

PLAN AMENDMENT NARRATIVE:

We are in need of a plan amendment for site 5908 Manor Road in order to build 110 unit SRO with commercial on the front part of the lot facing Manor. In order to accomplish this, we will need the plan amendment to denote our site Mixed Use (MU) instead of Single Family High Density Residential.



Who are our tenants?

Chuck, a recent Community Partnership graduate, has had his share of ups and downs over a life that now is on the far side of 84. Originally from Arkansas, Chuck recounts military postings to Italy, North Africa, and southern France during World War II, and was in Times Square on VJ Day August 14, 1945 when the war was declared over.



Prior to his service, Chuck was a committed academic and returned to his pursuits as soon as the war was over. He attended graduate school in Texas, then at Columbia University, and spent time with IT&T on the US east coast. In his long life, Chuck taught and researched in the fields of sociology and anthropology, studied the education of children of migrant workers, and even examined the local economic development of India on a Fulbright Scholarship. While in India, he collaborated with the National Institute for Mental Health on numerous projects.

But after those years of extensive traveling and rootlessness, eventually Chuck found himself without a home. And although he even carries shrapnel scars from multiple wounds, he did not access his VA benefits until he was 80 years old. It wasn't until he needed medical assistance that he came to the VA for help. When his VA officer learned that Chuck had no home or place to live it was then he was referred to Community Partnership. While staying at Community Partnership's home, Chuck made new friends, and worked hard on an appendix on the history of law. He still goes to dance classes, is a frequenter of the library and continues participate and contribute to a community that he loves. He successfully graduated the Re-Entry program and now has permanent residence at Lyons Garden in East Austin.



Don proudly explains that he is enrolled in a college program, taking courses toward a counseling degree. His ultimate goal, he explains, is to achieve a master's degree in addictions counseling in order to help others who find themselves caught up in alcohol and substance abuse. He is helping to sponsor two other men who are going through their own counseling program, trying to overcome substance abuse.

Just a short time ago, Don's dreams would not have been nearly as large. He served



in the US Army from 1974-1977, during the Viet Nam war era. At a rank of Sergeant E5, Don trained for a role as a military policeman and as a correctional officer. For several years, he trained new officers within the US military disciplinary program.

Just out of the military, Don began a civilian career as part of a security task force for large employers. In 1977 he was a pedestrian in an auto-pedestrian accident which left him with two broken legs. Unable to work, Don began what he describes as a downward spiral into alcohol abuse. Bouncing from job to job and city to city, Don lost his way. "My first rehab was at a veteran's hospital in Chicago," said Don. "I stayed sober four months that time, and was able to find work in sales." In 2005, after a heart attack, Don realized that he needed to make significant changes.

He sought help from Austin's McCabe Center, in a VA-sponsored program. An undiagnosed bi-polar condition was discovered. Following a residency treatment program involving counseling sessions and medications, coupled with a growing optimism that he could take charge of his life, Don was referred to Veteran's Re-Entry Program, a partnership of Community Partnership for the Homeless and Caritas of Austin.

"It took a while to understand that everything was OK," said Don. "I saw the opportunities that were being given to me, and I was determined to get something out of this."

In the Re-Entry Program, Don was provided with safe and secure housing, a permanent address, encouragement to return to college, and access to supportive services to help him readjust to living independently. Don lived with two roommates, also military veterans, in one of the single-family houses that Community Partnership owns in south Austin. Don's case manager, from Caritas, provided additional stability, support and access.

After 22 months in the Re-Entry Program, Don transitioned to his own apartment, and is now enjoying the solitude of his quiet neighborhood. He takes the bus to school and to shop, rising at 4:30 every morning to get his day started. Estranged from his daughters for many years, Don is renewing these relationships and just found out that he is a grandfather.

Don just received a mid-term assessment of his grades thus far in his program: All A's!! We are pleased to have removed some barriers and paved the way for Don to return to the community — but realize that it was Don himself who made this happen.

"I've learned that you can live your life in fear — or in faith," said Don. "A little of my fear is eliminated every day."



Our mission is to provide safe, affordable housing and access to supportive services for those working to achieve independent living.

Important Facts about Windsor Park development:

- The Windsor Park development will be a well-maintained, good quality property.
- Windsor Park development residents will be required to pass criminal background checks and multiple interviews.
- Windsor Park development is a much-needed housing solution for retirees, part-time workers, and other single adults who can't afford one-bedroom apartments.
- Windsor Park development will be staffed 24 hours a day.
- Windsor Park development will have a single central entrance instead of multiple entrances, controlling access by non-residents.
- Windsor Park development will have surveillance cameras installed in both the interior and exterior of the building to ensure the safety of residents and neighbors.
- The need for housing options for people at this income level is acute.

Who are we?

- The proposed developer of 5908 Manor Road
- A nonprofit, affordable housing developer, founded in 1990
- Owner & manager of single family houses that provide stable and secure housing for veterans
- Currently constructing a 5 star green development of six units of affordable housing for single-parent families

What is the Windsor Park development?

- An apartment complex of 110 efficiencies

Who will live at the Windsor Park development?

Individuals, who have incomes of \$24,900 or less per year, including:

- People working low-wage jobs – retail, restaurants, grocery stores, custodians, childcare workers
- People with disabilities and chronic health problems who need an affordable place to live
- People over the age of 65 who are no longer working or work part-time

What should I expect if Community Partnership develops the Windsor Park development?

- We will work with the neighborhood to help with the design process and tenant selection
- The creation of a high quality and well managed development
- Community Partnership will be a long-term owner that contributes positively to the neighborhood with zero tolerance for crime and drug activity



Our mission is to provide safe, affordable housing and access to supportive services for those working to achieve independent living.

This is not a homeless shelter! We will be providing Permanent Supportive Housing. Below is a chart that describes the difference:

	Homeless Shelter	Permanent Supportive Housing
Purpose	Temporary living environment to provide safe, secure alternative to living on the street	Long term living environment. Same as an apartment complex
Length of Stay	People stay for 7 - 30 days	Indefinite stay – people stay as long as they want as long as they follow rules
Living environment	People sleep in bunks or mats on floor. Dormitory style sleeping quarters	Private living apartments with keyed entrance
Population served	Must be homeless – living on the streets or in shelter, or at risk of eviction	Must have proof of residential stability, period of sobriety, ability to pay rent.
Admission	People stand in line or sign up ahead of time. Facility may conduct drug/alcohol screening and/or scan through metal detector	Requires application and screening on criminal background, rental history, credit history
Fees	Minimum, if any	Monthly rent, deposit, application fee
Hours of operation	Usually open early evening, close early morning	24 hour operation

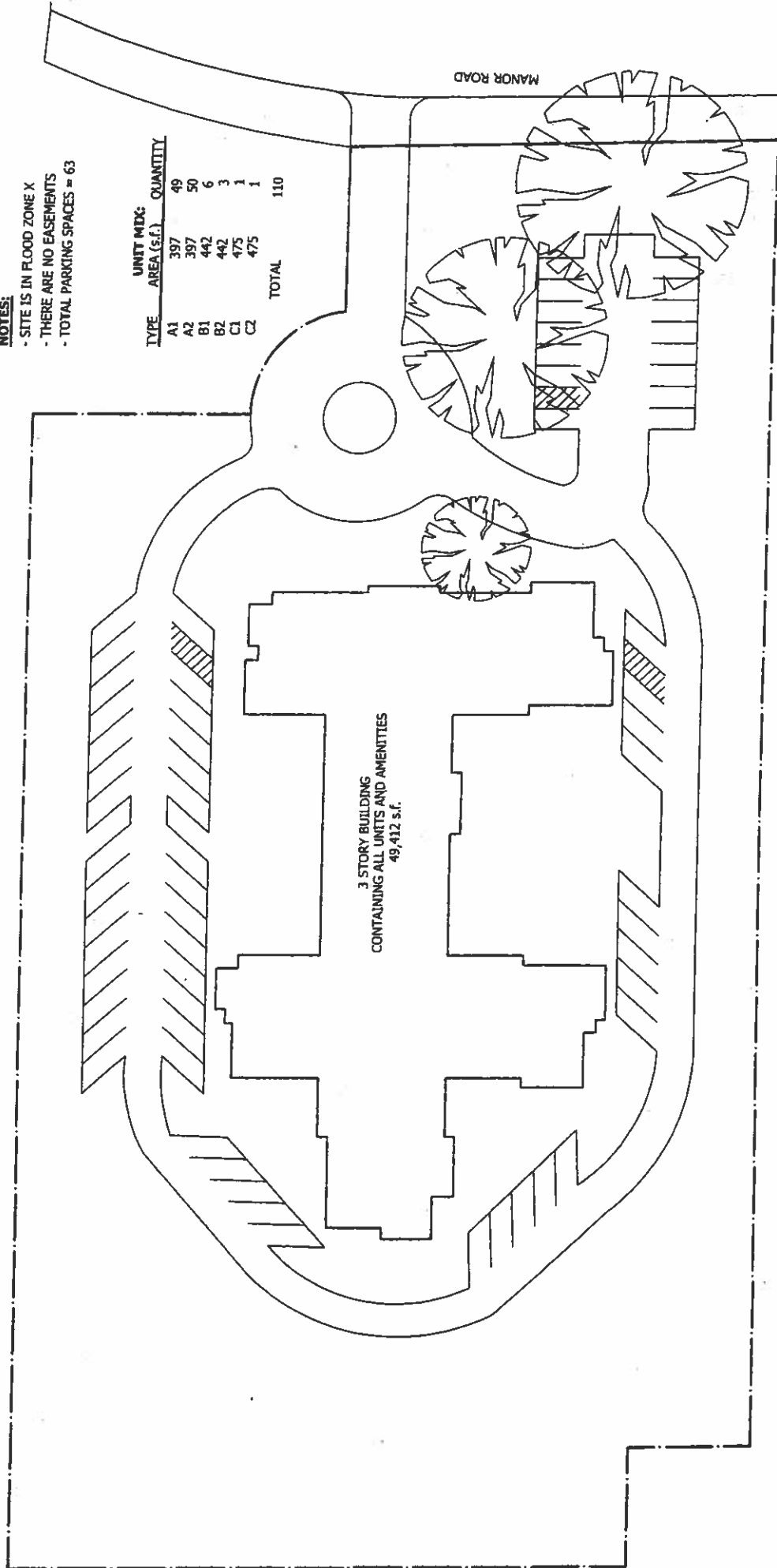
**QUESTIONS?
PLEASE CONTACT US:**

Community Partnership
 1503 South IH 35 Austin, TX 78741
 phone 512.469.9130 email: cuzzell@austinhomless.org
www.austinhomless.org
 blog: www.windsorparkdevelopment.blog.com

