that seem to be getting worse. And Terrace at Oak Springs is a much smaller project (only 50 units, less than 1/5th the size proposed here by NHP) and without the surrounding residential and green/trails/parks that may be put at jeopardy.

To prioritize the number of units /density that NHP and Vecino projects seem to offer over FC's diversity and larger potential of total number of people helped especially larger families with few to no options, would be a short-sighted big waste of money and potentially to the detriment of JJ Seabrook neighborhood.

I selected NHP because it has a strong solid social services/medical/emergency osy component.

## **Neighbor Comments Favoring NHP**

It seems to be the most thoroughly thought out. Fontaine trails is a close second. The Vencino Group proposal is woefully inadequate: it's big, ugly, and demonstrates no experience with PSH community.

I selected this proposal because it scored the highest points, and probable development. If another RFP is selected, I would like the like SS onsite. The social services that will be provided will have a clinic for residents exiting homelessness. The clinic has professional staff to deal with people who are facing trauma, substance abuse, emergency Psychiatric care, primary care services, nurses/doctors 2 mile away. Also, a Van to transport people as needed.

It provides space for local artists, local businesses, and services for the neighbors. The other proposals do not care about local business as much. It's better to support local business for the neighborhood.

Parking structure and developer diversity