

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: East MLK Combined (MLK-183)

CASE#: NPA-2022-0015.07.SH

DATE FILED: Sept. 8, 2022 (Out-of-Cycle)

PROJECT NAME: Norman Crossing

PC DATE: February 14, 2023

ADDRESS/ES: 3811 ½ Tannehill Lane

DISTRICT AREA: 1

SITE AREA: 7.96 acres

OWNER/APPLICANT: Austin Housing Finance Corporation

AGENT: Foundation Communities (Anna Lake-Smith)

CASE MANAGER: Maureen Meredith

PHONE: (512) 974-2695

STAFF EMAIL: Maureen.Meredith@austintexas.gov

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Civic

To: Multifamily Residential

Base District Zoning Change

Related Zoning Case: C14-2022-0122.SH

From: P-NP

To: MF-4-NP

NEIGHBORHOOD PLAN ADOPTION DATE:

November 7, 2002

CITY COUNCIL DATE: March 23, 2023

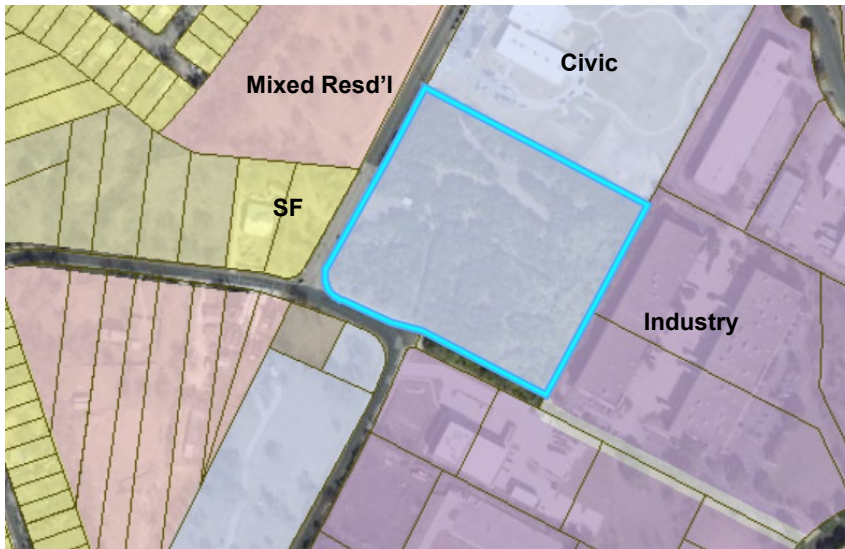
ACTION:

PLANNING COMMISSION RECOMMENDATION:

February 14, 2023 – Approved on consent.

STAFF RECOMMENDATION: To recommend the applicant's request for Multifamily Residential land use.

BASIS FOR STAFF'S RECOMMENDATION: Staff supports the applicant's request for Multifamily Residential land use because it will serve as a step-down in land use from the Industrial land use to the east and the single family and mixed residential to the west. The proposed development of 156 affordable apartment units and 30 affordable owner-occupied units will provide much-needed affordable housing options for the city and the planning area.



Below are sections of the neighborhood plan that supports the applicant's request:

Goal 1- Preserve established residential areas and improve opportunities for home ownership by promoting the rehabilitation of existing housing and new, infill housing compatible with the existing style of this neighborhood.

Objective 1.1: Maintain single-family zoning in established residential areas.

Objective 1.2: Promote new infill housing in appropriate locations.

Objective 1.3: Establish an ongoing system for providing information on housing rehabilitation and home ownership resources to residents and property owners.

Goal 2 - Promote a mix of land uses that respect and enhance the existing neighborhood and address compatibility between residential, commercial, and industrial uses.

LAND USE DESCRIPTIONS

EXISTING LAND USE ON THE PROPERTY

Civic - Any site for public or semi-public facilities, including governmental offices, police, fire facilities, hospitals, and public and private schools. Includes major religious facilities and other religious activities that are of a different type and scale than surrounding uses.

Purpose

1. Allow flexibility in development for major, multi-functional institutional uses that serve the greater community;
2. Manage the expansion of major institutional uses to prevent unnecessary impacts on established neighborhood areas;
3. Preserve the availability of sites for civic facilities to ensure that facilities are adequate for population growth;
4. Promote Civic uses that are accessible and useable for the neighborhood resident and maintain stability of types of public uses in the neighborhood;
5. May include housing facilities that are accessory to a civic use, such as student dormitories; and
6. Recognize suitable areas for public uses, such as hospitals and schools, that will minimize the impacts to residential areas.

Application

1. Any school, whether public or private;
2. Any campus-oriented civic facility, including all hospitals, colleges and universities, and major government administration facilities;
3. Any use that is always public in nature, such as fire and police stations, libraries, and museums;
4. Civic uses in a neighborhood setting that are of a significantly different scale than surrounding non-civic uses;
5. An existing civic use that is likely or encouraged to redevelop into a different land use should NOT be designated as civic; and
6. Civic uses that are permitted throughout the city, such as day care centers and religious assembly, should not be limited to only the civic land use designation.

PROPOSED LAND USE ON THE PROPERTY

Multifamily Residential - Higher-density housing with 3 or more units on one lot.

Purpose

1. Preserve existing multifamily and affordable housing;
2. Maintain and create affordable, safe, and well-managed rental housing; and
3. Make it possible for existing residents, both homeowners and renters, to continue to live in their neighborhoods.
4. Applied to existing or proposed mobile home parks.

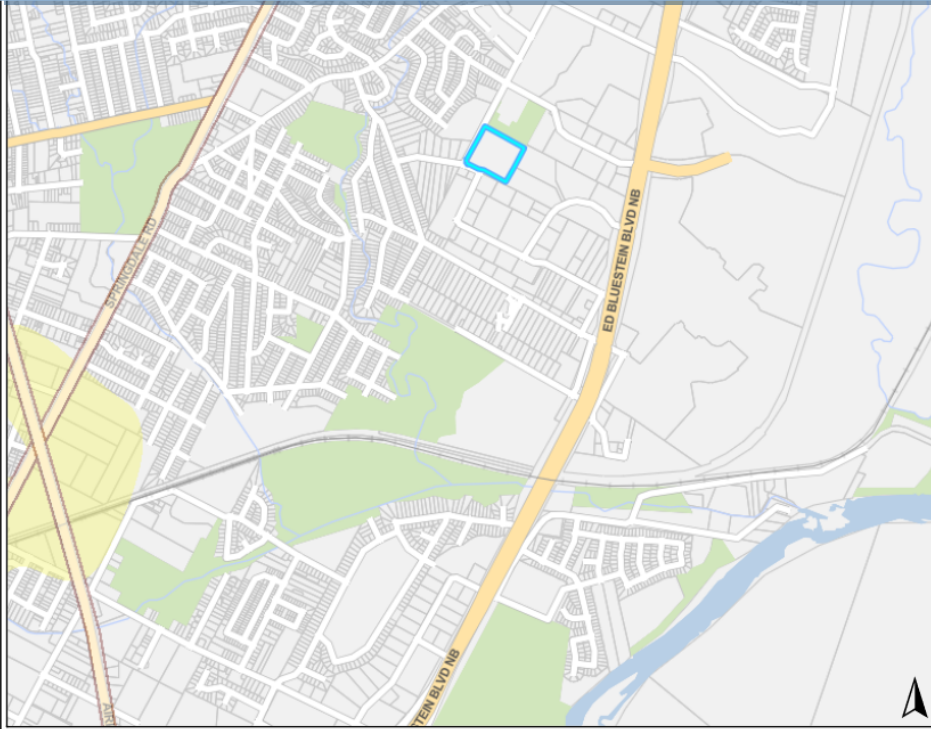
Application

1. Existing apartments should be designated as multifamily unless designated as mixed use;
2. Existing multifamily-zoned land should not be recommended for a less intense land use category, unless based on sound planning principles; and
3. Changing other land uses to multifamily should be encouraged on a case-by-case basis.