NOTES:

- SITE IS IN FLOOD ZONE X
- THERE ARE NO EASEMENTS
- TOTAL PARKING SPACES = 63

UNIT MIX:		
TYPE	AREA (s.f.)	QUANTITY
A1	397	49
A2	397	50
B1	442	6
B2	442	3
C1	475	1
C2	475	1
TOTAL		110



SITE PLAN
SCALE: 1"=40'

MANOR SRO

**Suggested Conditional Overlays
For
Manor Road SRO**

**Neighborhood Plan Amendment
and
Zoning Change Applications**

Set Backs:

1. Rear set-back.
 - a. No pavement within 100' of west property line.
 - b. No building within 125' of west property line.
2. Side set backs: no building within 55' of (north and south) property line.

Building Height: Maximum two stories beyond 265' from Manor Road (east) property line. (Three stories allowed from property line along Manor Road to 265' from property line.)

Density: Maximum 30 units per acre (113 units)

Vehicular Access: Single driveway from Manor Road

Prohibited Uses:

1. Public or Private Primary Educational Facilities
2. Public or Private Secondary Educational Facilities
3. College and University Facilities

March 20, 2008

Joi Harden
Neighborhood Planning and Zoning Department
City of Austin
PO Box 1088
Austin, TX 78767
CASE: C14-2008-0057-SH

Dear Ms. Harden:

My name is Steven Dentzer. I have been a resident of 2502 Sweeney Lane since 1997. I am writing this letter to express my OPPOSITION to the proposed homeless housing project for 5908 Manor Rd. Our neighborhood is saturated with these and similar projects. I personally have had many negative experiences with these projects and the people in them. So have many of my neighbors. I am concerned about my property values and even my safety. I am just asking for a bit of fairness. Our neighborhood has way more than its fair share of section 8, halfway houses, low income, and sexual offender facilities.

The management company for this proposed facility has never managed more than 6 units, this unit is designed to be 110 units! I doubt they have the experience for something of this scale. Plus they want to put it in a residential community, right across from an apartment complex which already has lots of crime problems. This makes no sense!

The proposed site is currently a privately owned park. I propose the city look into turning it into a public park, which would benefit the entire community in a positive way. This is just one suggestion.

I would appreciate you would take my concerns into account in your approval process for this project.

Sincerely,



Steven L Dentzer
2502 Sweeney Lane B
Austin, TX 78723

~~512-698-4020~~
512-698-4020

RE: Homeless Housing proposal for 5908 Manor Rd

To: *Joi Harden*

Re: Case # C14-2008-0057-SH

Address for this person or agency: *Neighborhood Planning and Zoning Dept.
City of Austin P.O. Box 1088
Austin, Tx 78767*

My Name: *Margi Bienemann*

My Mailing Address: *2600 Sweetreyn
Austin, Tx 78723*

My Phone number: *WK: 495-4173*

My email address:

I live in this neighborhood and wish to express my OPPOSITION to this proposed project for the following reasons:

1. Our neighborhood is at a tipping point. Our neighborhood is already saturated with all forms of transitional, supportive, group, subsidized, halfway, and rehabilitative housing. These facilities and the problems that come with them have added greatly to the decline of our neighborhood. We are concerned about our quality of life, what kind of neighborhood we live in, our property values, and frankly, the safety of ourselves and our families.
2. The proposed management company for this proposed facility has never managed a project larger than 6 units. This proposed project would be 110 units, a far larger project than they have experience in managing. We are concerned that this lack of experience would lead to needless problems in our neighborhood.
3. *I often ride the city bus which at peak times is standing room only. I've also been harassed by people living in the halfway houses already in my neighborhood, riding the bus. According to the proposed management company, most of their residents would be riding the bus. It makes me very uneasy about my safety.*

Signature

Sincerely,

Margi Bienemann

Harden, Joi

From: Jason Faulkenberry [mailto:jason@jasonfaulkenberry.com]
Sent: Saturday, March 22, 2008 4:02 PM
To: Harden, Joi
Subject: 5908 Manor Rd rezoning

I am against the rezoning of 5908 Manor Rd.

Thanks,
Jason Faulkenberry
2608 Lansbury Dr

Harden, Joi

From: J Budziszewski [REDACTED]
Sent: Monday, March 24, 2008 8:49 PM
To: Harden, Joi
Subject: Zoning Case # C14-2008-0057-SH

Joi Harden
Neighborhood Planning and Zoning Department City of Austin

RE: Case # C14-2008-0057-SH

Dear Mrs. Harden:

I am teacher. My wife and I are residents and property owners in the Windsor Park Neighborhood. We wish to protest the proposal for a zoning variance to allow the building of a 110-unit housing facility for homeless people at 5908 Manor Road.

We certainly believe in taking care of the homeless. Indeed, my wife spends many hours as a volunteer in a community agency, working with the needy face to face. However, the safety and well-being of children is paramount. In recent years, our neighborhood has been forced to absorb far more than its share of housing facilities for sex offenders, drug addicts, and other dangerous and unstable people. It is difficult to escape the conclusion that in the view of the City of Austin, families of ordinary people of middling income do not matter, and their children can fend for themselves.

The neighborhood already lives in fear. We cannot continue to pay the price of irresponsible city planning decisions without irreversible decline. Enough is enough.

Thank you for your attention to this urgent problem.

Sincerely yours,
J. and Sandra Budziszewski
5601 Exeter Drive
Austin, TX 78723-3519

Harden, Joi

From: gfire [gfire@att.net]

Sent: Tuesday, March 25, 2008 1:42 PM

To: Harden, Joi

Subject: I am opposed to the 110 Unit Homeless Housing Facility coming into my immediate neighborhood.

Dear Joi,

It was a pleasure to speak to you on the phone today!

This is my official position - I am opposed to the 110 Unit Homeless Housing Facility coming into my immediate neighborhood. I am a single woman who has owned her own home in this neighborhood for almost 4 years. Right now, we are working constantly in my neighborhood to improve the quality of life and safety. We have neighborhood watches against crime, the Dell Children's Hospital has just been built along with some nice shopping areas and we have plenty of churches and schools right here in Windsor Park. I believe that building a Homeless Housing Facility would not be helpful in maintaining the good quality of life that we are working very hard to achieve.

Please do what you can to prevent this 110 Unit Homeless Housing Facility from being placed in my neighborhood. Thank you very much.

Sincerely,

Pam Mayo
2500 Lansbury Drive
Austin, Texas 78723

Phone: 512.928.8473

gfire
gulabi records
austin, texas
singer-songwriter/DJ. americana meets electronica. "yoga for the voice."

<http://gfiremusic.com>
<http://myspace.com/digfire>
<http://reverbnation.com/gfire>

Harden, Joi

From: Tom Van Schaik [mailto:tom@tdhca.state.tx.us]
Sent: Tuesday, March 25, 2008 2:39 PM
To: nicole.fisher@tdhca.state.tx.us; Harden, Joi; sully, [mailto:sully@tdhca.state.tx.us]; [mailto:andy@tdhca.state.tx.us]; Wynn, Will; [mailto:will@tdhca.state.tx.us]; [mailto:andy@tdhca.state.tx.us]
Subject: proposal for 5908 Manor Rd.

Regarding:

Zoning Case # C14-2008-0057-SH
Dept of Housing File # 08271

I am writing as a citizen of Austin and a neighbor living on Ameswood Dr, in regards to the proposed homeless housing development being considered for 5908 Manor Rd.

The surrounding areas have been slowly coming back to a family-oriented community, though there are still many forms of transitional, group, subsidized, halfway and rehab facilities located in the immediate area. My concern is that this development will kill the re-emergence of this area as a prime part of Austin (including the Mueller Development only about a mile from the proposed site) and throw it back to the crime ridden area it has been in the past.

Many families have invested a lot of money, time and energy in an attempt to turn this area into a safe place to live and raise a family and it would not be right to endanger their families or property values with this development.

I oppose the development in no uncertain terms and I ask that you adamantly reject this proposal for this development -

Thank you for your time -

Tom Van Schaik
5502 Ameswood Dr
Austin, TX 78723
512.292.9655
[Redacted Signature]

March 25, 2008

Joi Harden
Neighborhood Planning and Zoning Dept.
City of Austin
P. O. Box 1088
Austin, TX 78767

RE: Case # C14-2008-0057-SH

Dear Ms. Harden,

As a forty-one (41) year resident of the **Northeast Austin Pecan Springs Neighborhood** I am **"STRONGLY"** opposed to the proposed 110 unit "supportive housing" homeless facility to be built in our neighborhood.


Our neighborhood is well established and integrated. Most residents have live here for 20 plus years.

We are currently coping with one of the highest crime rates in our city. One of my main concerns is the safety of our senior citizens. In the three (3) block area of my home we have five (5) widows and at least three families with major health issues. I feel these residents (including me) will be in jeopardy and the crime rate will increase.

Our neighborhood supports five (5) elementary schools, one (1) junior high school and two (2) high schools. **What impact will this have on our children?**

Please **SAVE** our neighborhood, our quality of life and our property values by denying this proposal.

