

**Guadalupe-Saldana Net-Zero Subdivision - Phase 2  
Goodwin Avenue  
51 Affordable Rental & Ownership Units**

**Guadalupe Neighborhood Development Corporation**

- **Status: GNDC completed Phase 1 of the subdivision in 2013.**
- **GNDC completed Phase 3, the Jeremiah Program Moody Campus, a 35-unit development with a 5-classroom child development center and life skills counseling spaces for single parents and their preschool age children, was completed in April 2017.**
- **GNDC has completed all the engineering and architectural design for Phase 2. Site work is cost estimated at roughly \$2.1 million. Completion of site work would allow for the construction of 51 new units of housing.**

**Assistance Needed**

- **GNDC needs support for site work and infrastructure. The site plan and site development permit have been approved. Designs for homes and townhouses are 99% complete. Now that GNDC has completed development of Phase 1 and Phase 3, this Phase 2 area, approximately 3 acres, remains a swampy breeding ground for mosquitoes and a place for illegal dumping and homeless camps.**
- **Because the project is “shovel-ready” assistance with infrastructure work in 2018 should be provided. GNDC will then seek funding to develop the 24 townhomes and other affordable homes on the site.**

**Elena Lopez Senior Homes  
809 East 9<sup>th</sup> Street  
24 Affordable Units**

**Guadalupe Neighborhood Development Corporation**

- **Status: GNDC recently completed restoration of the Lopez Home. This is now a rental unit for households with income at or below 50% MFI.**
- **GNDC has completed the schematic design of a mid-rise senior housing tower with 24 units for the property.**

**Assistance Needed**

- **There is a 10-foot wide, 58-foot long remnant of unimproved alleyway behind the Lopez Property, to the south. The City vacated the alley in 1990 by Ordinance 90-0032-E. Momark Development, currently building “The Tyndall at Robertson Hill” luxury condos on the rest of the block between East 8<sup>th</sup> Street, East 9<sup>th</sup> Street and Embassy Drive owns the other half of the alley. This city-owned piece of land has been a campsite for homeless people for decades and is a liability to the City. GNDC wants this parcel to be used as access by Austin Fire Department to the senior housing project. GNDC needs assistance transferring the 10-foot remainder of the alley from the City to GNDC.**
- **Congregate Living and Micro-Unit code would allow a reduction in parking to 6 spaces for 24 units. However, Congregate Living is prohibited by the current zoning, the East 11<sup>th</sup> Street NCCD. The micro-unit code requires the proximity to a specific type of transit corridor that is not available to this project. However, the NCCD does allow administrative variances. GNDC is willing to provide an affidavit that affirms tenants in the development will not be provided any parking and instead will arrange for a shared transportation option. We would like assistance with an administrative variance to eliminate parking on site. Even so, six parking spaces will be provided.**

**East 7<sup>th</sup> TOD Homes  
908 & 914 East 7<sup>th</sup> Street  
7 to 9 Affordable Units**

**Guadalupe Neighborhood Development Corporation**

- **Status:** GNDC has a conceptual site plan with either 7 or 9 units for the property it owns on East 7<sup>th</sup> Street within the Plaza Saltillo TOD. The current concept includes two 3-bedroom units, two 2-bedroom units and three or five, 1-bedroom units. At the time this design was developed the City has run out of GO Bond funds.
- The location within the TOD, the Homestead Preservation District and within 2 block of the Central Business District should make it a very high priority as a site for affordable housing.

**Assistance Needed**

- GNDC will need approximately \$100,000 to complete design work for construction documents.
- Because the site is within both the Plaza Saltillo TOD and the Homestead Preservation District, new funds should be made available for this project.

**Tillery Pecan Grove Village  
1129 Tillery Street (The Pecan Grove)  
Approximately 107 Affordable Units**

**Guadalupe Neighborhood Development Corporation**

- **Status:** GNDC is collaborating with Imagine Art on developing a conceptual site plan for the City-owned property at 1129 Tillery, commonly referred to as "The Pecan Grove". We are estimating as many as 107 units of affordable housing can be built on the property with the right zoning and design.
- The City has been sitting on the property for over 20 years. Word on the street is and is that Neighborhood Housing and Community Development will issue an RFP sometime in early 2018.