Yes	Imagine Austin Decision Guidelines
Complete Community Measures	
	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Name(s) of Activity Center/Activity Corridor/Job Center: <ul style="list-style-type: none">• Approx. 1 miles from Springdale Road, an activity corridor.• Approx. 1.5 files from Springdale Station Neighborhood Center
Yes	Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station. <ul style="list-style-type: none">• Bus routes along Tannehill Lane
Yes	Mobility and Bike/Ped Access: Adjoins a public sidewalk, shared path, and/or bike lane. <ul style="list-style-type: none">• Tannehill Lane has sidewalks on the east side of the street
Yes	Connectivity, Good and Services, Employment: Provides or is located within 0.50 miles to goods and services, and/or employment center. <ul style="list-style-type: none">• Directly to the east is an industrial area with numerous businesses
	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market.
Yes	Connectivity and Education: Located within 0.50 miles from a public school or university. <ul style="list-style-type: none">• Directly south of Norman Sims Elementary School• Approx. 1.5 miles from East Austin College Prep
Yes	Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreation area, park or walking trail. <ul style="list-style-type: none">• Directly south of Norman Sims Park• Approx. 1.5 miles from Fort Branch Greenbelt• Approx. 1.1 miles from Springdale Neighborhood Park
	Connectivity and Health: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.)

Yes	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing. <ul style="list-style-type: none"> Proposed 156 affordable rental homes Proposed 32 affordable homeownership homes
Yes	Housing Choice: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	Mixed use: Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land: Preserves or enhances industrial land.
6	Number of "Yes's"
Imagine Austin Priority Program PUD Specific Bonus Features	
n/a	Public Space Features and Public Art: Incorporates public space features and/or public art into project (Ex: plazas, streetscapes, gardens, and other people-friendly spaces where different ages can socially interact).
n/a	Integrates and/or Expands Green Infrastructure: Preserves or expands Austin's green infrastructure (ex: parkland, community gardens, green streets, creeks, stormwater features that mimic natural hydrology) into the urban environment and transportation network.
n/a	Protects the Environment: Reduces greenhouse gas emissions, water, energy usage, and/or increases waste diversion.
n/a	Protects Environmentally Sensitive Lands: Protects Austin's natural resources and environmental systems by limiting land use and transportation development over or near environmentally sensitive areas, preserves open space, and protects natural resources more than ordinance requirements.
n/a	Water/Wastewater Infrastructure: Sustainably manages Austin's water resources and stream corridors through on-site use of storm water, effective landscaping, flood mitigation, and other low-impact development techniques more than ordinance requirements.
n/a	Total Number of "Yes's"

Proximity to Imagine Austin Activity Centers and Corridors



0 0.5 1 mi

2/1/2023

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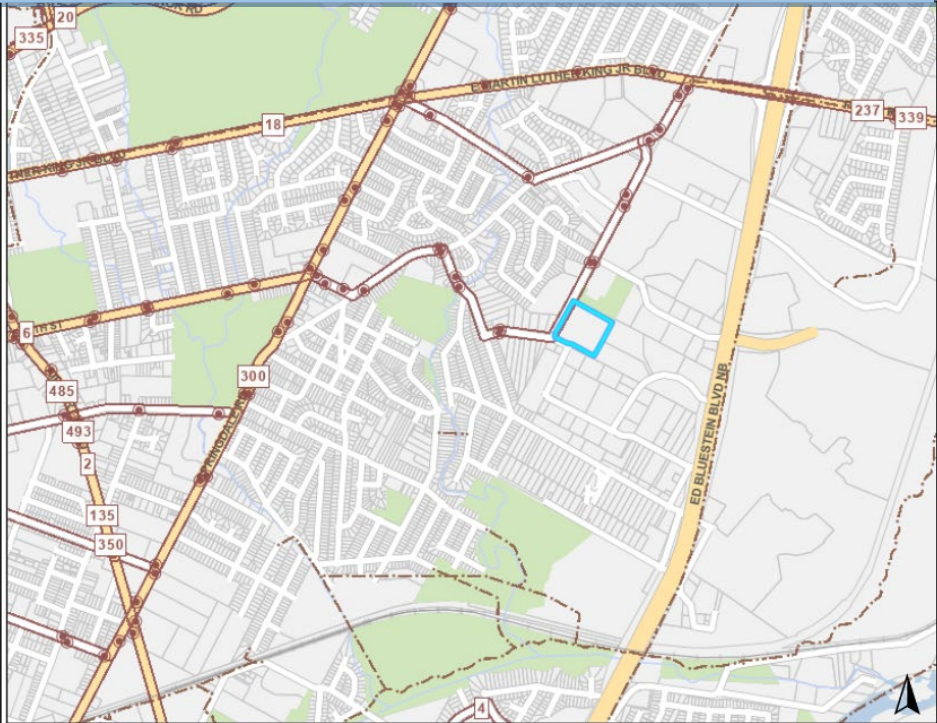


Legend

- Property
- Street Labels
- Long Range Planning
 - Imagine Austin Corridors
 - Imagine Austin Centers
 - Neighborhood Center