Respectfully,



Mary L. Wilson
5209 Basswood Lane
Austin, TX 78723

CC: Nicole Fisher
Paula Hui
Jay Reddy
Clint Small



RON DAVIS
COMMISSIONER, PRECINCT 1
Office: 512-854-9111
Fax: 512-854-4897
Email: ron.davis@co.travis.tx.us

314 W. 11th St., Room 510
AUSTIN, TEXAS 78701
Mailing Address
P.O. Box 1748
Austin, Texas 78767

March 26, 2008

Joi Harden
Neighborhood Planning and Zoning Dept.
City of Austin
P.O. Box 1088
Austin, Texas 78767

**RE: Opposition to Manor Road SRO- TDHCA #08271, Proposed Homeless Housing Development
Case# C14-2008-0057-SH**

I am writing to voice my opposition to the proposed homeless housing development at 5908 Manor Road. Let me first say I support affordable housing and have been an advocate for it in my role as Travis County Commissioner of Precinct One. When locating a development we must look at the impact it will have on the surrounding neighborhoods.

I understand that there is a great need for this type of development. However, the neighborhoods in this area are already saturated with all forms of transitional, halfway, group and rehabilitative housing. For years the neighborhood associations have worked with the Austin Police Department and the Weed and Seed programs to combat the many undesirable elements and have endured many of the challenges that come along with this kind of development.

A community meeting was held on Tuesday March 25, 2008 at the Memorial United Methodist Church on Berkman Drive where there was overwhelming opposition to this development. It appears that there has been selected siting in East Austin and Eastern Travis County. There needs to be a more comprehensive approach in the selection of where these facilities are located so that they will not adversely impact the surrounding neighborhoods, while also providing the necessary services to those working to achieve independent living.

Sincerely,


Ron Davis
Commissioner, Pct. 1

cc: Austin City Council, City of Austin Neighborhood Planning & Zoning Dept.,
Texas Dept. of Housing & Community Affairs, Planning Commission

Harden, Joi

From: patrick harrington [mailto:patrick.harrington@att.net]
Sent: Wednesday, March 26, 2008 12:12 PM
To: Harden, Joi
Subject: letter and email from patrick harrington

joi,

i'm writing to you to express my sincere opposition to the proposed housing project at 5908 manor road. i feel this project is too large and places too high a burden on an already troubled section of the windsor park neighborhood. i also feel that the project with it's 110 units and residents with difficult challenges, would prove to be unmanageable and would soon be abandoned by the organization building it, leaving the neighborhood, the austin police department and the city of austin to deal with the ensuing problems. i also fear that the existing problems of that section of manor road would contribute to recidivism amongst the tenants of the proposed buildings and any organization attempting to help individuals would be ill advised to locate it at 5908 manor road. i speak for myself as well as many of my neighbors when i ask the city of austin to carefully consider the implications of this development, and decline to support it.

thank-you,

patrick harrington
2713 sweeney lane
windsor park resident

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5602 Wellington Drive
Austin, Texas 78723-4012
30-Mar-08

Joi Harden
Neighborhood Planning and Zoning Department
P.O. Box 1088
Austin, Texas 78767

Dear Ms Harden:

As a 24 year resident (20 year resident/homeowner) in the Windsor Park neighborhood I am opposed to the proposed zoning change to allow development of a 110 unit single resident occupancy facility at 5908 Manor Road. If this tract is to be rezoned then I strongly favor rezoning to P to allow the creation of a city "pocket park" at this site. Mr. Sampson had already created a park at this location and its use as a public park would be a true asset to the neighborhood.

Two large apartment complexes (one located immediately east of the intersection of Wheelless at Manor; the other just northeast of the intersection of Rogge at Manor) have a history of violent crimes (including murder by stabbing), frequent drug abuse and fires. Due to the circumstances that have lead to their homeless status most people placed at this location would either contribute to already existing social problems or would become victims by association or opportunity. It is cruel to stack the cards against people who have suffered as much as have the homeless. Please do not support this proposed zoning change (which if passed would permit construction of a 110 unit facility).

Sincerely,



Albert E. Adams

30-Mar-08

Joi Harden
Neighborhood Planning and Zoning Dept.
City of Austin
P. O. Box 1088
Austin, TX 78767

Re: Community Partnership for the Homeless Housing proposal for 5908 Manor Road
Case #: C14 2008-0057-SH

Dear Ms Harden,

As a 24 year resident (20 year resident/homeowner) in the Windsor Park neighborhood I am opposed to the proposed zoning change to allow development of a 110 unit single resident occupancy facility at 5908 Manor Road. If this tract is to be rezoned then I strongly favor rezoning to P to allow the creation of a city "pocket park" at this site. Mr. Sampson had already created a park at this location and its use as a public park would be a true asset to the neighborhood.

Two large apartment complexes (one located immediately east of the intersection of Wheless and Manor; the other just northeast of the intersection of Rogge at Manor) have a history of violent crimes (including murder by stabbing) frequent drug abuse, and fires. Due to the circumstances that have lead to their homeless status, most people placed at this location would either contribute to already existing social problems or would become victims by association or opportunity. It is cruel to stack the cards against people who have suffered as much as have the homeless. Please do not support this proposed zoning change (which if passed would permit construction of a 110 unit facility).

Sincerely,



Albert E. Adams
5602 Wellington Drive
Austin, Texas 78723-4012

Harden, Joi

From: [REDACTED]
Sent: Monday, March 31, 2008 10:50 AM
To: Harden, Joi
Subject: rezoning opposition - please save our neighborhood

March 31, 2008

Dear Joi Harden,

I am writing in reference to Planning Commission case # C14-2008-0057-SH scheduled for hearing on April 8 or April 22. Please take action to prevent rezoning to multi-family (MF-3). Please take action to prevent the 110 unit supportive housing facility from being built in this neighborhood. Please let me know what additional steps we must take to ensure that this housing is not built.

Our community already hosts multiple transitional, subsidized, and rehabilitative housing areas in support of a better quality of life for less fortunate persons. Adding similar establishments, especially of this proposed size, will halt and surely reverse enhancement of East and Northeast Austin neighborhoods. Our safety and property will be increasingly compromised. And finally, the resulting increases in foot traffic and drug traffic is cause for concern on a busy street and area surrounded by many schools and churches.

Regards,

Leticia Baucum
6105 Adalee Ave.
Austin, Texas 78723
512.665.0569

David E. Golden
2803 Sweeney Lane
Austin, Tx 78723

Joi Harden
Neighborhood Planning and Zoning Dept.
City of Austin
P.O. Box 1088
Austin, TX 78767
Dear Joi Harden

I live at 2803 Sweeney Lane: this is within the 200 ft. radius of a proposed multi-unit housing development proposed by Community Partnership for the Homeless at 5908 Manor Rd., Austin, TX. Case Number: C14-2008-0057.SH

I have lived on Sweeney Lane since I was ten years old: that would be 48 years. I have seen this area go from a rural area to single family residences to an area with a mix of single family residences and multi-family residences. The area has been degraded repeatedly by the city directing low income housing and group homes into our community. Crime, Prostitution, Drug dealing and Pan handling have all followed. This project would further degrade the mix away from the owner occupied residences.

ENOUGH IS ENOUGH!!! I along with many of my neighbors have and will continue to organize to fight for our property rights as property owners to protect ourselves from the continued influx of unsavory elements of society that have been dumped into our neighborhood by policies promoted by our city government.

The newest threat comes from the Community Partnership for the Homeless. A very nice sounding name for a group who first said the housing would be for low income families, the disabled veterans, then single people only with low income restrictions who would have to pay their own rent.

Of course at least 30 percent of the units could have people with disabilities. To me that is a code word for recovering drug addicts or alcohol addicts or people on parole. An addict is an addict for life, they are and will always be in the recovering mode.

The low income provision could be bypassed according to a Draft of Qualifying Criteria from the development company "However, there may be several special programs for a specific number of units of the property." This means there will be people in the units who are not self-supporting and paying their way. Which means who knows how many people who do not work and pay their way could be house there. These people will very likely add to the people who already wonder through our neighborhood. My neighbors and I have many times been approached by pan handlers knocking on our doors and coming onto our property.

Also, I cannot see anybody, if they are honest hardworking low income individuals, who would want to live with a group of people who have criminal histories or drug abuse problems or mental disabilities. Which leads me to speculate that this entire complex may end up with a preponderance of people with problem histories.

I AM COMPLETELY OPPOSED TO THIS DEVELOPMENT. I do not feel the developers are being honest (due to the number of conflicting stories I personally have heard form them). Either they are dishonest or do not have a clue as to what will happen at such a large complex. These people could well be here today and gone tomorrow.

Know matter when the CRAP hit's the fan I feel my neighbors and myself will be the ones covered with It!!!!

Sincerely Yours,



David E. Golden

Joi Harden
Neighborhood Planning and Zoning Dept.
City of Austin
P. O. Box 1088
Austin, TX 78767

Re: Community Partnership for the Homeless Housing proposal for 5908 Manor Road
Case # C14 2008-0057-SH

Re: Case # C14 2008-0057-SH

April 2nd 2008

Dear Ms. Joi Harden,

I am writing to you as a concerned citizen living in the Windsor Park neighborhood. I am very opposed to the Community Project for the Homeless ; which is proposing a 110-unit single-resident occupancy to serve low income individuals .Included in this population are the mentally and physically disabled, veterans , previous drug offenders and other low income individuals.

My concern is that the 5908 Manor road address is already in a drug infested area. These future renters will fall prey to the already existing drug population and will also start knocking on doors of the existing neighbors in the area.

I am speaking from personal experience and I assure you it can be a very scary experience to have someone knocking on your door with unreasonable requests at all different hours of the night and morning. We already have enough problems in our neighborhood being saturated with all kinds of transitional, rehabilitative and halfway houses.