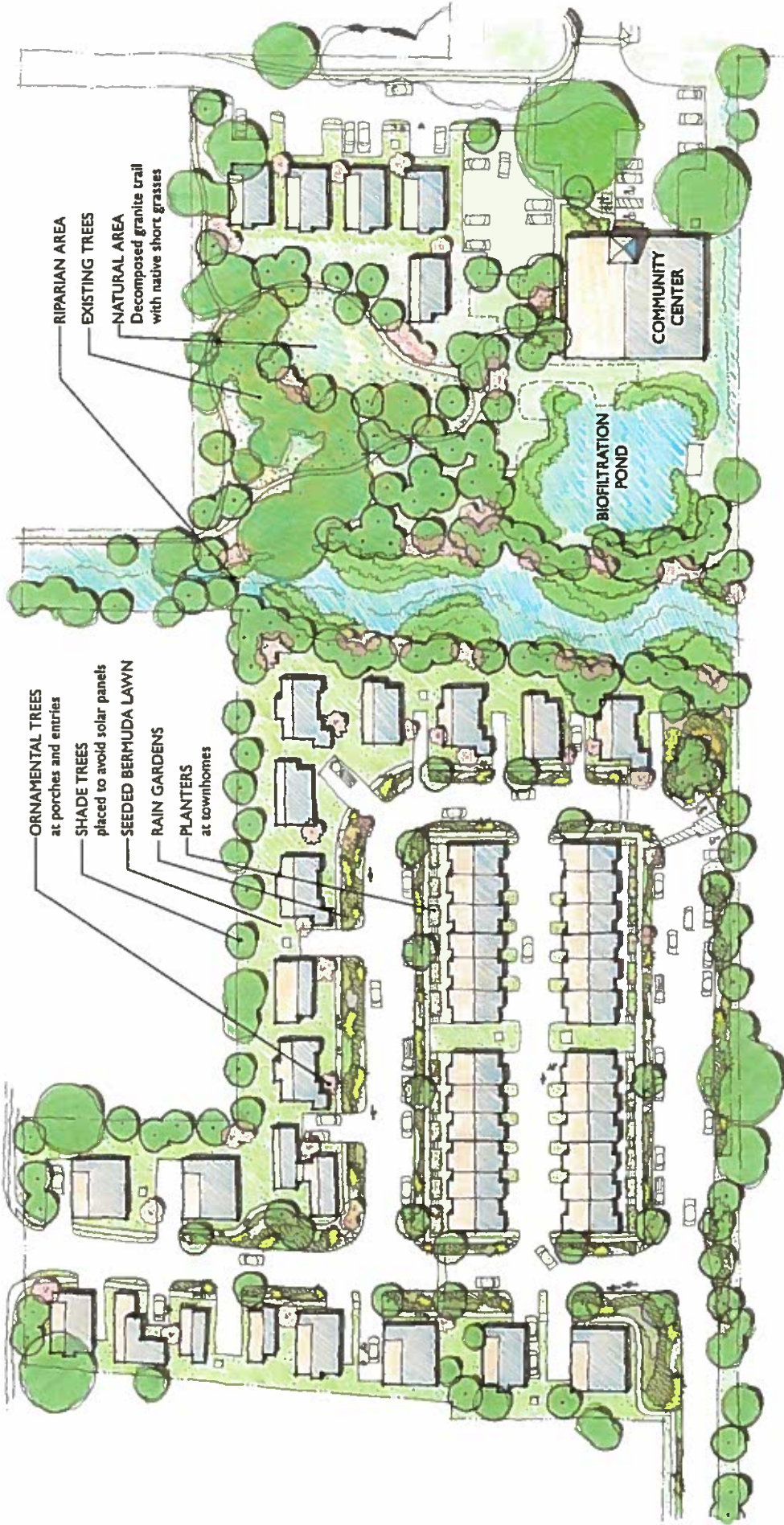
**Assistance Needed**

- We would like your office to advance the RFP process so the property can be developed.
- Neighborhood involvement with the design and program of the project will be essential and GNDC has an established record of working in collaboration with residents and organizations in the Govalle Johnston Terrace Neighborhood.
- An excellent first-step *would be to have NHCD obtain a design survey of the properties.*