Notes

Proximity to Public Transportation



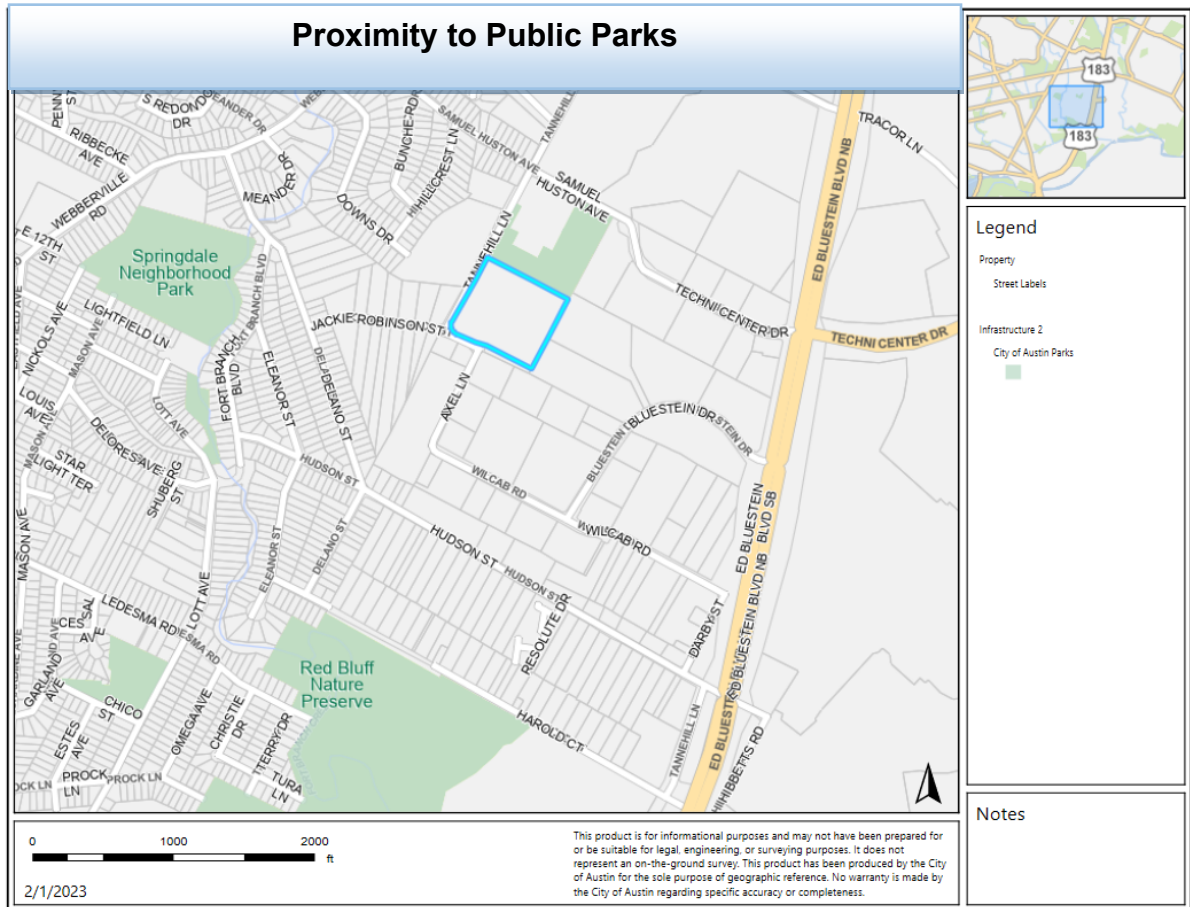
Legend

- Property
- Street Labels
- Transportation 1
 - Capital Metro Bus Stops
 - Capital Metro Bus Routes
 - Urban Trail Network

Notes

2/1/2023

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IMAGINE AUSTIN GROWTH CONCEPT MAP

Definitions

Neighborhood Centers - The smallest and least intense of the three mixed-use centers are neighborhood centers. As with the regional and town centers, neighborhood centers are walkable, bikable, and supported by transit. The greatest density of people and activities in neighborhood centers will likely be concentrated on several blocks or around one or two intersections. However, depending on localized conditions, different neighborhood centers can be very different places. If a neighborhood center is designated on an existing commercial area, such as a shopping center or mall, it could represent redevelopment or the addition of housing. A new neighborhood center may be focused on a dense, mixed-use core surrounded by a mix of housing. In other instances, new or redevelopment may occur incrementally and concentrate people and activities along several blocks or around one or two intersections. Neighborhood centers will be more locally focused than either a regional or a town center. Businesses and services—grocery and department stores, doctors and dentists, shops, branch libraries, dry cleaners, hair salons, schools, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods.

Town Centers - Although less intense than regional centers, town centers are also where many people will live and work. Town centers will have large and small employers, although fewer than in regional centers. These employers will have regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system.

Regional Centers - Regional centers are the most urban places in the region. These centers are and will become the retail, cultural, recreational, and entertainment destinations for Central Texas. These are the places where the greatest density of people and jobs and the tallest buildings in the region will be located. Housing in regional centers will mostly consist of low to high-rise apartments, mixed use buildings, row houses, and townhouses. However, other housing types, such as single-family units, may be included depending on the location and character of the center. The densities, buildings heights, and overall character of a center will depend on its location.

Activity Centers for Redevelopment in Sensitive Environmental Areas - Five centers are located over the recharge or contributing zones of the Barton Springs Zone of the Edwards Aquifer or within water-supply watersheds. These centers are located on already developed areas and, in some instances, provide opportunities to address long-standing water quality issues and provide walkable areas in and near existing neighborhoods. State-of-the-art development practices will be required of any redevelopment to improve stormwater retention and the water quality flowing into the aquifer or other drinking water sources. These centers should also be carefully evaluated to fit within their infrastructural and environmental context.

Job Centers - Job centers accommodate those businesses not well-suited for residential or environmentally- sensitive areas. These centers take advantage of existing transportation infrastructure such as arterial roadways, freeways, or the Austin-Bergstrom International airport. Job centers will mostly contain office parks, manufacturing, warehouses, logistics, and other businesses with similar demands and operating characteristics. They should nevertheless become more pedestrian and bicycle friendly, in part by better accommodating services for the people who work in those centers. While many of these centers are currently best served by car, the growth Concept map offers transportation choices such as light rail and bus rapid transit to increase commuter options.

Corridors - Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. There may also be a series of small neighborhood centers, connected by the roadway. Other corridors may have fewer redevelopment

opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves, sites that do not redevelop may transition from one use to another, such as a service station becoming a restaurant or a large retail space being divided into several storefronts. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

BACKGROUND: The plan amendment application was filed on September 8, 2022 which is out-of-cycle for neighborhood planning areas located on the east side of IH-35. The application was filed out-of-cycle because it was approved as a S.M.A.R.T. Housing development.

The applicant proposes to change the future land use map from Civic to Multifamily Residential.

The applicant proposes to change the zoning on the property from P-NP (Public district – Neighborhood Plan) to MF-4-NP (Multifamily Residential Moderate-High Density district Neighborhood Plan) for a 156 affordable apartments and 30 affordable owner-occupied homes. For more information on the proposed zoning, please see case report C14-2022-0122.SH.

PUBLIC MEETINGS: The ordinance-required community meeting was held on October 26, 2022. Approximately 387 meeting notices were mailed to people who rent or own property within 500 feet of the subject tract. Two staff members from the Housing and Planning Department attended, Maureen Meredith and Mark Walters. Anna Lake-Smith, Sabrina Butler and Megan Matthews from Foundation Communities attended, in addition to Mark Rogers and Rachel Stone from Guadalupe Neighborhood Development Corporation. Six people from the neighborhood attended.

Anna Lake-Smith provided the following information:

- Foundation Communities is a homegrown Austin-based non-profit.
- We've been around since 1990. Our model is to provide housing first and foremost, but also to provide services along with that so people can succeed.
- We have 23 communities in Austin right now and we have three in the Dallas/Fort Worth areas, with a combined 6000 units.
- We don't have a lot of properties on the east side of town, but there is M Station, which opened in 2011 and has 150 units. There is the Jordon at Mueller, which opened in 2019 and has 132 families.
- We're different from other developers because we are lifetime owners, meaning once we develop a project, we never sell it.
- In addition to housing, we provide other services such as youth programs for kids, summer and after school programs, financial programming, we have people to help folks get health coverage, office tax help, adult education, ESL classes and computer

training. We have an on-site healthy food pantry, and we host healthy cooking classes.