Adding more low cost housing in an already saturated neighborhood feels like we are again being dumped on. The east side has taken enough abuse already. This has greatly affected my neighborhood in a very negative way. Property values will go down as will the quality of life and sense of security that we are all entitled to. I did not buy my house to see the quality of my life deteriorate. I have the same right as the west side to feel safe and secure in my house.

Imagine if you bought a house here, fixed it up and had made friends that lived close to you. Just to find out that more homeless were going to live down the road from you. An area can only take so much, and we are already at the tipping point. This 110-unit residency will really impact us negatively.

Right now the property is being used as a park, which is really what our neighborhood needs: a place to connect with your fellow neighbors and enjoy the quickly vanishing open spaces.

I would very much appreciate your consideration to help this neighborhood preserve these 4 acres of sanctuary for the existing wildlife and the people who live here. Please take these words to heart.

Sincerely,



Hetty Goess

RE: Community Partnership for the Homeless Housing proposal
Case number: C14 2008-0057-SH address -- 5908 Manor Road

Joi Harden
Neighborhood Planning and Zoning Department
P.O. Box 1088
Austin, TX. 78767

4.2.08

Dear Ms. Harden:

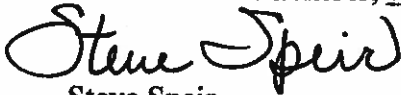
I have lived in Windsor Park near Manor and Rogge Lane for more than 22 years. I bought my first house on Westmoor and later one on Corona Drive. In recent years most of my neighbors moved away due to the rising crime, much of which was related to the **ENDLESS** placement of transitional housing facilities into our neighborhood. Only in recent months have we seen a turnaround begin. Now this is being jeopardized by another in an endless string of transition housing facilities targeting our neighborhood.

Windsor Park continues to be a target because, in the past, the neighbors have never banded together to oppose this endless parade of "homeless," shelters, drug addicts, alcoholics, sex offenders, and the scores of Section 8 housing that dot every section of this beautiful neighborhood. Not for one moment would any city council or planning commission member consider placing a homeless facility of this size in Hyde Park, Bel Terra, Terra Vista or in any of Austin's trendy suburban communities. I can just imagine the outcry if such an idea was proposed. It would be shot down in thirty seconds.

It is unfair for this one neighborhood to continually bare more than its fair share of this burden particularly when other areas of the city would never even be considered for these type of facilities. **ENOUGH IS ENOUGH.** I have never seen my neighbors more upset than they are right now. The recent neighborhood meeting on this voted more than **NINE to ONE AGAINST this facility.** The vote was 55-6 overwhelming against.

Our neighborhood is at a tipping point. We are now literally saturated with all forms of transitional, supportive, group, subsidized, halfway, and rehab housing from convicts to sex offenders.

These facilities and the problems that come with them have added greatly to the decline of our neighborhood. We are concerned about our quality of life, our property values, and, frankly, the safety of ourselves and our families. You would be too if you lived here. Please remember, we are part of Austin, too. And we vote and pay taxes, too.



Steve Speir
President, Windsor Park-Pecan Springs Heritage Neighborhood Association
1225 Corona Drive
Austin, TX. 78723

~~signed by Steve Speir~~

**RE: Community Partnership for the Homeless Housing proposal for
5908 Manor Rd**

Case number: C14 2008-0057-SH


Joi Harden
Neighborhood Planning and Zoning Department
P.O. Box 1088
Austin, Texas 78767

Dear Ms. Harden,

I live in this neighborhood and wish to express my OPPOSITION to this proposed project for 5908 Manor Road for the following reasons:

Our neighborhood is at a tipping point. Our neighborhood is already saturated with all forms of transitional, supportive, group, subsidized, halfway, and rehabilitative housing. These facilities and the problems that come with them have added greatly to the decline of our neighborhood. We are concerned about our quality of life, what kind of neighborhood we live in, our property values, and frankly, the safety of ourselves and our families.

This property is much better suited for a park, for which it is already developed, or a much less intensive use that would help stabilize the neighborhood.


Signature

My Name: CARMEN NORIEGA

My Mailing Address: 2512 SWEENEY LANE
AUSTIN TX 78723-353A

My Phone number: 512-489-6718

My email address:

Sheryl Cheatham
2612 Sweeney Lane
Austin, Texas 78723
Email: ~~Sheryl.Cheatham@cityofaustin.org~~
Phone: 512-926-9460

April 3, 2008

Joi Harden
Neighborhood Planning and Zoning Department
City of Austin
P.O. Box 1088
Austin, TX 78767

**RE:
COMMUNITY PARTNERSHIP FOR THE HOMELESS HOUSING PROPOSAL FOR 5908
MANOR ROAD**

Case number: C14 2008-0057-SH

Dear Ms. Harden,

My husband and I chose to live in the Winsor Park Neighborhood with our two children over 28 years ago. It was good soil for gardens, nice large home lots, beautiful trees, with many areas still with open spaces. Now, those spaces like the Sutherland project and the project near Pearce Middle school are being developed and the areas that could have been nice pocket parks are being destroyed.

I am against the proposed project for 5908 Manor Road for the following reasons:

Why put another form of transitional, supportive, group, subsidized, halfway and rehabilitative housing in our already saturated neighborhood? These facilities and the problems that come with them have added greatly to the decline of our neighborhood. What happens to projects like these when they fail or when they are no longer as profitable for the original developer? They become Section 8 or worse. I do not think I could sell our property to a nice young family, like we were, if we have that project next door to us. **Would you buy it?**

Many of our neighbors have the same concerns about our quality of life, what kind of neighborhood we live in, our property values, and our safety.

This property is not the right site for a project like this. It is already developed as a park. I believe that it should be acquired as a park, which it already is developed as, or put to a much less intensive use that would help stabilize the wonderful neighborhood we live in.

Best Regards,


Sheryl Cheatham

**RE: Community Partnership for the Homeless Housing proposal for
5908 Manor Rd**

Case number: C14 2008-0057-SH

Joi Harden
Neighborhood Planning and Zoning Department
P.O. Box 1088
Austin, Texas 78767

Dear Ms. Harden,

I live in this neighborhood and wish to express my OPPOSITION to this proposed project for 5908 Manor Road for the following reasons:

Our neighborhood is at a tipping point. Our neighborhood is already saturated with all forms of transitional, supportive, group, subsidized, halfway, and rehabilitative housing. These facilities and the problems that come with them have added greatly to the decline of our neighborhood. We are concerned about our quality of life, what kind of neighborhood we live in, our property values, and frankly, the safety of ourselves and our families.

This property is much better suited for a park, for which it is already developed, or a much less intensive use that would help stabilize the neighborhood.


Signature

My Name: Richard Horn

My Mailing Address: 1223 Corona
Austin, Tx. 78723

My Phone number: 512-294-3367

My email address:

~~Richard.Horn@cityofaustin.net~~

April 8, 2008

**Pete & Kay Hudson
6510 Betty Cook Drive
Austin TX 78723**

**Honorable Mayor, City Council Members, Ms. Nicole
Fisher, Multifamily Housing Specialist, Interested
Parties,**

Re: Request for 5908 Manor Road

Please listen to our plea!!!

**Pete and I have been residents of University Hills since
1971. We chose to live in a multi-cultural neighborhood.**

**We have witnessed many changes in our area. We have
seen segregation in our schools, desegregation, and
then segregation. There has been White flight, low test
scores for children in neighborhood schools,
undesirable characters moving in to our area and lots
of drugs and crime – especially in the Manor Road and
Rogge/ Springdale/Loyola area.**

**Pete and I moved here when we were young – late 20's
and are now in our late 60's. We have stayed the
course. We love our neighborhood.**

**There are plenty of respectable residents in this area
that care about our neighborhood and want safe
environments for the children, elderly and other
residents in this area.**

Many residents have been working with the police to solve problems in our area and it seems, our area was on the upturn.

We feel we have already opened up our hearts and area to help many people and have have a large percentage of supportive, transitional, subsidized and alternative housing projects in our area.

Residents, homeowners and business owners are feeling the brunt of the influx of housing types that are open to transitional housing, drug, alcohol, sex offenders, parolees, mental health counseling, etc.

East Austin CANNOT take care of the entire City of Austin!!!!

Other people open their pocket books as long as it keeps this type of housing out of "their" neighborhood.

It seems only fair that other neighborhoods should share in helping solving and taking care of these problems. We are the same City, right?

Please, as an East Austin resident, we would like to know who is taking care of our back – Do you not represent the entire City of Austin?????

We respectfully request that this re-zoning NOT be changed and that some other section of town, other than East Austin help to solve our saddest populations.

Thank you for your consideration,

Pete and Kay Hudson

Harden, Joi

From: Andrew Cockrum (~~mailto:andrew@cockrum.net~~)
Sent: Tuesday, April 08, 2008 11:01 AM
Subject: Please No Homeless Housing on 5908 Manor Road.

To whom it may concern,

I live on 5902 Coventry Lane within a 2 minute walking distance from the proposed 110 Unit facility on 5908 Manor Road. I oppose this project as I feel our neighborhood is already over saturated with transitional housing. I would much rather this tract of land be used for something that will help bring the community together such as a neighborhood park. We need more green space in this area and this land would be a perfect dog park, where dog lovers could gather and enjoy a day in the sun, with their neighbors.

I think homeless projects are important, but our neighborhood is starting to feel like a homeless project. On Coventry Lane, we have a lot of foot track back and forth from the Manor Road area where this project would be built. As a result I find myself cleaning up the street in front of our house, almost weekly, as people have discarded trash, beer and liquor bottles and various items I won't mention.

It is also not uncommon to be panhandled in my own front yard. In the three years that we have lived in this house, our cars have been broken into or ransacked on several occasions and guns have been discharged within a few hundred yards of our home.

