



TO: Mayor and Council Members

FROM: Bert Lumbreras, Assistant City Manager

DATE: June 11, 2012

SUBJECT: HUD Community Challenge Planning Grant Update

The purpose of this memorandum is to provide information related to the Neighborhood Housing and Community Development Office's cooperative agreement with the U.S. Department of Housing and Urban Development (HUD) through its recent award of \$3M in response to the Challenge Planning Grant Program award and to provide an update regarding several activities the City is pursuing in the Colony Park neighborhood regarding quality of life issues that were brought to our attention by neighborhood leaders.

History and Background

Colony Park is located in east Austin and is bounded by U.S. Highway 183 to the west, Loyola Lane to the south and Decker Lane to the east. It is conveniently located within close proximity to Overton Elementary, Jordan Elementary, Garcia Middle School, Turner-Roberts Recreation Center, Walter E. Long Park, the Travis County Exposition Center, and the Austin Bergstrom International Airport.

In response to past quality of life issues raised by Colony Park residents including public safety concerns, the presence of numerous vacant lots, lack of parks and recreation facilities and the presence of high density manufactured housing, the City of Austin responded with a number of past actions. In May 2001, the City purchased 258 acres of vacant land in the Colony Park area and retained approximately 50 acres for parkland. The City provided financing for the Austin Housing Finance Corporation (AHFC) to acquire 208 acres, with the intent of creating a neighborhood that offered reasonably-priced housing, and various amenities and services for the surrounding neighborhoods. Actions that have followed have included the construction of a recreation center, and the joint effort with the Austin Independent School District to construct an elementary school as well as the reconstruction of Loyola Lane.

Challenge Grant Overview

The Community Challenge Planning Grant Program is made possible through the Office of Sustainable Housing and Communities, Office of the Deputy Secretary, U.S. Department of Housing and Urban Development (HUD). The HUD Community Challenge Planning Grant Program "fosters reform and reduces barriers to achieving affordable, economically vital, sustainable and inclusive communities." NHCD identified the opportunity to apply for these grant dollars as a strategic response to plan for the development of the 208 acres of City-owned property in the Colony Park area.

HUD announced the FY2011 Notice of Funding Availability (NOFA) for the HUD Community Challenge Grant Program on July 28, 2011, and held a webinar for potential grantees on August 11, 2011. On August 25, 2011, the Austin City Council authorized City staff to apply to the HUD Office of Sustainable Housing and Communities, for the Fiscal Year 2011 Community Challenge Grant Program for funding of up to \$3,000,000 to assist in this planning effort. The application was due to HUD on September 9, 2011. While it was infeasible to convene a community meeting prior to the application being submitted given the short timeframe to respond, public engagement was designed as a foundation of the application response in order that community stakeholders' interests would be addressed and incorporated throughout the master planning process.

In November 2011, the City of Austin was notified that it had been recommended for funding in the amount of \$3,000,000; and on December 15, 2011, the Austin City Council approved an ordinance authorizing acceptance and appropriation of \$3,000,000 for the City's Colony Park Sustainable Community Pilot Project – to plan a model sustainable and livable mixed-use, mixed-income community. A news conference January 4, 2012, announced the award with multiple partners in attendance, including Colony Park community members.

Colony Park Sustainable Community Pilot project

The Colony Park Sustainable Community Pilot project is a proposed Master Planned, 208-acre development that will incorporate best practice strategies for energy-efficient building design, water conservation and zero waste technology and standards to create a model sustainable and livable mixed-use, mixed-income community in the Austin, Texas. The project will include completion of a Master Plan, which can result in a Planned Unit Development (PUD) rezoning or an area regulating plan; engineering for subdivision and site planning for review and approval by the City of Austin; infrastructure construction plans and architectural design and plans for new sustainable residential and commercial development. The initiative is being led by the City of Austin Neighborhood Housing and Community Development Office (NHCD), in partnership with the Austin Housing Finance Corporation (AHFC).

Response Regarding Grant Proposal

There has been action by NHCD to address concern expressed by some members of the community, specifically related to the grant application language surrounding affordability. The grant proposal submitted to HUD in 2011 stated that at least 40 percent of the total units created in the development will be affordable to households at 80 percent or below median family income. The proposal also indicated the development will include a variety of housing options to serve households at a variety of income levels, including market-rate housing.