- Foundation Communities is developing and managing the rental portion on the site, shown in blue on the map. It will be 156 apartments ranging from one-bedrooms up to a couple of four-bedroom apartments.
- Right now the income numbers for a four-person household are between \$33,000 annually and \$66,000 annually, so as you know, those numbers continue to rise in Austin.
- 10% of the units will be reserved for people exiting homelessness.

Mark Rogers and Rachel Stone from Guadalupe Neighborhood Development Corporation.

- We are building 30 units of affordable housing opportunities in a Community Land Trust, which means the non-profit maintains ownership of the land and the homebuyers purchases the improvements. This is a way to keep the property affordable.
- In neighborhood for 40 years since 1981 to help Austinites stay in their neighborhood.
- We have different size homes for people in the community. The homes will be for people with 60% median family income and up to 80% median family income. Home sale prices will be between \$85,000, 100,000, up to \$225,000. The mortgage will be 30% of the family income per month.
- We started our Community Land Trust product in 2012.
- We do mostly single-family homes, but there is a possibility for duplexes.

Q: The Community Land Trust (CLT), where the people don't own the land the cap of house appreciation. Why is this the method?

A: Keeping ownership of land guarantees permanent affordability. Land values goes up every year. Our land is given a value at TCAD at \$4,138 but would normally be \$250,000 to \$300,000 for the lot. As far as your question about appreciation, we build an appreciation at 2% per year, but stops at 30 years. Homeowners can pass the home down to other family members.

Q: There has been a lot of crime on Jackie Robinson Street. Is your plan going to discourage or attract more of this to our neighborhood? Also, do you plan to partner with the City of Austin to increase the police presence in our neighborhood?

A: Our goal is to be great neighbors. We are continually refining our screening criteria to recognize that many folks may have a history with the criminal justice systems and that unfortunately there is a lot of institutionalize racism embedded in that. We have to respect that and make sure folks are given new opportunities when appropriate. Foundation Communities is partnering with the City of Austin because they own the land, and we won a very competitive request for proposals (RFP) process last year with the GNDC.

Q: With CLT, there is no wealth-building, which is what many people want when they own homes. Also, there was not a TIA done and with your proposed high-density development it

will impact Samuel Houston which has traffic and has been increasing. Also, why did you choose MF-4 zoning and not MF-3?

A: You bring up a good point about CLT not building wealth, but that is just not what they are about. They are for people who are living in areas where there is a lot of displacement and gentrification and where it has been increasingly unaffordable to them to buy a home. CLT is an option for people who don't want the risk of property taxes going up but have the benefits of homeownership without the possible windfall when you sell.

A TIA is not required by the city unless 2000 trips a day is triggered, however it does not take into account nearby projects and the amalgamation of the traffic impacts. Our 156 rental units will have 250 parking spaces, which is about 1.6 per units. We will have a walking path from our development to the Norman Sims Elementary School adjacent to our property to the north. Our project does not trigger more than 2000 trips a day so a TIA is not required.

The reason we chose MF-4 is so the rental building can be 50 feet. The maximum height under MF-3 is 40 feet. MF-4 reduces our front yard setbacks which allows us to put the ownership units right up along Tannehill Lane which creates a nice street presence.

Q: Can you give some details about the 10% homeless housing? Is it basically just city subsidized housing for people experiencing homelessness?

A: For a number of years Foundation Communities have been including 10% of our units for homeless families with children. It's shocking how many kids in AISD don't have stable housing.

Q: There are homeless people in this neighborhood where you plan to build. How can you incorporate them into the people who are eligible for housing?

A: The people who will be chosen who are homeless will be from a centralized list, so I can't say that unhoused individuals in the neighborhood would be specified for those units. So that list is sort of prioritizing people and trying to find the right unit match for the right person. For the rental units, the larger units will be prioritized for larger families. If you are speaking to these people in the neighborhood, I would encourage you to see if they have completed the appropriate in-take forms to make sure they are on the list. This is not something Foundation Communities will handle. I will send you a link to the partner organizations who you can work with so these individuals can be put on a list for any available units throughout the City.

Q: How can you make sure that parking would overflow to Jackie Robinson Street?

A: The 250 parking spaces we are providing with the rental is just about the right size for our properties. Over the years we have done a parking audit for our properties factoring in things like public transportation and sidewalk infrastructure, so we have a pretty good idea of how many cars might be present at the community.

Q: Will there be access to childcare options or coordination with childcare subsidy for the project?

A: Norman Commons will have a Learning Center for school age kids and some learning centers have teen programs, but those are specific to communities where there is a lot of teenagers. In the Children's Home Initiative Program, those families will have access to

caseworker who can help connect them to services such as childcare but on site, there will not be childcare.

Comments:

- Personally, I don't think increased traffic justifies blocking very necessary housing in this city. Even if there is increased traffic there are alternative methods of transportation available, the city just put a lot of money into the bike lanes on Springdale, and CapMetro has pick up service in our area.

S.M.A.R.T. Housing Letter



City of Austin

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

Housing and Planning Department S.M.A.R.T. Housing Program

8/8/2022

S.M.A.R.T. Housing Certification
Foundation Communities
Norman Crossing (ID 870)

TO WHOM IT MAY CONCERN:

Foundation Communities (development contact Walter Moreau; ph: (512) 610-4016; email: walter.moreau@foundcom.org) is planning to develop Norman Crossing, a 156-unit rental development at 3811 1/2 Tannehill Lane.

One hundred fifty-six (156) of the units will be leased to households at or below 80% Median Family Income (MFI). The project will be subject to a minimum 5-year affordability period after issuance of a certificate of occupancy, unless funding requirements are longer.

The Housing and Planning Department (HPD) certifies the proposed project meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since 10% (16) of the units will serve households at 30% MFI, 50% (78) of the units will serve households at 50% MFI and 40% (62) of the units will serve households at 60% MFI the development will be eligible for 100% waiver of fees listed in Land Development Code, Chapter 25-1-704, as amended or other fees waived under a separate ordinance except for Austin Water Utility (AWU) Capital Recovery Fees. This development is fully in accordance with the requirements under the Texas Local Government Code, Chapter 395.16(g) and 42 U.S.C. Section 12745 (A)(1) as it relates to how housing qualifies as affordable housing and therefore all of the units will be eligible to receive Austin Water Utility Capital Recovery Fee (CRF) waivers. The expected fee waivers include, but are not limited to, the following fees:

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

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@austinenergy.com).
- ◆ Submit plans demonstrating compliance with the required accessibility or 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 the required accessibility or visitability standards have been met.
- ◆ An administrative hold will be placed on the building permit, until the following items have been completed: 1) the number of affordable units have been finalized and evidenced through a sealed letter from project architect and/or engineer, 2) a Restrictive Covenant stating the affordability requirements and terms has been filed for record at the Travis County Clerk Office.