We already have a neighborhood that is struggling and in transition, and I'm wary about bringing in more transitional housing. Instead of a park, that would promote openness and community, this project with it's guards, strict rules and one entrance in and out, promotes concern for many of us here.

Instead, would you please consider giving our neighborhood a little extra green space to help bring the community together?

Thank you,

Andy Cockrum
5902 Coventry Lane
Austin, Texas 78723
(512) 933-0154

Harden, Joi

From: ~~redacted~~
Sent: Tuesday, April 08, 2008 10:33 AM
To: Harden, Joi
Subject: winsor park homeless facility case #C14-2008-0057-SH

Ms. Harden,

I am writing this letter to voice my opposition to the proposed zoning change required to build a 110 unit homeless housing facility at 5908 Manor Road. As a Windsor Park resident for the past 8 years, I have worked hard with my neighbors to clean up the neighborhood. Manor Road has always been a particularly blighted area with drugs, and prostitution. If you analyze the 78723 zipcode you will see that we already have the highest number of transitional, subsidized, group, halfway and rehabilitative housing for alcoholics, sex offenders and drug addicts. We do not need a homeless housing facility in our neighborhood. With Winn Elementary and Pecan Springs Elementary so close by, this is not an appropriate location for this project.

Certainly we should try to rehabilitate the homeless and give them help--however our neighborhood is already doing a lot to help people who need rehabilitation and we cannot take anymore on. This project should go to a different neighborhood like Travis Heights or Tarrytown, ie. one that does not have such a large population of rehabilitative housing.

I oppose this proposed zoning change and the construction of this housing unit for the homeless at 5908 Manor Road and I urge you to consider my opposition to defeat this zoning change.

Sincerely,

Meredith Roddy
2011 Sunny Brook Rd.

Harden, Joi

From: Norman Houghton [REDACTED]
Sent: Thursday, April 10, 2008 10:00 PM
To: Harden, Joi
Subject: 5908 Manor Road, Case No. C14-2008-0057-SH

Ms Joi Harden
City of Austin Neighborhood Planning
and Zoning Department

Dear Ms Harden:

In reference to the subject Case, I have attended 2 neighborhood meetings in which near-unanimous opposition was expressed by vote to a proposed Zone Change and to proposed construction of housing for homeless persons. These are proposed for the property at 5908 Manor Road in Austin.

This property is in a section of town having a significant number of half-way houses, a very high proportion of residences with known sex-offenders, and some public prostitution. The property itself is in the midst of single-family dwellings. Public transportation is insufficient. The property is located near a beer joint and near a liquor store and several schools and churches. I firmly believe the resulting housing project moves in the opposite direction this neighborhood should change.

There is a trailer park near here for homeless people in travel trailers and RV's. Let's call a stop to this continued slide towards trouble. Please reject the proposed Zone Change. The Mueller Airport property would be more suited to this type of establishment.

In the second meeting, held this evening, the above votes were taken. Another vote sanctioned the change in Zoning of the 5908 Manor Road property to a public park designation.

Very truly yours,

Norman W. Houghton
3005 Cedarlawn Circle
Austin, TX 78723
512/926-2821
[REDACTED]

4/14/2008

Harden, Joi

From: Robert Mayfield [mailto:robertmayfield@yahoo.com]
Sent: Friday, April 11, 2008 3:38 PM
To: Harden, Joi
Subject: postponement of the Planning Commission hearing on April 22, Case #C14-2008-0057-SH

Dear Joi,

On behalf of myself, the owner of the DQ at 5900 Manor Rd next door to the proposed project, and my employees who live in the neighborhood, I am asking that the hearing on the proposed project on 5908 Manor Rd, Case #C14-2008-0057-SH, before the Planning Commission now scheduled for April 22, be postponed or continued to a later date.

I need the time to get additional facts and to prepare presentation papers that will be needed to allow me to present a complete case to the Commission demonstrating why we are against this project. The applicant has been working on this project for over a year, but I have only been informed about the project and have had opportunity to work on it since the last week of February. It is only fair that I have some more time.

A postponement or continuance does not adversely impact the applicant nor any timelines needed by the applicant.

Thank you for your help,

Robert Mayfield

Harden, Joi

From: Robert Mayfield [REDACTED]
Sent: Monday, April 14, 2008 6:27 PM
To: Harden, Joi
Subject: RE: postponement of the Planning Commission hearing on April 22, Case #C14-2008-0057-SH

May 13 seems fine to me. That should give us the time we need. If we by chance need more time, we can let you know.

Thanks,

Robert

--- "Harden, Joi" <Joi.Harden@ci.austin.tx.us> wrote:

> Dear Robert,
>
> Unless you are asking for another date, per our conversation, I will
> assume that you are requesting a postponement to the next planning
> commission date of May 13, 2008. Please let me know if that is your
> intention, or if you have another date for your request. I must give
> the planning commission a date certain for a postponement request.
>
> Please let me know if you have any questions.
>
> Thank you,
> Joi Harden
>
> -----Original Message-----
> From: Robert Mayfield
> [mailto:[REDACTED]]
> Sent: Friday, April 11, 2008 3:38 PM
> To: Harden, Joi
> Subject: postponement of the Planning Commission hearing on April 22,
> Case #C14-2008-0057-SH
>
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> On behalf of myself, the owner of the DQ at 5900 Manor Rd next door
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> project. The applicant has been working on this project for over a
> year, but I have only been informed about the project and have had
> opportunity to work on it since the last week of February. It is only
> fair that I have some more time.
>
> A postponement or continuance does not adversely impact the
> applicant nor any timelines needed by the applicant.
>
> Thank you for your help,
> Robert Mayfield
>
>

Harden, Joi

From: geoff herman [REDACTED]

Sent: Friday, April 11, 2008 9:29 PM

To: Harden, Joi

Subject: Case # C14-2008-0057-SH

Hello Joi Hardin, I am writing to plead for your help in denying the request to rezone and build a homeless housing facility in my neighborhood. As you know, the neighborhood recently finalized the master plan for the neighborhood and decided single family dwellings would be the best use for this land. This was decided for many reasons, one being the high rate of crime in the many multi-family dwellings in the immediate area. This neighborhood has been trying extremely hard to come together as one to try and reduce the amount of crime, drugs and prostitution that is rampant in the area of the proposed building site. Allowing this facility to be built, would be in direct contradiction of what the neighborhood residents want and need. One thing you may not be aware of are the great amount of halfway houses and transitory housing already located in our neighborhood. There are currently 17. Our neighborhood is saturated and cannot handle anymore of these facilities. I greatly appreciate your help. Please feel free to contact me at any time.

Geoff Herman
6304 Walnut Hills Dr.
Austin, TX 78723
659-4886

Do You Yahoo!?

Tired of spam? Yahoo! Mail has the best spam protection around
<http://mail.yahoo.com>

Harden, Joi

From: micah land [REDACTED]
Sent: Friday, April 11, 2008 9:03 AM
To: Harden, Joi
Subject: RE: Case # C14-2008-0057-SH

Attachments: land.vcf



land.vcf (346 B)

Ms. Joi Harden:

In regards to the proposed homeless shelter, I am writing writing to express my position AGAINST the development of the shelter for several reasons; 1. it is to be located in a developing, unique residential neighborhood, 2. the proposed development will increasingly populate northeast Austin with transient & homeless vagrants, an area which is already saturated with such. ... and 3. developers , though non-profit, should consider adaptive re-use of east Austin's existing structures, apartment homes, multi-family blocks, etc... rather than a new construction initiative. If Austin is truly interested in promoting a 'green', or environmentally sensitive building campaign, this would be a much more intelligent approach for a developing city, and perhaps more economical.

Consider other neighborhoods, Hyde park, Westlake, or even south Austin for that matter. An already increasingly segregated city could benefit greatly! Thank you.

--
best,

micah land

michael hsu design office

3423 GUADALUPE STREET | SUITE 200 | AUSTIN, TX | 78705

T: 512.706.4303 F: 512.706.4304 C: 512.228.7439

www.mhsudesign.com

Harden, Joi

From: Andrew Lee [REDACTED]

Sent: Friday, April 11, 2008 4:22 PM

To: Harden, Joi

Subject: Case #: C14-2008-0057-SH Please do NOT building a homeless housing facility on Manor

Dear Joi,

I appreciate that the city is attempting to help the poor and homeless by building a housing facility, but I don't believe building a housing facility on Manor Road would be a benefit to the people you are trying to help. Most charitable organizations who serve these people are found downtown, so I would suggest finding a place more central than a location so close to 183. The mass exodus through the rehabilitating areas of East Austin towards the charitable services would not only undo so much improvement put into the area but would also provide a lengthy path of temptations for illegal activity.

Sample Charities serving in central Austin:

Foundation For The Homeless - 200 E 8th St Austin, TX (512) 480-0005

Texas Equal Access To Justice - 815 Brazos St Austin, TX (512) 320-0094

ARCH - 00 East 7th, Austin, TX (512) 305-4100

Caritas of Austin - 611 Neches, Austin, TX 78767-1947 512-479-4610

Any Baby Can - 1121 E. 7th, Austin, TX 78702 (512) 454-3743

Austin Children's Shelter - 804 Rio Grande, Suite C, Austin, Texas 78701 (512) 499-0090

Cristo Rey Social Ministries - 2215 E 2nd St, Austin, TX (512) 474-6376

... and scores of other charity organizations can be found in and easily reached in downtown or east Austin.

A few weeks ago, a friend witnessed officers arresting a prostitute on the corner of Manor Rd and Rogge (less than a block from the proposed housing site). Several of my guests have driven by that corner and have sworn they have seen illegal activity happening. Ushering more homeless people into that area would only exasperate the problem and possibly plunge the destitute into deeper issues than they already have. With a new low income housing neighborhood planned in the old Mueller Airport area, it would become a major disaster for homeless people to roam a financially vulnerable area on their way to much needed resources.