In response to community members' concern regarding this component of the proposal, NHCD reached out to HUD and confirmed that the goals surrounding this livability principle can be modified and determined through the engagement process—set to begin this summer with the hiring of an Engagement Liaison. HUD representatives as well as City staff recognize the importance of the engagement and planning process to determine the parameters around the six Livability Principles that are identified by HUD. These principles drive the grant outcomes, one of which is to *promote equitable and affordable housing* (See Livability Principles attached).

Representatives of the Office of Sustainable Housing and Communities visited Austin May 15th during a Texas tour of grant recipients. Numerous City officials, as well as Colony Park community members attended a luncheon where community members had an opportunity to visit with HUD representatives about their concerns related to the pilot project. HUD officials stressed

the value of the engagement process and reiterated the partnership among the City, community and HUD. Furthermore, HUD representatives stressed the importance of collaboration and communication among all parties throughout the grant program. It was emphasized that the cooperative agreement between the City and HUD provides the opportunity to engage as partners to achieve the grant outcomes throughout the cooperative agreement time period.

Earlier this year the Colony Park Neighborhood Association presented City staff with a document highlighting a number of concerns with the neighborhood. That document is attached for your review. Recently members of the Colony Park Neighborhood Association distributed a press release (attached) requesting that HUD rescind the \$3,000,000 awarded to the City of Austin as part of the Community Challenge Grant as community members feel that they will not have adequate participation in the implementation of those grant planning dollars. The City has responded to the neighborhood association's concerns and invites full participation of the Colony Park Neighborhood Association in all Colony Park Sustainable Community Initiative public engagement activities to ensure oversight of the goals and standards outlined within the Community Challenge Planning grant.

Prioritization of Community Engagement

NHCD has prioritized public engagement as the framework of the three-year planning process. As required by the agreement with HUD, NHCD submitted a draft work plan to HUD in April 2012, which outlined three overarching outcomes for the Colony Park planning project:

1. Further land-use planning and development of 208 acres of publicly-owned land at Colony Park inspired by the U.S. Department of Housing and Urban Development (HUD) Livability Principles. Additional information on the Livability Principles can be found on the Colony Park program Web site at: www.austintexas.gov/colonypark.
2. Support capacity building and community transformation goals of Colony Park area residents and stakeholders. An initial step in the planning effort will be the hiring of a Community Engagement Liaison through a competitive solicitation process. This important step will allow facilitation and multiple forums to identify community transformation goals of the area and incorporate these goals into a Master Plan for Colony Park.
3. Foster cross-department/agency coordination and create successful models of comprehensive systems change to support sustainable and equitable development. Several proactive actions will address this outcome including:
 - a. An Engagement Liaison will be hired through a competitive process to work with neighborhood and other stakeholders. The Liaison will be instrumental in designing and leading activities the first 12 months of planning process. NHCD expects to have the Liaison begin late summer.
 - b. A Neighborhood Steering committee comprised of Colony Park residents and neighborhood association members will serve in an advisory capacity throughout engagement and planning process to develop the Master Plan. The Steering Committee will meet regularly to offer guidance to staff and all consultants working on project.
 - c. A Sustainable Design Team, an interdisciplinary team of consultants, will support the visioning process and implement the Master Plan.

- d. A Technical Assistance Group (TAG) comprised of City of Austin experts throughout multiple departments serve as a key resource group for the planning process.
- e. The Sustainability Leadership Team headed by Lucia Athens is working with NHCD throughout the planning process. NHCD Director is one of several executive team members who serve on the group, which will assist in a sustainable design and policy advisory role, help guide and implement project vision, and identify and address barriers and policy issues to help move the project forward.
- f. Council briefings are included as a part of the Engagement Liaison Request for Qualification (RFQ)/Scope of Work to ensure that Council is briefed regularly.
- g. The HUD Cooperative Agreement is designed to act as a strong partnership with all parties to achieve the grant outcomes. HUD representatives have made it clear they support a community engagement strategy as a key priority of the grant and are available to offer guidance as needed.