The applicant must demonstrate compliance with S.M.A.R.T. Housing standards after the certificate of occupancy has been issued 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 512.974.3462 or by email at nathan.jones@austintexas.gov if you need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nathan Jones', written over a horizontal line.

Nathan Jones, Project Coordinator
Housing and Planning Department

Cc: Kristin Martinez, AE

Jonathan Orenstein, AWU

Mashell Smith, ORS

Applicant Summary Letter from Application

Dear Neighbor,

You may have received a notice from the City of Austin regarding some upcoming changes to 3811 1/2 Tannehill Lane. As the nonprofit developers of this site's future community, we would like to reach out and introduce ourselves and our plan for this property.

In partnership with the City of Austin's Housing Finance Corporation (AHFC), Foundation Communities (FC) and Guadalupe Neighborhood Development Corporation (GNDC) are excited to bring forth Norman Commons, an upcoming affordable, services-enriched, multi-family housing community. This community will create 156 affordable rental homes and 32 affordable ownership homes. With 188 affordable homes, a state-of-the-art Learning Center, and a host of on-site amenities and services, we will accomplish the following goals:

- 100% Affordability
- Long-term Nonprofit Stewardship
- High Impact Services for Residents and Neighbors
- Family Friendly Homes
- Creative Community Development
- Neighborhood Connectivity
- Green, Healthy Buildings

We are committed to engaging with our future neighbors and will be happy to discuss our plans with you at any time. Please review the back of this letter for an overview of Norman Commons, Foundation Communities, and Guadalupe Neighborhood Development Corporation.

Should you have any questions, please contact Megan Matthews at megan.matthews@foundcom.org or Anna Lake-Smith at anna.lake-smith@foundcom.org with FC, or Mark Rodgers at mark@guadalupendc.org with GNDC.



CREATING HOUSING WHERE FAMILIES SUCCEED

Since 1990, Foundation Communities has been providing attractive, affordable homes and support services for thousands of low-income families and individuals, empowering them with the tools they need to succeed.

Foundation Communities | www.FoundCom.org | 512-447-2026



16 Family communities throughout Austin

Over **2,800** existing apartments, including 1, 2, and 3 bedrooms

Rents well below market rate

Education, Financial Stability, & Health programs

On-site learning centers

Green features keeps utilities low



GNDC

Guadalupe Neighborhood Development Corporation

Guadalupe Neighborhood Development Corporation celebrates over 35 years of service to its community as an affordable housing developer to East Austin families. GNDC works for the improvement, revitalization, and preservation of the residential neighborhood.

512-479-6275 | guadalupendc.org



Norman Commons Conceptual Render

- **32 Ownership Townhomes** - 18 two-story rowhomes, 12 two-story duplexes, and two single-story duplexes with garages, front yards, and front porches facing Tannehill and Jackie Robinson, with sidewalk landscaping to encourage a lively streetscape.
- **156 Rental Homes + Learning Center** - Rental homes in four-story apartment buildings with Leasing Office and Learning Center on ground floor. Playgrounds in the center and parking wrapped around apartment buildings to encourage kid-friendly play.

Letter of Recommendation from the Neighborhood Plan Contact Team (NPCT)

From: EMLK Neighborhood Plan Contact Team
Re: NPA-2022-0015.07.SH
Feb 21, 2023

Planning Commission and City of Austin staff,

At our meeting on Feb 20, 2023, the EMLK Contact Team voted unanimously to support the cases noted above, part of the new Norman Commons.

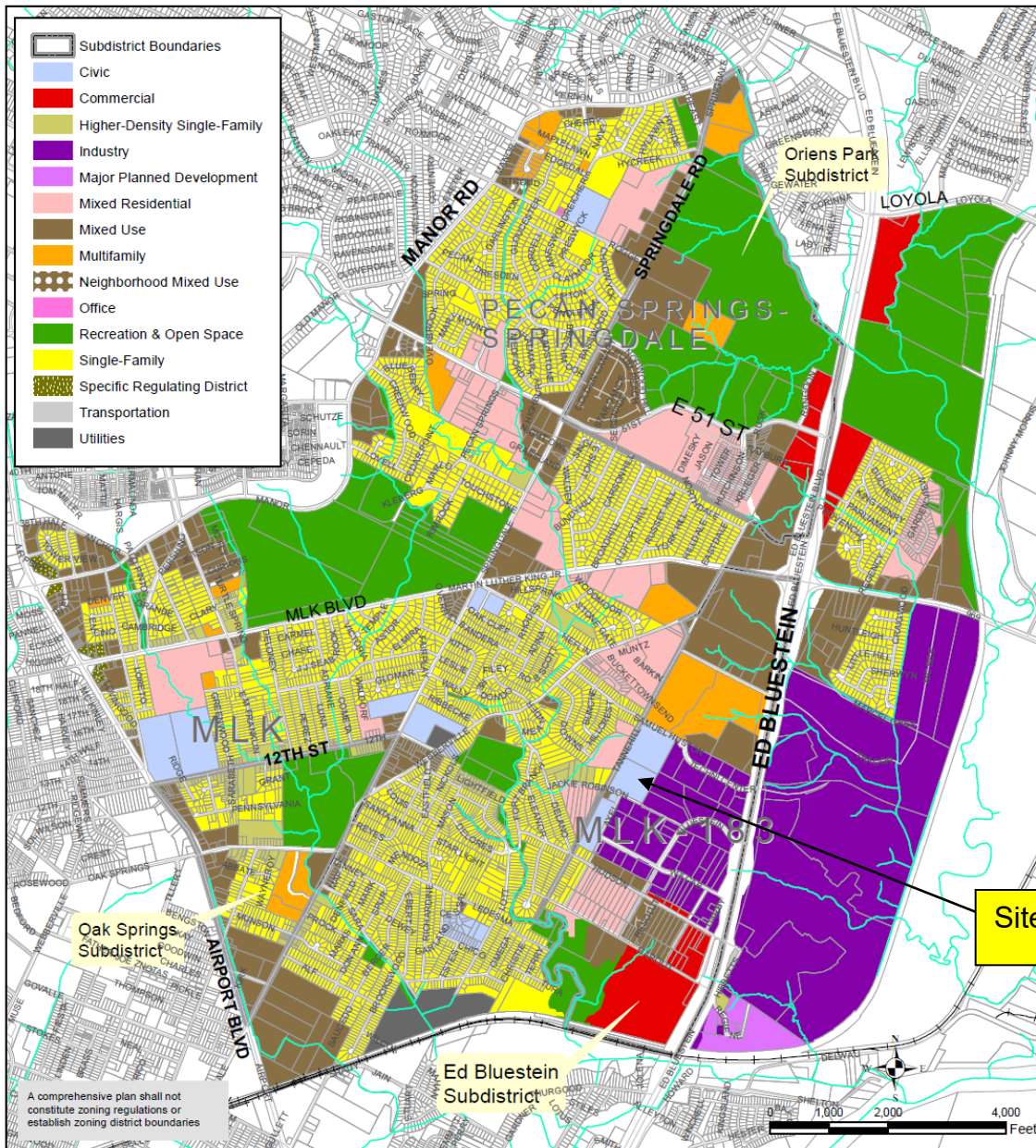
Our neighborhoods are delighted to be a home to additional affordable housing options for residents of East Austin, and to be engaging with longtime organizations dedicated to affordability in Austin, Foundation Communities and Guadalupe Neighborhood Development Corporation (GNDC). Many of our neighbors participated in the voting during the RFP process over a year ago, and we are encouraged that the City of Austin has prioritized use of this land for an all-affordable housing development. Last night during the EMLK Contact Team February meeting, we had a lot of questions for both Foundation Communities and GNDC and were pleased with the plans as they are progressing, for the affordable rental options, the affordable homeownership opportunities, the learning development center, and the efforts being made to incorporate this new development into the existing community.