**CAPITAL VIEW CORRIDOR**  
SCALE: N.T.S.



GOODWIN AVENUE



WEBBERVILLE ROAD

Guadalupe Saldaña  
Net-zero Subdivision

Architect: T&L

SCHEMATIC DESIGN

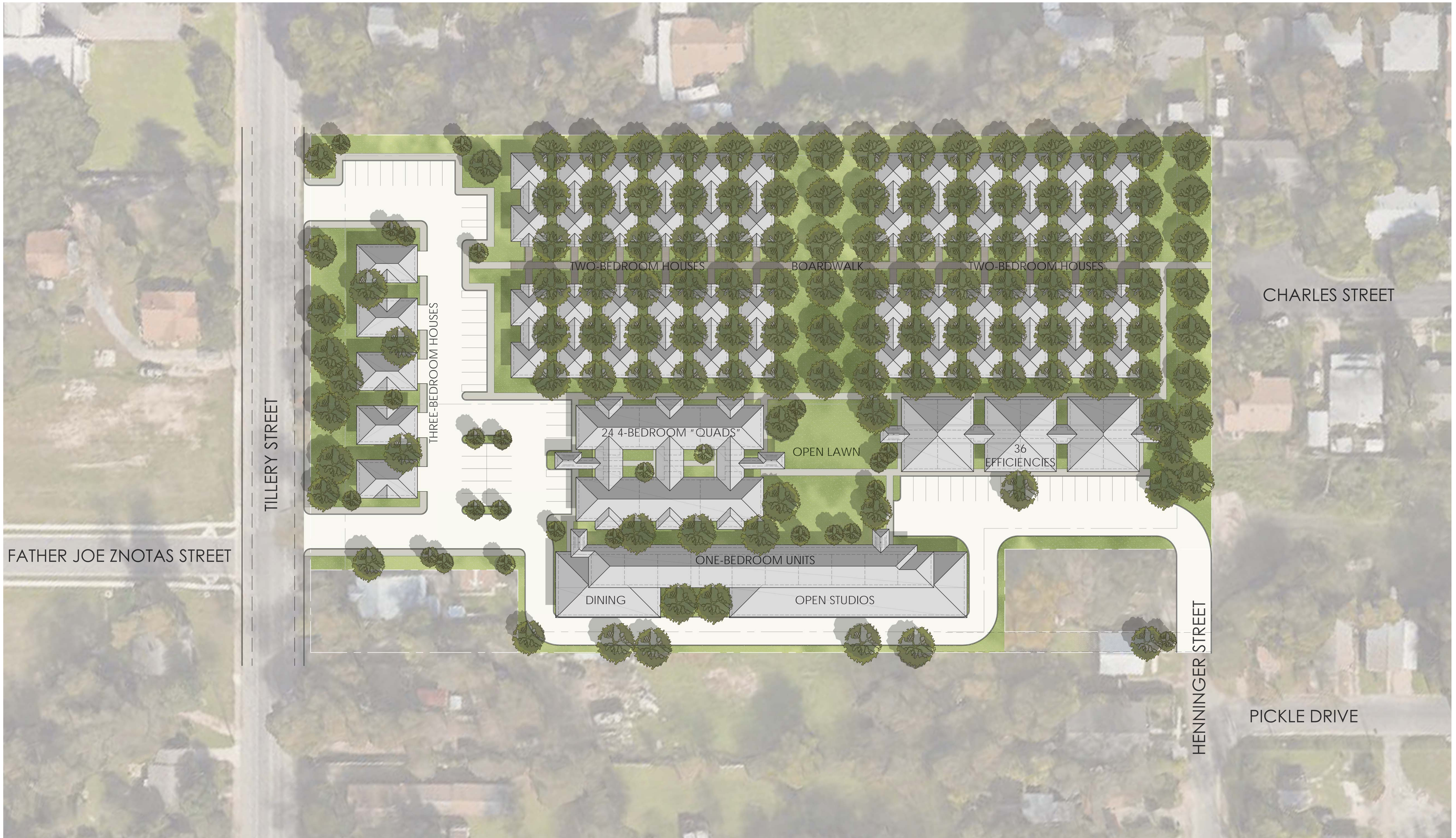
SCALE 1" = 32'  
0' 10' 20' 30'  
DATE: 08.11.2017