Addressing Quality of Life Issues

Recently, leaders of the Colony Park Neighborhood have met with members of the City Management Team to discuss various quality of life issues around the area that they wished to have addressed. In response, I initiated a multi-departmental team to meet with the leaders and canvass the area to address concerns witnessed firsthand as a result of a tour of the area with community members. Staff from multiple departments including Code Compliance, Austin Police Department, Public Works and Neighborhood Housing and Community Development attended this tour to get the community's perspective on the issues being raised. After the tour, the departments worked with the neighborhood to coordinate a sweep of the area where staff would identify properties or areas with violations or concerns. The sweep occurred on Saturday May 5th. Staff conducted a 'Stop and Knock' process to educate the neighborhood of possible violations that exist on their property. Door hangers were left where no one was at home to discuss violations observed. Since February, the Austin Police Department has been working and meeting with the neighborhood on various issues including identifying violations and educating property owners on crime prevention, code and traffic violations and directed patrols have implemented in the area. APD District reps have attended the Colony Park Association meetings and will continue to do so upon request.

City staff from Parks and Recreation as well as Public Works, have worked diligently with the neighborhood to address issues with the closing of the Turner Roberts Recreation Center. Since the fall of 2011, City staff has met with the community on numerous occasions to discuss everything from program offerings to update on the facility to the newly proposed multi-purpose facility that will be built by the start of the next school year. Staff also provides written bi-weekly updates to neighborhood leaders on the progress of both buildings. Until the new facility is built and the repairs at the Turner Roberts Rec Center are completed, staff will continue to update citizens.

Finally, there is direct alignment to coordinate the community's quality of life issues and the work being done by NHCD staff related to the planning grant. As issues are raised by the stakeholders participating in the planning grant, NHCD staff will work closely with leadership throughout necessary departments to coordinate responses to neighborhood concerns where possible and as needed.

Moving Forward

City staff is committed to working with the Colony Park community to create a Master Plan, and recognizes this will require participation of Colony Park residents with a desire to engage on this important objective. Staff recognizes that a high level of dedication by multiple staff members is necessary to comprehensively engage residents and other stakeholders who have a desire to participate in the planning activities. As you know, many steps and much action will be implemented including those noted above to ensure a successful engagement strategy is employed and implemented.

NHCD will be moving forward with a solicitation for the Engagement Liaison in late June. It is anticipated that the Engagement Liaison would begin working with the Colony Park residents in the latter part of the summer. Staff is open to all avenues to have dialogue with the members of the community and advance discussions and progress toward addressing community concerns and the outcomes outlined in the City's Cooperative Agreement and partnership with HUD.

Please don't hesitate to let me know if you desire additional information on this matter.

cc: Marc A. Ott, City Manager
Michael McDonald, Deputy City Manager
Robert Goode, Assistant City Manager
Lucia Athens, Sustainability Officer, Sustainability Office
Betsy Spencer, Director, Neighborhood Housing and Community Development
Carl Smart, Director, Code Compliance
Howard Lazarus, Director, Public Works
Sara Hensley, Director, Parks and Recreation
Patrick Ockletree, Assistant Chief, Austin Police Department

Attachments: HUD Livability Principles
Colony Park Neighborhood Association Correspondence

Livability Principles

The Partnership for Sustainable Communities (Department of Transportation, the Environmental Protection Agency, and the Department of Housing and Urban Development) established six livability principles that will act as a foundation for interagency coordination:

1. **Provide more transportation choices.** Develop safe, reliable and economical transportation choices to decrease household transportation costs, reduce our nation's dependence on foreign oil, improve air quality, reduce greenhouse gas emissions and promote public health.
2. **Promote equitable, affordable housing.** Expand location- and energy-efficient housing choices for people of all ages, incomes, races and ethnicities to increase mobility and lower the combined cost of housing and transportation.
3. **Enhance economic competitiveness.** Improve economic competitiveness through reliable and timely access to employment centers, educational opportunities, services and other basic needs by workers as well as expanded business access to markets.
4. **Support existing communities.** Target federal funding toward existing communities—through such strategies as transit-oriented, mixed-use development and land recycling—to increase community revitalization, improve the efficiency of public works investments, and safeguard rural landscapes.
5. **Coordinate policies and leverage investment.** Align federal policies and funding to remove barriers to collaboration, leverage funding and increase the accountability and effectiveness of all levels of government to plan for future growth, including making smart energy choices such as locally generated renewable energy.
6. **Value communities and neighborhoods.** Enhance the unique characteristics of all communities by investing in healthy, safe, and walkable neighborhoods—rural, urban, or suburban.

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I. Problem-and Position Statement

Presently the City is proposing three developments in the Colony Park area: 1) Reconstruction of Turner Roberts Recreation Center; 2) New Multipurpose facility, and, 3) Colony Park Sustainable Community Pilot Project.