I believe the city needs to find a more convenient place for the homeless to be housed closer to established resource distribution centers. This will save precious energy and time for those who are in most need of those two productive elements of life.

Thank you for your consideration and good luck to you on this issue,

Andrew Lee

Harden, Joi

From: ~~Marilyn Babcock~~
Sent: Sunday, April 13, 2008 10:15 PM
To: Harden, Joi
Subject: Re: Case No. C14-2008-0057-SH

I am writing to you in regard to the property at 5908 Manor Road, Case No. C14-2008-0057-SH. I am a home owner at 2600 Rogge Lane, and have attended two neighborhood meetings at which near unanimous opposition was expressed to a zoning change of the property at 5908 Manor Road and to the construction of a multi-use facility that would offer some 110 efficiency apartments to house homeless people, handicapped, and other types of people making transitions into society.

Windsor Park already has some 17 half-way houses that have been set up in our neighborhood. And, the City Council has already approved 10 acres of land near our location in East Austin for a trailer park to house homeless people. I feel like our neighborhood has become the City's dumping ground for difficult-to-house individuals. Why aren't facilities such as these more evenly distributed throughout the City?

Regarding the Manor Road plan -- we were told that most of the people who would occupy the facility would rely on public transportation. The public transportation on Manor Road isn't adequate to accommodate 110 more riders going to and from work every day. Moreover, there aren't the kinds of businesses in walking distance of the Manor Road property that could hire the people living in the apartments. There is a liquor store and a bar immediately across the street from 5908 Manor Road, which hardly seems like a healthy environment for people recovering from substance abuse problems. Also, the apartment complex immediately across the street from 5908 Manor Road has one of the highest crime rates in the City for drug use and prostitution. Mueller Airport would be a much more adaptable location for low-cost housing units such as those being proposed for Manor Road -- more space, no or very low crime rates, businesses within walking distance, etc.

Furthermore, the Zoning Plan for Windsor Park was just finalized and approved in September 2007. How is it possible that 6 months later the City is already considering changing the Zoning Plan we agreed on? I think that is absolute fraud!

Please count me as being adamantly opposed to the zoning change for 5908 Manor Road, and to the building of a 110 unit low-cost apartment complex at that location.

Sincerely,

Marilyn Babcock
2600 Rogge Lane
Austin, TX 78723
512:928-2266

It's Tax Time! Get tips, forms and advice on AOL Money & Finance.
(<http://money.aol.com/tax?NCID=aolcmp00300000002850>)

4/14/2008

DiGiuseppe, Paul

From: john hudson [mailto:john.hudson@cityofaustin.org]
Sent: Monday, April 14, 2008 8:03 AM
To: DiGiuseppe, Paul
Subject: Re Zoning of Manor Road
Attachments: 3222453154-Manor Road.doc

Paul,

You seem like a caring individual.

We realize you have a job to carry out, but hopefully, you will listen to our neighbors needs.

As you also know, East Austin is a target for anything that other neighborhoods do not desire. We acknowledge that we have some undesirable elements/characters in our area, but we would like to lift our neighborhood up and NOT take it down more.

We are doing more than our share in trying to solve the City's problems, but please give us a break. We are saturated with these types of problems and then some.

Thank you for your time and efforts,

Pete & Kay Hudson

Attachment

DiGiuseppe, Paul

From: Pierce, Genevieve [mailto:genevieve.pierce@cityofaustin.org]

Sent: Monday, April 14, 2008 8:50 AM

To: DiGiuseppe, Paul

Cc: sf.fowler@sbcglobal.net

Subject: 5908 Manor Homeless Project

Mr. DiGiuseppe,

As a homeowner in University Hills, I implore you and Mr. Frank Fernandez to reconsider the plan for Community Partnership for the Homeless to house the 'chronically homeless' at 5908 Manor in Windsor Park.

We residents of the East Side have worked tirelessly to reverse the decades of economic disparity, crime, low-rent housing, and ecological ruin which has plagued our neighborhoods. We understand that east of the highway does not have a massive tax-base, and so organizations seek to take advantage by pushing projects such as this into our neighborhoods. Please do not reverse what the people of our neighborhoods are working so hard to build – a community of responsible home owners who are invested in their neighborhood and do not have a history of substance abuse, crime, or contributing to societal ills.

Please understand that we are a community of good people, and although we appreciate organizations such as the Community Partnership for the Homeless tackling such a difficult issue, we in East Austin are already burdened with more than our fair share of crime, underperforming schools, homelessness and poverty. Please do not move more of the same into our community, where we are attempting to bring East Austin neighborhoods back to economic parity with the rest of Austin.

Sincerely,
Genevieve Pierce
3301 Loyola Lane
78723

DiGiuseppe, Paul

From: ~~neighborhoodweighs@att.net~~
Sent: Monday, April 14, 2008 2:43 PM
To: DiGiuseppe, Paul
Subject: Neighborhood Weighs in on 5908 Manor Road

Three Neighborhoods Weigh in on Proposed Community Partnership for the Homeless Project

Thursday's meeting at the Memorial Methodist Church resulted in a packed house of stakeholders from Windsor Park, Pecan Springs, and University Hills to hear the latest from the City and the non-profit attempting to locate a large homeless (permanent supportive housing) living facility on five acres at 5908 Manor Road.

The meeting was moderated by Paul DiGiuseppe, principal planner with the Neighborhood Planning and Zoning Department for the City of Austin.

Mr. DiGiuseppe, a complete professional in every sense, conducted the meeting in a fair and extremely even-handed manner. Since this was the first chance that many of those in the audience had to ask questions about the proposed facility, a lot of old ground was covered at the beginning. Frank Fernandez, the executive director of the Community Partnership for the Homeless, who is the applicant, continued to insist that the facility will not be for the homeless and is being unfairly labeled as such. But an area business owner pointed out that their own application to the city said that as many as 36-40 units would be for the "chronically homeless."

Three consistent themes quickly developed that were evident in most of the questions directed to Mr. Fernandez.

1) "Why is this being rushed through and why does every new halfway house, transitional or supportive housing project, group home for parolees and sex offenders, and even the new trailer park community for the homeless approved yesterday by the council have to **ALWAYS BE LOCATED IN EAST OR NORTHEAST AUSTIN?**" In addition, there was a strong feeling expressed that people in the neighborhood are just now learning about this project and that it **MUST BE DELAYED** so that questions can be asked and answers provided. Residents said the neighborhood is now saturated with such facilities and is repeatedly being asked to bare an unfair burden. One lifelong resident of Northeast Austin said it best: "Enough is enough."

2) The second theme expressed in questions and general discussion was that the needs of the neighborhood would be much better served if the site was purchased by the City of Austin parks department and used as a "pocket park" or as a site for a Community Center and Wildlife Study Center. The site is currently used as a "privately owned" park site known as Pavilion Park. Numerous weddings, family celebrations and reunions have been held there over the years. It is an ideal site for these events and there is no other comparable site.

3) There was also much discussion of the high rate of crime in the immediate area, particularly directly across from the park in the cul de sac on the east side of Manor Road. This is Sweeney Circle. But a resident said the police and neighbors call it "Slinger Circle" because of the crack dealers "slinging" drugs directly across from the site. One resident said "they could not have picked a worse site for this nonsense" and said that he would likely move from the neighborhood if it came in. Others pointed out the lack of adequate bus service to serve so many people (110 units) and how difficult it already is to get a bus late at night on Manor

Road or to get to and from the grocery store or work in a reasonable time on this bus route

After nearly two full hours of discussion, a recorded vote was taken. The vote AGAINST THE FACILITY LOCATING IN OUR NEIGHBORHOOD AT 5908 MANOR ROAD was 53-1 with one abstention. The only vote in favor of the project was Arthur Sampson, the land owner of 5908 Manor Road.

In a second vote, people voted 53-1 to not change the current zoning from SF-6 and to not change the current neighborhood plan.

In a third vote, the crowd's strong desire for additional green space was reflected in a 53-0 vote supporting asking the City of Austin to purchase the land for a public park.

It seems to me the neighborhood has clearly and decisively spoken.

Steve Speir, 1225 Corona Drive, (512) 451-5412

Harden, Joi

From: DiGiuseppe, Paul
Sent: Monday, April 14, 2008 1:19 PM
To: Harden, Joi
Subject: FW: Proposed Zoning change - 5908 Manor Rd

From: Lou O'Hanlon [mailto:~~lohanlon@cityofaustin.com~~]
Sent: Sunday, April 13, 2008 6:13 PM
To: DiGiuseppe, Paul
Subject: FW: Proposed Zoning change - 5908 Manor Rd

Paul, I neglected to copy you on this when it was sent. Please add to your file regarding the proposed re-zoning of 5908 Manor Rd.

Thank you,
Lou O'Hanlon

-----Original Message-----

From: Lou O'Hanlon [mailto:~~lohanlon@cityofaustin.com~~]
Sent: Sunday, April 06, 2008 6:46 PM
To: nicole.fisher@tdhca.state.tx.us
Subject: Proposed Zoning change - 5908 Manor Rd

TO: Members of Austin City Council
Members of Austin Planning Commission

Nicole Fischer
Multifamily Housing Specialist
Texas Dept. of Housing and community Affairs
P. O. Box 13941
Austin, TX 78711-3941

RE: Requested re-zoning of 5908 Manor Road

Dear Interested Parties:

I have lived in University Hills since 1984 and in the Windsor Park area since my early 20s (back in the 70s). When I moved to this neighborhood, it was a nice middle-class neighborhood with a natural diversity of cultures and races, all working together to keep the neighborhood safe and beautiful. Over the years, as more of the criminal elements inched ever closer to Manor Road, many

of the families with children began to move out of the neighborhood. I am an active member of the University Hills Neighborhood Association and we have worked diligently to maintain the quality of life in our neighborhood by partnering with the police to keep as much crime as possible from our borders and supporting our local businesses.