T&L

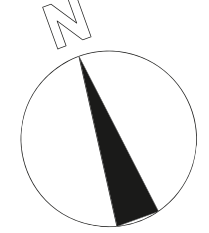
Architect: T&L  
10000 10th Avenue, Suite 100  
San Diego, CA 92121  
Tel: 619.594.1111  
www.tandlarchitect.com





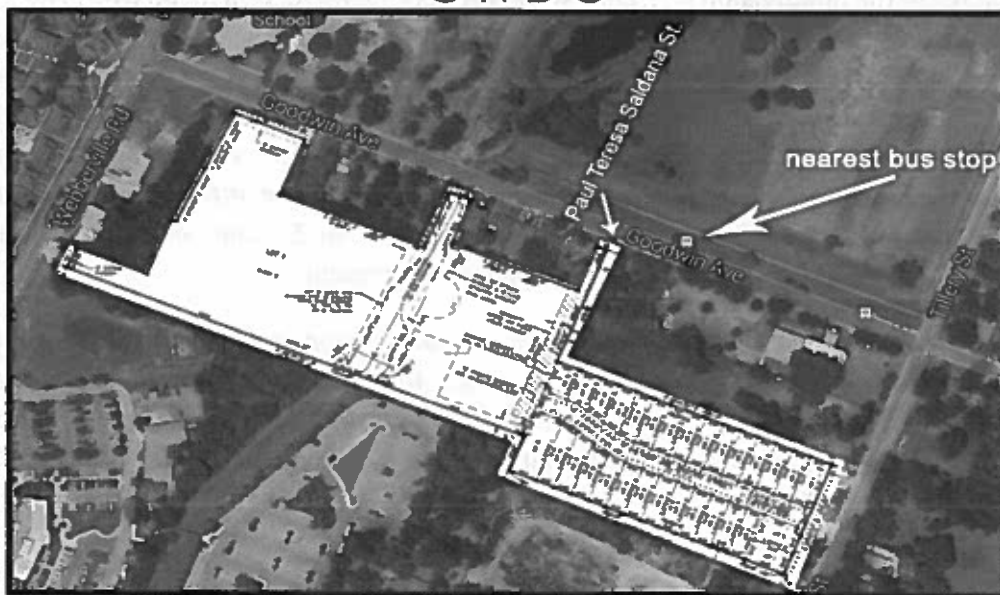
IMAGINE ART @ TILLERY  
CONCEPTUAL SITE PLAN

UNIT COUNT		SITE INFORMATION	
Efficiencies (528 S.F.)	36	Site Square Footage	226,687
1-Bedroom Units (528 S.F.)	24	Parking Spaces	
2-Bedroom Houses (1,128 S.F.)	24	Regular Spaces	55
3-Bedroom Houses (1,920 S.F.)	5	Garage Spaces	10
4-Bedroom Quads (1,400 S.F.)	18	(2-car garage at each 3BR house)	
<b>TOTAL UNITS:</b>	<b>107</b>	<b>TOTAL SPACES:</b>	<b>65</b>



SCALE  
1" = 30'





### **Background: The Guadalupe-Saldaña Net-Zero Subdivision**

The Guadalupe-Saldaña Net-Zero Subdivision is a certified Enterprise Green Community, located in the 78702 zipcode, that is transforming a former "landfill", more accurately an unregistered dumpsite and brownfield into one of the "greenest" development in Austin. Located less than three miles east of downtown Austin, the Subdivision offers amenities that include a bio-filtration pond for water quality management, a walking trail, generous open space, easy walking distance to public transportation, Oak Springs Elementary, the Willie Mae Kirk Public Library, Oak Springs Nature Preserve, Rosewood-Zaragoza Park and the Austin Community College Eastview Campus. This subdivision is being developed in partnership with, and with the support from, the Austin Housing Finance Corporation, Austin Energy, the Austin Brownfields Revitalization Office, Enterprise Community Partners, the Kresge Foundation, the Cynthia and George Mitchell Foundation, Wells Fargo Bank, Bank of America, BBVA Compass and Shelter with Spirit. GNDC acquired the majority of the subdivision site at a tax foreclosure sale in 2005 and has completed the environmental remediation and clean up necessary for housing development. The subdivision maintains a 99-year affordability restriction via a restrictive covenant running with the land.