Our members continue to be concerned about the rapid increase in Austin's MFI and the resulting impact to our residents. For example, residents who may have qualified for certain affordability just a few years ago, are at much deeper affordability bands now, which complicates their qualification. We encourage all stakeholders to keep these issues top of mind and to bring creative solutions to this and other projects so that we can have truly affordable housing available.

Thank you, we look forward to working with the groups above as the project progresses.

EMLK Contact Team Co Chairs

Angela B Garza, Melonie House-Dixon, Dianna Dean,
Nadia Barbot, Alexandria Anderson



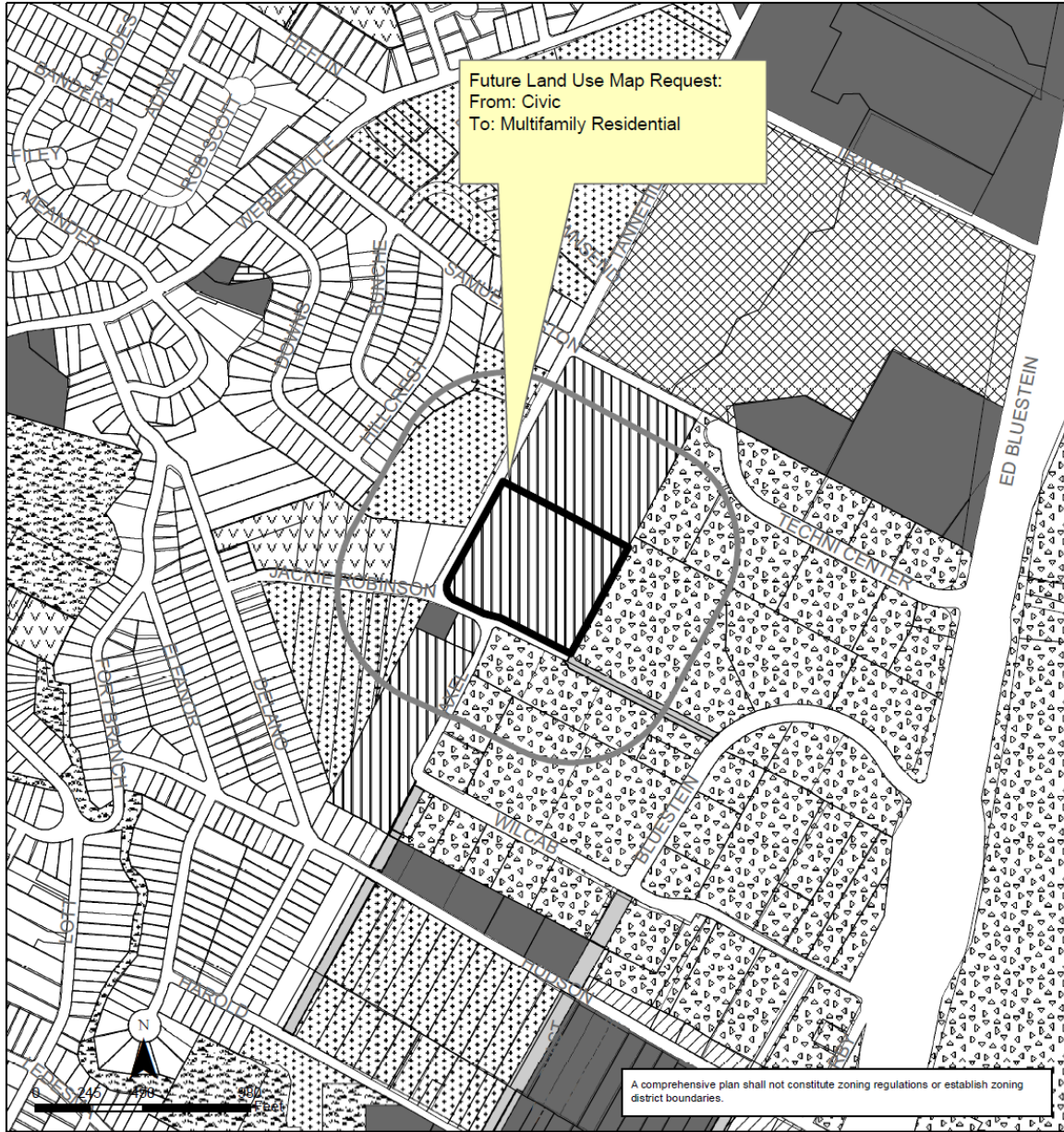
East MLK Combined Neighborhood Planning Area Future Land Use Map