Historical projects have not done much to benefit Colony Park residents. The top down City management approach has set the tone of the Challenge Grant; and, other projects have created a visible distrust of the City by the neighborhood association, community stakeholders and residents. First, low-to-moderate housing to be built in the Colony Park area as suggested in the proposal is unacceptable. It is unacceptable because the City has already allowed the saturation of the area with low-to-moderate housing apartment units.¹ The City is proposing 40% of apartments and housing would be for very- low, low-to-moderate income compared to Mueller Redevelopment that had as a goal of 25%.² In addition to the aforementioned rejection of the grant by the community, the wording and the manner in which census data in the grant portrayed is quite different from what actually exists in the Colony Park Census Tract.³

Second, the City has done very little to take care of the existing dismal environment of Colony Park. There is a lack of code enforcement, which has created in the neighborhood weeds growing as high as two feet in some places, trash/dumping, and other major violations. Additionally, the neighborhood is unsafe. Everything from criminal activity, such as, drugs, gangs, and break-ins exist in the community. It is unacceptable to think about any new development if the existing conditions are not immediately corrected. For the three projects to be successful, the City must create a plan to address all neighborhood concerns prior to proceeding with the Challenge Grant.

Third, the lack of real community participation with the development of the Challenge Grant is unacceptable. The proposed community participation as written in the Community Challenge Planning Grant is also unacceptable. The proposed approach is a top-down management plan versus structuring a bottom-up cooperative, community empowerment plan of working with the neighborhood association and community stakeholders. There are communities across the country who has directly participated in empowerment style development. In order to make the area attractive to new residents, additional monies would have to be allocated for a comprehensive plan to obtain an economically viable anchor for the Colony Park area and the proposed project management structure, such as was done with the Mueller location.

¹ Community Challenge Planning Grant; pages 4&5: 565 multi-family units combined with 892 affordable units equals 1,457, which exceed the 1,397 Total Housing Units as listed in the 2010 Housing Data for US 290EJ Areas.

² Semi-Annual Report, Affordable Housing Update Thru November 30, 2011, Affordable Housing Resolution Implementation Efforts.

³ The 2000 Census Tract and American Community Survey 2005-2009 estimates was used versus 2010, which significantly alters the Racial and Ethnic Composition; Median Family Income and Poverty Status; and, Unemployment Rates.

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This is a moral dilemma that has occurred over several decades. Communities east of I-35 have been left out of real economic growth and development, with the exception of Mueller

redevelopment. The pattern has been the same in the Northeast Austin Census Tracts (22.01; 22.08) and Colony Park (22.02). The City government decides what is best for our children, their safety, health of their neighborhoods, and determines where they ultimately attend school. When does the encroachment of already overly saturated low-income housing stop? It took over 30-years for the first "City" investment for Colony Park residents, which has been a mixed blessing of failed projects or projects that did not meet the expectations of the community.

The City has not kept promises it has made over the years. It has never addressed clearing the debris, enforcing codes or how it is going to successfully coordinate the three projects. This includes reconstruction of the recreation center that was crumbling and consequently closed. At the meeting on February 21, 2012, the Assistant City Manager and department head stated that they can not address all of the issues raised. Present City management structures are limited, fragmented and lack the community engagement process to overcome community concerns. The outreach and involvement approach as written in the Challenge Grant and the on-going communication about the construction projects leaves the community with few options to address all of their concerns.

While many of the streets along Loyola, Decker Lane and vacant lots throughout the Colony Park neighborhood are littered with debris, weeds, illegal dumping, the community as a whole is a victim of ghetto style "City" maintenance where very little is done to correct the negative conditions. Community residents recognize the dual standard, staff paternalism and the City's 40-plus year history of "benign neglect" in Colony Park and adjoining neighborhoods. The closing of the Turner Roberts Recreation Center does not endear good will toward the City of Austin. After careful reading and analysis of the proposed Community Challenge Planning Grant Pilot Project by the Neighborhood Housing and Community Development Office, the plan as written and submitted to HUD is unacceptable.

II. Health/Safety and Welfare of the Community

All of the issues from code enforcement, community safety, and saturation of low-income housing are directly related to the quality of life for all residents in the Colony Park neighborhood. The health and safety of the community is at risk daily with little-to-no relief based upon the historical past performance of the City. Noted in the Colony Park Sustainable Community Pilot Project Grant and statement to confirm the present Quality of Life status:

- A. Would qualify as an EB-5 Targeted Employment Area
- B. The employment sector in Colony Park has been steadily growing its reliance on H-1B visa applicants.
- C. Fifty percent of households in the Colony Park planning area are housing cost burdened.

