

AHFC - 003

GREATER MT. ZION BAPTIST CHURCH

EMBRACE THE JOY

December 6, 2010

Via Electronic Mail
Mayor Lee Leffingwell
Mayor Pro-Tem Mike Martinez
Honorable Council Members
301 West Second Street
Austin, Texas 78701

Late Backup

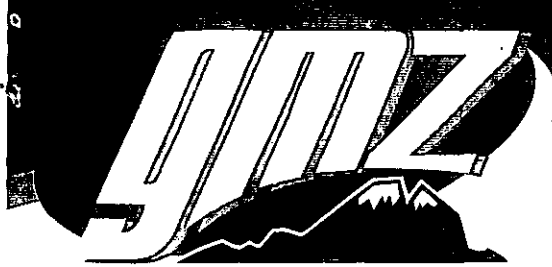
RE: Proposed Improvements by Summit Housing to the Marshall Apartments
located on East 11th & 12th Streets

Dear Mayor Leffingwell and Council Members,

As a Church Family in the East Austin community, we are aware that the Austin Housing Finance Corporation will be making an important decision on December 9, 2010 about the project referenced above. We are very committed to the partnerships we have built with the Marshall Apartment residents and with Kealing Jr. High. We have always believed and practiced that a part of our role is to build bridges for all residents in our community to have an opportunity to walk across.

To ensure that many of the concerns we have heard are addressed we recommend the following proposed conditions. These conditions should be included in any agreement between the City of Austin and Summit or adopted by the City for improving the Marshall Apartments:

- (i) Vocational and social programs will be available on site at least 40 hours a week;
- (ii) Adjacent organizations or neighborhood and business associations will be consulted about and have input on the landscaping plans;
- (iii) No more than 20 units will be occupied by PSH tenants;
- (iv) The Tenant Selection Plan will ensure that all PSH tenants meet similar or more stringent requirements than as currently required for Section 8 tenants (The Tenant Selection Plan developed by Caritas and Summit is vital to ensuring safety of the current Section 8 tenants and the residents in adjacent neighborhoods.);



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- (v) No displacement of current tenants;
- (vi) Provision of on-site security;
- (vii) Provision of temporary housing to any residents displaced during renovations;
- (viii) PSH tenants should be placed only as units become available. In addition, recognizing that there is a long waiting list of potential tenants and to minimize displacement of those waiting on the list, potential PSH tenants may be placed in the top of the rotation for every other unit that becomes available until the maximum number of 20 PSH units is filled.

We believe each one of these conditions adds value to the short and long term success of this proposed project. While a lot of time has not been provided to work with all of our stakeholders around the subject project, we are under the understanding that Summit has successfully provided full disclosure and met with every adjacent stakeholder (e.g. Neighborhood Associations, Churches, Schools, etc.). If the Austin Housing Finance Corporation is willing to address each of these conditions, then we are in full support of this project and look forward to working with Summit to serving the Marshall Apartment community.

Thank you for your attention to these concerns and suggestions. If we can be of further assistance to you, please do not hesitate to contact me.

Building greater relationships,

Gaylon Clark, Lead Pastor
Greater Mount Zion Baptist Church