City of Austin
Housing and Planning Department

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Last Updated: 1/4/2023



East MLK Combined (MLK-183) Neighborhood Planning Area NPA-2022-0015.07.SH

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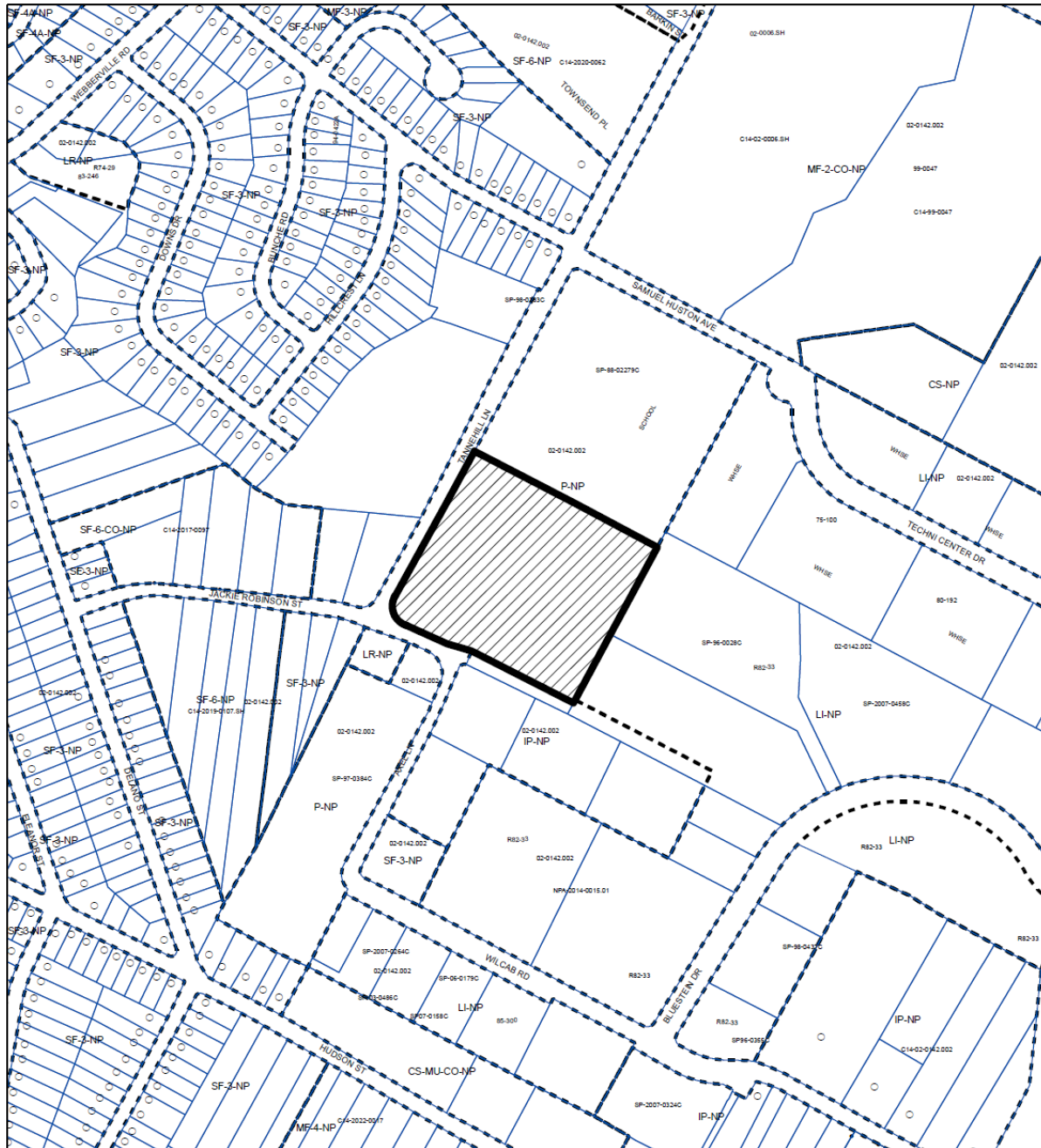
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City of Austin
Housing and Planning Department
Created on 9/15/2022, by: meekss

Future Land Use

	Subject Tract		Mixed Use
	500 ft. notif. boundary		Multi-Family
	Civic		Recreation & Open Space
	Commercial		Single-Family
	Higher-Density Single-Family		Transportation
	Industry		Utilities
	Mixed Residential		