I am also a member of the University Hills Neighborhood Planning Contact Team and spent 2-1/2 years working on the neighborhood plan activities with all of the frustrations that entailed. I attended 99% of the meetings and workshops associated with the neighborhood planning process and at every turn our neighbors voiced their concerns about opening our area up to massive density of low income housing. Frankly, we are weary of the historical trend that directs most of the City's social remedies and projects to East Austin. As a result, our property values have declined significantly over the past 20 years and we are just now realizing some small increases in value, not the huge increases that have affected the east side of town nearest to downtown.

Although 5908 Manor Road is not within the boundaries of the University Hills planning area, it borders very closely. This type of housing is not what we envisioned for our area when we included "affordable housing" in our Plan. Our Plan calls for 60%-80% MFI for new housing in our area. Any less will continue the cycle that concentrates all of the poverty being created on the East side, with the increase in crime that goes with it. Our neighborhood consists of an equal mix of African-Americans, Hispanics, and Anglos – and I can assure you that we all stand together to protest more of this type of housing being placed in our area, particularly at this location which is very close to one of the higher crime areas at Manor and Rogge and lies across the street from a Bar. This is not a location I imagine would be safe for vulnerable people who are trying to get their lives back together – as described by Frank Fernandez with the Community Project for the Homeless.

It is my view that if the City is bent on subsidizing retail development such as the Domain, and spending over 9 million dollars beautifying and reconfiguring a few blocks of Cesar Chavez in front of City Hall, some funds could be found to subsidize the non-profits who are charged with the mission of finding affordable housing for the poor and spend those dollars helping them buy land in Crestview, Brentwood, Allendale, Bouldin, S. Lamar, Hyde Park, or other central neighborhoods whose land values may be higher, but would effect a more equal distribution of the poor to better parts of the City and not concentrate them all in one area.

Sincerely,

Harden, Joi

From: Robert Mayfield [mailto:~~robert.mayfield@yahoo.com~~]
Sent: Monday, April 14, 2008 6:27 PM
To: Harden, Joi
Subject: RE: postponement of the Planning Commission hearing on April 22, Case #C14-2008-0057-SH

May 13 seems fine to me. That should give us the time we need. If we by chance need more time, we can let you know.

Thanks,
Robert

--- "Harden, Joi" <Joi.Harden@ci.austin.tx.us> wrote:

> Dear Robert,
>
> Unless you are asking for another date, per our conversation, I will
> assume that you are requesting a postponement to the next planning
> commission date of May 13, 2008 . Please let me know if that is your
> intention, or if you have another date for your request. I must give
> the planning commission a date certain for a postponement request.
>
> Please let me know if you have any questions.
>
> Thank you,
> Joi Harden
>
> -----Original Message-----
> From: Robert Mayfield
> [mailto:~~robert.mayfield@yahoo.com~~]
> Sent: Friday, April 11, 2008 3:38 PM
> To: Harden, Joi
> Subject: postponement of the Planning Commission hearing on April 22,
> Case #C14-2008-0057-SH
>
> Dear Joi,
> On behalf of myself, the owner of the DQ at 5900 Manor Rd next door
> to the proposed project, and my employees who live in the
> neighborhood, I am asking that the hearing on the proposed project on
> 5908 Manor Rd, Case #C14-2008-0057-SH, before the Planning Commission
> now scheduled for April 22, be postponed or continued to a later date.
>
> I need the time to get additional facts and to prepare
> presentation papers that will be needed to allow me to present a
> complete case to the Commission demonstrating why we are against this
> project. The applicant has been working on this project for over a
> year, but I have only been informed about the project and have had
> opportunity to work on it since the last week of February. It is only
> fair that I have some more time.
>
> A postponement or continuance does not adversely impact the
> applicant nor any timelines needed by the applicant.
>
> Thank you for your help,
> Robert Mayfield
>
>

Harden, Joi

From: NPZD
Sent: Tuesday, April 15, 2008 5:05 PM
To: Harden, Joi; Heil, Robert; Levinski, Robert; Rhoades, Wendy; Sirwaitis, Sherri
Cc: Rusthoven, Jerry
Subject: FW: npzd - proposed homeless facility at 5908 Manor

From: dawnm@microsoft.com [mailto:~~dawnm@microsoft.com~~]
Sent: Tuesday, April 15, 2008 4:44 PM
To: NPZD
Subject: npzd - proposed homeless facility at 5908 Manor

Date/Time Submitted: Tuesday, 4/15/08, 1644 hours

From: Dawn Mann

E-mail address: ~~dawnm@microsoft.com~~

Subject: proposed homeless facility at 5908 Manor

Comments:

Hello, I wanted to register my opposition to the proposed homeless facility at 5908 Manor Dr. This project is not part of joint University Hills/Windsor Park Neighborhood Plan and there are indications that the developer is being less than forthcoming about the true nature of this project. Thank you, Dawn Mann 6827 Willamette Dr Austin 78723

Harden, Joi

From: David Golden [~~Redacted Email Address~~]

Sent: Wednesday, April 16, 2008 2:17 PM

To: Harden, Joi

Subject: Case #: C14-2008-0057-SH

My name is David E. Golden. I am currently representing the Sweeney Farms Neighborhood Association. I have spoken to the representatives of other neighborhood associations in my area and we would appreciate a postponement of the April 22, 2008 hearing on the Case #: C14-2008-0057-SH. We oppose the rezoning and could use extra time to come up with statistics which would help our case against the rezoning. Plus we may not have enough time to voice our opinions to the city council members.

Get in touch in an instant. [Get Windows Live Messenger now.](#)

Harden, Joi

From: Marie Houghton [~~Redacted~~]
Sent: Friday, April 18, 2008 11:41 AM
To: Harden, Joi
Subject: 5908 Manor Road Case No. C14-2008-0057-SH

Ms. Joi Harden:
City of Austin Neighborhood Planning & Zoning Department
Case #C14-2008-0057-SH

Dear Ms Harden:

I live within a mile of the proposed Multi-Family Residential Rental Community. I attended a Neighborhood Meeting about this proposal at Memorial United Methodist Church. There was almost unanimous opposition to this proposal. We have seen our neighborhood deteriorate immensely in the 40 years we have lived here. I understand there are 17 halfway houses already in our small area. Across the street from the proposed development is a bar, and there is a liquor store a block away. Also a block away at the intersection of Rogge & Manor Road I heard people at the meeting talk about prostitutes soliciting and drug deals going on in the evening. We have the highest concentration of sex offenders of anywhere in Austin (at least 50 according to the web site). We don't need this homeless shelter here.

At the neighborhood meeting a show of hands was asked of how many neighbors would not like for this development to take place, and everyone except three people of the 50 or so participants said they did not want this housing development. When asked how many would rather have a park, it was almost unanimous in favor of a zoning change for a park. Have you considered the nearby Mueller development? It would seem a lot better suited.

Yours truly,

Marie Houghton
3005 Cedarlawn Circle
Austin, TX 78723
512-926-2821

~~Redacted Signature~~

Friday, April 18, 2008

RE: Opposition to Manor Road SR)-TDHCA #8271, Proposed Homeless Housign Development
Case # C14-2008-0057-SH

Joi Harden
Neighborhood Planning and Zoning Dept.
City of Austin
P.O. Box 1088
Austin, TX 78767

Betty Dunkerley
City of Austin
P.O. Box 1088
Austin, Texas 78767-8865

Nicole Fisher
Multifamily Housing and Community
Affairs
Texas Department of Housing and
Community Affairs
P. O. Box 13941
Austin, Texas 78711-3941

Jenifer Kim
City of Austin
P.O. Box 1088
Austin, Texas 78767-8865

Lee Leffingwell
City of Austin
P.O. Box 1088
Austin, Texas 78767-8865

Mayor Will Wynn
City of Austin
P. O. Box 1088
Austin, Texas 78767-8865

Mike Martinez
City of Austin
P.O. Box 1088
Austin, Texas 78767-8865

Sheryl Cole
City of Austin
P.O. Box 1088
Austin, Texas 78767-8865

Brewster McCracken
City of Austin
P.O. Box 1088
Austin, Texas 78767-8865

To all:

I am writing to voice my opposition to the proposed homeless housing development at 5908 Manor Road. I strongly believe that the site chosen, 5908 Manor Road, needs to be developed as a city park. The shelters at Bartholomew Park and other parks are in great demand by families in our neighborhood to celebrate family events. On the other hand, our neighborhood already hosts a lot of housing for people with problems (i.e., recovering drug addicts, child abusers). Many of our neighbors have complained of vandalism such as (broken car windows, burglary, and graffiti). I am afraid that the addition of the Homeless Housing Development will contribute to increasing the violent and property crime in my community. Please, find an alternative site.

Martin Arocena
2302 Trafalgar
Austin, Texas 78723

Harden, Joi

From: Robert Mayfield [Robert Mayfield@cityofhouston.com]
Sent: Monday, April 21, 2008 11:18 PM
To: [REDACTED]
Subject: Fwd: RE: postponement of the Planning Commission hearing on April 22, Case #C14-2008-0057-SH
Attachments: RE: postponement of the Planning Commission hearing on April 22, Case #C14-2008-0057-SH



RE: postponement
of the Planni...

Note: forwarded message attached.

This is the original request for postponement in this case. After working on this matter for a while, it is obvious that we will need a postponement to June to allow myself and other neighborhood associations and leaders to have the opportunity to prepare and apply due diligence in this case.

I request the date of June 24 as a reasonable postponement.

Thanks,

Robert Mayfield

Harden, Joi

From: David Golden [mailto:~~golden.david@att.net~~]

Sent: Tuesday, April 22, 2008 8:53 AM

To: Harden, Joi

Subject: postponement of the planning commission hearing on April 22, 2008 Case#C14-2008-0057-SH

My name is David E. Golden. I am currently the president of the Sweeney Farms Neighborhood Association. After conferring with members of my neighborhood association and representatives of neighboring associations we need to postpone the April 22, 2008 hearing on the Case#: C14-2008-0057-SH. I am requesting the case be postponed until June 24, 2008. With due diligence we are attempting to compile information which will help our case against the proposed rezoning.