At final build out the 11-acre Subdivision will provide 125 units of "super-green", long-term affordable housing. GNDC, in partnership with Austin Energy, will make sixty units "net-zero" energy, meaning that the housing will be able to produce as much energy as the occupants consume over the year.

In 2012, GNDC completed infrastructure improvements for approximately seven of the eleven acres and in 2013 developed the first phase of housing, eight units in four "net-zero", extremely affordable rental duplexes with rents ranging from \$250 to \$700. In 2015, GNDC rehabilitated and sold four affordable homeownership units at the Subdivision that it had relocated from downtown Austin's Rainey Street National Register Historic District. Sales prices were \$100,000 to \$125,000. The beautifully restored homes were sold using a Community Land Trust (CLT) model. In 2016, GNDC and its supportive service partner, Jeremiah Program at Austin, will complete a 35-unit multi-family project with a child development center that will be made available to *all* Subdivision residents.



### **THIS REQUEST: A SHOVEL-READY PROJECT**

Approximately 3.5 acres of the Subdivision site, closest to Webberville Road, remain an overgrown dumpsite and is still in need of infrastructure improvements. In its current state, this area is a swampy mess, littered with debris and prone to illegal campsites. Neighbors along Goodwin Avenue have expressed their support for the development plans and are frustrated that the City has not provided funding to complete the work. Once improved, the remainder of the Subdivision will support a 51 net-zero homes with a mix of very affordable rental and home ownership housing. ***The site plan and site plan development permit are approved and 99% of the design work for the housing has been completed.*** Twenty eight of the 51 units on this portion of the site have been designated for home-ownership and 23 homes are planned for rental.

GNDC submitted applications to the Austin Housing Finance Corporation in March of 2010 and again in April of 2014, requesting approximately \$2.3 million to finance the infrastructure improvements for the remaining unimproved portion of the site. A no-interest, forgivable source of funding is essential for the remaining infrastructure work so that the homes can be affordable to a wide range of households, including those with incomes below 30% of the Austin Median Family Income.

GNDC will require approximately \$4.5 million for the remaining infrastructure improvements of approximately 3.5 acres and also a portion of financing for the development of 24 town homes as described below. This will assist GNDC in leveraging the remaining dollars needed for project completion.

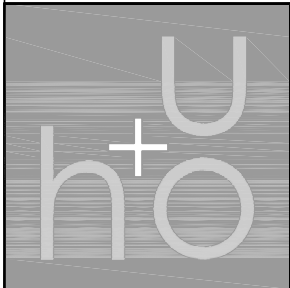
	<b>Total Project Cost</b>	<b>District 3 Funding Request</b>	<b>Detailed Description</b>
<b>Phase II Infrastructure Improvements for 3.5 acres</b>	<b>\$2,320,000</b>	<b>\$2,320,000</b>	Private streets, sidewalks, wet and dry utilities, and the water quality controls (rain gardens and drainage) required for 51 units of housing to be located on the unimproved remainder of an 11-Subdivision
<b>Construction of 24 net-zero units (\$150/sq. ft.) four buildings each with 7,266 sq. ft.</b>	<b>\$4,360,000</b>	<b>\$2,180,000</b>	24 net-zero town homes (Four 2.5-story buildings with six units each)
<b>Total Project Cost</b>	<b>\$6,677,950</b>	<b>\$4,500,000</b>	<b>Funding balance to be leveraged by GNDC: \$2,177,950</b>



7TH STREET ELEVATION



SCALE: 1/8"-1'-0"



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EAST 7TH STREET  
GUADATOD

EAST 7TH STREET  
Austin, TX  
Travis County

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NOTE: By act of submitting a bid for the proposed contract, the bidder warrants that the bidder, and all subcontractors and material suppliers they intend to use have carefully and thoroughly reviewed the drawings and specifications and other construction documents and have found them complete and free from any ambiguities and sufficient for the purpose intended. The bidder further warrants that to the best of their or their subcontractor's and material supplier's knowledge all materials and products specified or indicated herein are acceptable for all applicable codes and authorities.

ISSUE DATES:	
02.25.11	SITE PLAN
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A3.1