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- D. There are currently 912 SMART Housing units, which consist of 347 single-family homes and 565 multi-family units; and, 892 affordable units in the area.
- E. The City failed to obtain the Jobs Innovation and Accelerator Challenge Grant stated in the Challenge Grant.
- F. There is no Community Land Trust at Mueller nor did the NHCD/AHFC have a significant role in its redevelopment, as proposed in the Challenge Grant.

III. Background to COA Land Purchase

The purchase of 250 acres of land in Colony Park was for the purpose of developing low-and moderate-income housing. Ordinance No. 010524-18 authorized the transfer of 208 acres to the Austin Housing Finance Corporation (AHFC) “for the development of low-income or moderate-income housing.”⁴ This clearly shows there was never any intention on the part of the City to obtain mixed income, upper level-income or housing developments to elevate the community. By Ordinance, it is low-income or moderate-income. Moderate-income is not defined; yet in the Pilot Grant proposal, “10% of the multi-family development will be accessible, which will be designated for handicap, disabled and persons with special needs. At least 40% of the units will be affordable to households at 80% (\$50,744.80) or below median family income.”

The affordable housing standard used by Catellus at Mueller was “25% affordability of all for-sale and for-rent homes.” The way Catellus proposed to achieve its goal was through senior multi-family and rental homes. Mueller Foundation was created to support the social and community goals including affordability at Mueller. As of November 30, 2011, \$9,707,396 of equity liens is held by the foundation.⁵ These processes were used along with building smaller size homes to achieve affordability. In no way was 40% proposed, planned or achieved at Mueller redevelopment.

The HUD proposal states “the development is expected to serve a broad range of incomes...from supportive housing for very-low income to affordable rental housing...for moderate-and middle-income households.”⁶ The Challenge Grant also states: “The Colony Park development is currently planned to include up to 500 single-family ownership units and 250 multi-family rental units.”⁷ Therefore, the projected outcomes are principally focused on the development of an apartment complex and single family houses.

⁴ Item #18; City Council Meeting on May 24, 2001 transferred 208 acres for development of low and moderate housing...

⁵ Semi-Annual Affordable Housing Update Thru November 30, 2011 Affordable Housing Resolution Implementation Efforts

⁶ Community Challenge Planning Grant: (2) Promote equitable, affordable housing; Page 2...

⁷ Community Challenge Planning Grant: Output; Page 5...

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Thrown into the grant proposal is the language for mixed use, retail and commercial development, without identification of a major anchor or comparable anchors to the Mueller redevelopment project. The outcomes projected in the grant proposal are not related to any economic development model, as Mueller either short-or long-term. As previously stated, the outcomes are focused on achieving the development of 250 multi-family rental units and 500 single-family home ownership units. The grant outcomes are as follows:

- A. Master Plan
- B. Planned Unit Development (PUD)
- C. Rezoning
- D. Engineering for subdivision
- E. Site Planning
- F. Infrastructure Construction Plans
- G. Architectural Design and Plans for New Sustainable Residential and Commercial Development

Management of the Community Challenge Pilot Project is the Austin Neighborhood Housing and Community Development Office (NHCD) and the Austin Housing Finance Corporation (AHFC). The City has several different departments none of which are developers, construction managers, and design-and/or architecture engineers and/or capable of what is projected in the Colony Park Sustainable Community Pilot Project proposal. Neither NHCD nor AHFC played a project management role in Mueller redevelopment.⁸

IV. Action Plan on Moving Forward

- A. Hiring of a Project Manager for three years to oversee all three projects in the Colony Park neighborhood. The Project manager will report to the City Manager, City Council and represent the interest of Colony Park Neighborhood Association. The Austin Convention Center model should be used as the structure by the project management for the benefit of Colony Park. (The management structure details will be flushed out during negotiation and the RFP/RFQ process.) The proposed Colony Park Project Manager will have multi-functions, which include but is not limited to:
 - a. Engineering management oversight, review and approval of all plans and specifications of construction projects and the Challenge Grant;
 - b. Inclusion process for 25%-to-30% of minority contractor participation and/or neighborhood contractor participation through a new Neighborhood association registration and involvement initiative;