Spell a grand slam in this game where word skill meets World Series. Get in the game.

Wiley L. Cheatham, Jr., Architect, AIA, NCARB, Planner
2612 Sweeney Lane
Austin, Texas 78723

April 22, 2008

Greg Guernsey, Director,
Neighborhood Planning and Zoning Department
P.O. Box 1088
Austin, Texas, 78767-1088

Re: Planning Commission Agenda for April 22, 2008

Dear Greg,

It has just come to my attention that there are two items, #9 (Neighborhood Plan Amendment: NPA-2008-0023.01 – Windsor Park Development) and #10 (Rezoning: C14-2008-0057-SH – Windsor Park Development), on the agenda tonight for the Planning Commission that give great concern to our NA.

While I am aware that Arthur Sampson is requesting an amendment to the University Hills/Windsor Park Neighborhood Plan (to allow the development of a 110 unit SRO project by Community Partnership for the Homeless), which we strongly oppose, the staff recommendations ask for something else. Paul DiGiuseseppe is requesting Mixed Use and Higher Density Single Family Residential and Joi Harden is requesting LR-MU-CO-NP for the first 200 feet from Manor Road (Tracts 2 and 3) and SF-6-NP for the remainder of the tract (Tract 1). We understand that the staff would take a pro or con position on the Sampson request because the developer is using S.M.A.R.T housing, but why is the staff making its own recommendations to a neighborhood plan that was just approved on August 9, 2007? We're in the year moratorium, are we not?

The recommendations by Joi Harden and Paul DiGuseppi, staff of the Neighborhood Planning and Zoning Department, are totally inconsistent with the University Hills / Windsor Park Combined Neighborhood Plan and are both highly inappropriate responses to the applicant's request.

Further, Robert Mayfield, another property owner, requested by email to Joi Harden, the staff contact on the notices we have been sent, that the hearing for these zoning changes be postponed (he has forwarded this and Joi Harden's response). Yesterday evening David Sullivan, Planning Commission Chair, responded to Mr. Mayfield that there was no formal request for a delay made to the Planning Commission. The formal request made last week seems to have disappeared in the system.

At this time, I would like to formally request that the Planning Commission hearing on these two items be delayed at least until the June 24th meeting, so that we can complete our background preparations as well as review the appropriateness of these staff recommendations. I realize that this request comes late on the day of the hearing, but I was assured by emails forwarded from Ms. Harden that a delay was forthcoming and was unaware of Mr. DiGiuseppe's own proposed change to the Future Land Use Map. Mr. DiGiuseppe assured me after the COA meeting held April 10, 2008, at the United Memorial Methodist Church that he would contact me to participate in the decision-making process regarding this zoning change and project. I am surprised and disappointed to find that he has already made and scheduled his recommendation to the Planning Commission without doing so.

When you have a break today, please give me a call so we can discuss this. My office # is 928-4441. My cell # 924-1334.

Sincerely,

Scooter Cheatham, President
Responsible Growth for Windsor Park

From: Steve Speir [mailto:~~speir@tnt.com~~]

Sent: Tuesday, April 22, 2008 11:48 AM

[illegible]

Subject: Request for delay regarding Case #C 0057 - SH at 5908 Manor Road

City of Austin officials:

We have tried to act in absolute good faith in preparing information for our community regarding Case #C 0057-SH at 5908 Manor Road.

Now we find out at the very last minute that new, additional changes are being recommended by the City Planning staff, changes that we could not have possibly had a chance to digest and that we were not aware were even being considered.

None of these proposed changes were even mentioned or suggested at the last public meeting on this project hosted by Paul DiGiuseppe and his staff. At this meeting the vote was 53-1- with one abstention to OPPOSE this project. At an earlier meeting in the month a much different group of people voted 54-6 to oppose the project. Overwhelming opposition.

For most of us, the first we had heard of any of these proposals was late last night after we had come home from work.

For this reason, we are requesting that the hearing on this project be put off until at least June 24 so that our community can get a chance to study these changes and make our recommendations to the city regarding these proposed changes.

This is an extremely poor neighborhood with few resources. Thirty-five per cent of the adults of all races do not even own a computer. It is difficult and time consuming to get information out to the neighborhood.

We do not have the resources, staff or time that the developers and the city possess. We are just small business owners, state employees, retired military, pastors, young working Hispanic families, bedrock solid proud Black families, educators, teachers and working class people in general. I suspect that we are seen as "easy pickings" by the developers who want to come in and completely reshape our neighborhood with a project that 90 per cent of the four neighborhoods that surround it have made it abundantly clear they do not want and do not support.

Thank you.

**Steve Speir
President
Windsor Park-Pecan Springs Heritage Neighborhood Association
1225 Corona Drive
Austin, TX. 78723
451-5412**

Harden, Joi

From: John H. Gilliam [REDACTED]
Sent: Tuesday, April 22, 2008 12:03 PM
To: Harden, Joi
Subject: Proposed zoning change for 5909 Manor Rd. "Windsor Park"
Importance: High

Dear Ms. Harden:

As you know, Patrick Harrington, a resident Windsor Park, has retained me as his counsel in connection with the above-referenced proposed development. He has asked me to represent his interests in opposing this proposed development.

We are making an extension request. We ask for postponement of the Planning Commission's recommendation to the City Counsel as to the zoning change request for the subject property. We are asking this recommendation be extended until the Planning Commission meeting on August 26th, after the date of the Texas Department of Housing and Community Affairs' Determination Letter or Commitment Letter – but prior to the expiration of the same.

Our reasons are as follows:

- 1) The zoning recommendation is premature because:
- 2) Our understanding is that the tax credit must be granted for the partnership to develop the subject property - for the development to be economically viable.
- 3) At this time, the tax credit decision is not due to be made until after the zoning recommendation is made.
- 4) Our understanding is that zoning for the subject property was changed less than a year ago. Our further understanding is that, normally, another zoning change would not be entertained within one year from a prior change. We also understand that the only reason this zoning change is now being considered is because this one year limitation does not apply in the case of "s.m.a.r.t." housing developments.
- 5) If the zoning change is made now, but the tax credits are not granted, then the zoning has been changed but the property cannot be developed by the partnership as "s.m.a.r.t." housing.
- 6) This means the zoning change would have been unwarranted and unnecessary, and made prematurely under the "s.m.a.r.t." housing exception to the one year limitation. The zoning change would have been made pursuant to an exception that no longer exists. This would be irresponsible. This would place an unreasonable burden on the neighborhood - an essential change in its character without any rational connection to a higher public purpose. This would leave the future of the neighborhood uncertain and vulnerable to subsequent development by unknown and un-vetted entities.
- 7) In order to avoid future uncertainty, and a zoning change that may be completely unwarranted, the zoning decision can simply be delayed until after the tax credit decision is made. The tax credit decision can be made contingent on subsequent proper zoning changes being approved. In fact the QAP provides for exactly this contingency - the applicant need not provide evidence of zoning changes until *after* the commitment notice or determination notice is issued, but *prior* to the expiration date of the notice. See Sec. 50.9 (h)(7)(B)(ii)(II); 50.20 (f) (time for payment of fee). Here, the neighborhood residents deserve to know if this project will

go forward *prior* to having the essential character of their neighborhood irrevocably changed and opened up to development of an unknown nature.

8) Finally, given the tremendous opposition to this development by local residents, a zoning recommendation should not be made until after the tax credit decision is decided. Given the residents' property interests, and their opposition to this development, it would be prudent and wise to delay any zoning recommendation until all public input is considered by the TDHCA and a reasoned and balanced decision is made by that department as to the granting of the necessary tax credits.

Thank you for considering this extension request. I will attend the meeting tonight in order to formally place our request into the record for consideration by the Commission.

Very Truly Yours,

John H. Gilliam, Esq.

(512) 535-3089

John H. Gilliam Law Office

302 W. M.L.K. Dr. | San Marcos, Texas 78666 | johnhgilliamlawoffice.com

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Harden, Joi

From: andrew [mailto:~~andrew@xxxxxxxxxxxxxx~~]

Sent: Tuesday, April 22, 2008 4:03 PM

To: ~~National Intelligence Service, 1000 State St., and Department of Defense~~

Subject: Homeless Housing Facility

Hello:

I live within several blocks of the proposed Homeless Housing Facility on Manor Road (Manor Road Community LP) in University Hills. I'd like to take this opportunity to voice my concern as both a neighbor and affordable housing professional, to suggest a most rigorous consideration of this proposed development by your respective agencies and departments.

While I am in no way opposed to efforts by our community to meet the needs of its members, I do not believe that this specific proposed development has the realistic potential to assume a positive role in our neighborhood or city. Rather, I believe that the developing group and the proposed development plans do not currently possess or convey a clear vision of how to succeed with their mission in a way that will adequately serve the whole community.

Housing the homeless on a large scale in a single facility is by any measure a complex and critically demanding task that is certain to require full time, around the clock effort from eminently qualified and extremely ambitious professionals. I do not believe that the developing group's professional legacy indicates that they are qualified to attempt a large scale project, nor do I believe they are being forthright, with themselves or with our community, about the difficulty of the task they propose to manage. Our neighborhood community is already seriously taxed by supporting a disproportionately large percentage of helpful housing and social programs and we as a group agree that we aren't willing to assume the results of such a large scale development in this location.

I trust that you will require the highest level of evaluation for this proposed development. I think the very fact that there are proposed zoning changes for this development would indicate a poor fit in a neighborhood already taxed by social and economic difficulties.

Thanks for your efforts and professional commitment to Austin.

Andrew Seelye
3400 Lakeside Drive
Austin, TX 78723
512-619-9956

4/22/2008