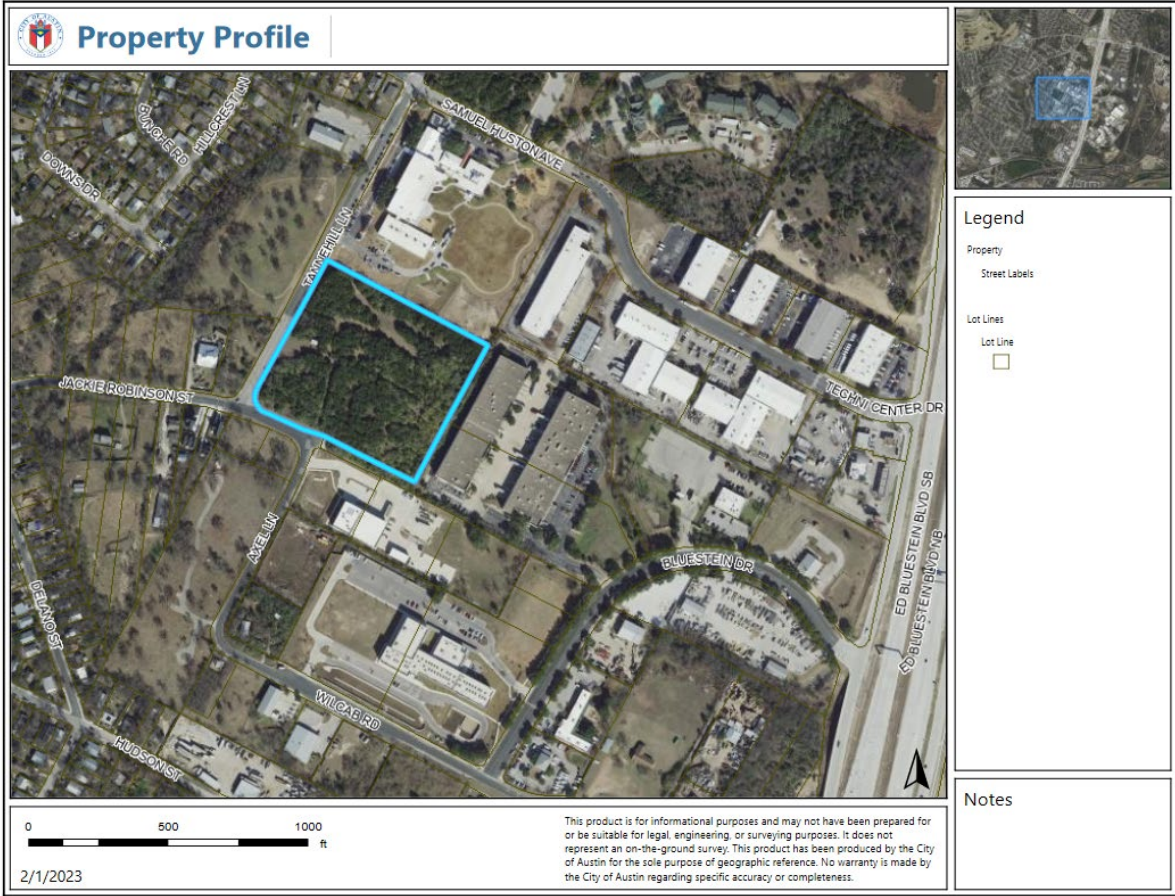


 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

ZONING CASE#: C14-2022-0122.SH

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Property Profile



0 500 1000
ft

2/1/2023

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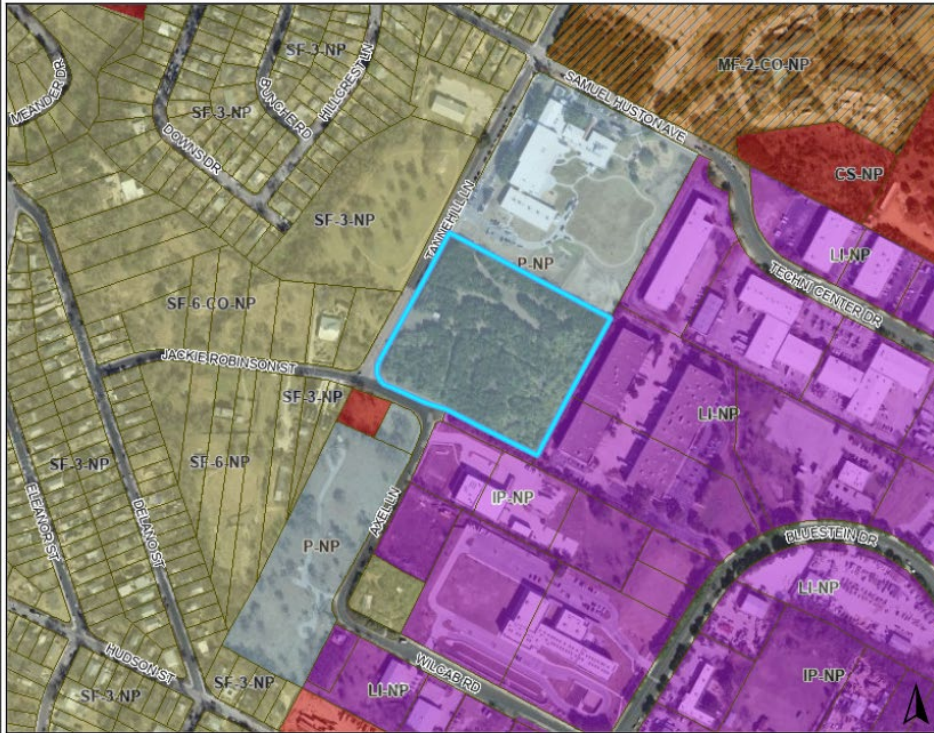
Legend

- Property
- Street Labels
- Lot Lines
- Lot Line
- Long Range Planning
- Future Land Use Map
 - Civic
 - Higher-Density Single-Family
 - Industry
 - Mixed Residential
 - Mixed Use
 - Multifamily
 - Single-Family
 - Transportation

Notes



Property Profile



2/1/2023

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Legend

Property
Street Labels

Lot Lines

Lot Line

Zoning 1

Zoning

CS

IP

LI

LR

MF

P

SF

Zoning Text

Notes

Creating Housing Where Families Succeed

Since 1990, Foundation Communities has been providing attractive, affordable homes and support services for thousands of low-income families and individuals, empowering them with the tools they need to succeed.



HOUSING



EDUCATION



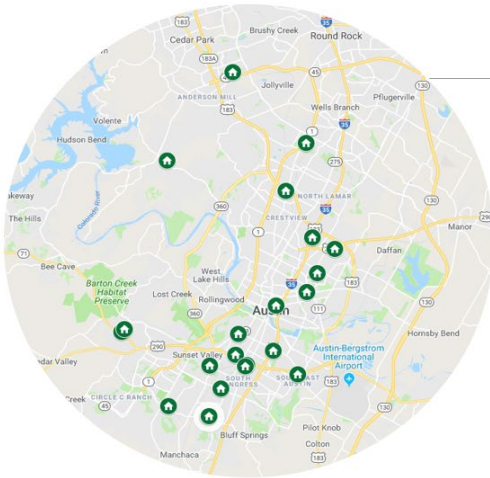
FINANCIAL STABILITY



HEALTH



23 Communities in Austin affordable, attractive, sustainable



Nearby FC Communities

M Station on E. MLK Jr Blvd



FOUNDATION COMMUNITIES

3

Nearby FC Communities

The Jordan at Mueller



FOUNDATION COMMUNITIES

4

What Makes FC Unique



- Local, homegrown, nationally recognized Austin nonprofit providing affordable housing and supportive services for over 30 years
- Experienced lifetime owner & manager of all our communities – we've never sold a property
- Everything under one roof – development, property & asset management, compliance, services
- Long track record of fundraising



Resident & Community Programs

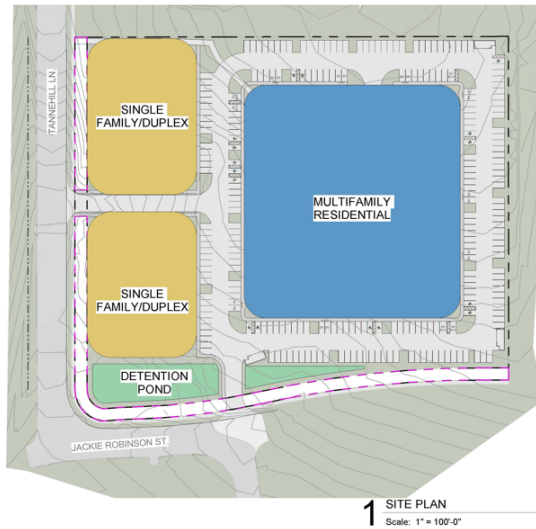
afterschool and summer programs, adult education, and support services

- **Youth:** 15 on-site Learning Centers offering summer & afterschool education programs for kids aged 5-14
- **Financial:** 2 locations of Prosper Centers offer tax help, health coverage enrollment help, college savings & financial aid help, and financial wellness coaching
- **Adult Education:** on-site ESL, computer skills, financial literacy, Free Minds program (for-credit humanities courses), & more
- **Health Initiatives:** Healthy food pantry on-site, cooking classes, fitness classes, and health fairs



Norman Commons

family-focused affordable housing with supportive services



- 156 Rental Apartments - 1, 2, 3, & 4 Bedrooms
- Est. annual income ranges between <\$33k & \$66k for a four-person household
- Green features keep utility bills low
- On-site Learning Center & resident amenities
- Healthy food pantry & other health services
- 10% units reserved for homeless households

Correspondence Received

From: Pinaki Ghosh

Sent: Friday, October 14, 2022 7:20 AM

To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>

Cc: andersonmlkassociation@jmail.com; msangelabgarza1@; cynthiaabond@; mtysonbrown@; andrewbucknall@; ursulatheladybear@; loisirenecoleman@; dianna.holman@; chris.j.gannon <>; jgolech@; jonhagar@; mhouse721@; pippa@; coolwhip1120@; jardinpuravida@; cliffordmay@; john@; auntiedrea4412@; chrisring@; alironder@; NLScott@; puppetry709@; xinefoto@; jwilliams273@; naja2183@; mdixonmlk@; emlkchair@; woahcity@; jjseabrookpresident@; Anna Lake-Smith <Anna.Lake-Smith@foundcom.org>

Subject: Re: Oct. 26 NPA Cmty Mtg: NPA-2022-0015.07.SH_3811 Tannehill Ln

*** External Email - Exercise Caution ***

Hello Everybody,

These are all great initiatives and all the power to the people who build affordable housing but most of these neighborhoods have no access to food. Typically poor people do not have a car so are they going to walk to Mueller or 7th street HEB?

I live mostly in Europe where just around my house within 5 minute walking distance I have 5 groceries. Many people do not have car but they all walk to groceries and often everyday. In east Austin we are building houses without any amenities. May be city is expecting poor folks should remain hungry and should not eat too much or should die fast since there is no hospital close by or just suffer since there is really nothing (no amenities close by).

This is comical that we keep on building houses without making changes to the FLUM to incorporate amenities. Our council member keeps on shouting about rights of colored people (whoever they are) - those colored people need to eat too.

thanks
Pinaki