⁸ Answers to Questions 1 and 2 Submitted by Melvin G, Wrenn and Margarita A. Decierdo

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- c. Directly work with and for the neighborhood association to assure their recommendations and concerns are included in the development projects and within the Pilot Project;
 - d. Capacity building of the Colony Park Neighborhood Association, which will include but not be limited to: 1) development of a neighborhood plan; 2) creation of a CDC and/or CHDO; and, 3) technical assistance in forming a regional neighborhood association organization;
 - e. Direct management of Public Engagement, which will include a block-by-block concentrated initiative; economic development program design; and, securing neighborhood friendly perspective anchors;
 - f. Perform a feasibility study on creating a Special Law District to cover the area of Colony Park; and in the future, other adjoining neighboring geographic areas mentioned in the Challenge Grant (The initial proposed boundary: Johnny Morris Road; 290; Decker Lane; and, Loyola Lane);
 - g. Perform asset mapping and identification of community resources and/or contractors and workforce participants;⁹
 - h. Assist in structuring cultural competency, diversity and community relations training;¹⁰
 - i. Work with the neighborhood association on code enforcement, design systems for neighborhood safety and improvement of public health; and,
 - j. Assist in creating a process and/or programs to help all residents in the targeted Census Tracts in meeting the goals and standards within the Community Challenge Planning Grant.
- B. Create a Public Relations Team to develop a neighborhood association web site and a social network plan along with looking at ways to promote the Colony Park Neighborhood Association. If needed, this committee will prepare press releases, press kits and coordinate press conferences. (After the neighborhood association demands are obtain, the cost of maintaining the web site can come through grant funds.)
- C. Colony Park web site development will tell the outside world the truth versus the communication from the City. It is important for the Colony Park Association to tell its story.
- D. Developing of a Social Networking Plan. In the modern world and today's environment, it is important to build a social network where anyone with interest can assist.

⁹ Working with Margarita Decierdo who will represent the neighborhood and coordinate her activities with and through ACC.

¹⁰ Working with Margarita Decierdo who will represent the neighborhood and coordinate her activities with and through ACC.

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- E. Write a letter to the City Council and City Manager requesting the demands of the neighborhood association be placed on a work session agenda and City Council meeting.
- F. If a work session and/or City council meeting is not immediately arranged, it will result in moving forward with a press conference. Moving to this level would require strategic planning and review of all options and/or alternatives to assure success.
- G. Long-term, appointment of a team to work with the City on existing projects and the proposed Community Challenge Planning Grant.

Wednesday, May 23, 2012

Austin: Press Release from Colony Park Neighborhood Association

Colony Park Neighborhood Association

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On May 21st the Colony Park Neighborhood Association (CPNA) voted to request HUD rescind the \$3,000,000 Community Challenge Grant awarded to the City of Austin. The CPNA also voted to move forward with filing a Civil Rights complaint with HUD and the Justice Department. The action to be taken is based upon the Mayor's, City Council's' and City Manager's continued refusal of meeting with the neighborhood association and community stakeholders. The Colony Park Sustainable Challenge Grant team was instructed to prepare the complaint. CPNA is a minority, home owner community saturated with Low Income Housing Tax Credit properties, Section 8 Vouchers, substandard duplexes, apartments and subsidized low-income houses.

The City's Neighborhood Housing and Community Development department prepared, submitted and managed the grant process without neighborhood or community input, participation or knowledge. By their action, the City is violating the mission and vision of HUD's Office of Sustainable Communities, as mandated.

The Austin Challenge Grant goals are designed to complete all engineering and planning requirements to construct 250 apartments and 500 homes for very-low, low-and moderate-income persons. There are no viable anchors, tenants or plans to uplift the community written in the grant or proposed by the City.

In 2001 the City purchased 258 acres for the purpose of developing low-and moderate-income housing in Colony Park, as stated in Resolution No. 010524-02. Ordinance No. 010524-18, adopted May 24, 2001, clearly states 208 acres would be transferred to Austin Housing Finance Corporation (AHFC) "for the development of low-income and moderate-income housing," which "furthers the goals and policies of the City." In 2008, AHFC completed a "preliminary engineering and design" study focused on developing low-income housing, at a cost of \$461,000.

On numerous occasions, the CPNA has sent emails, delivered comprehensive materials to the City Clerk for distribution, and made more than three formal requests to meet with the Mayor, Council and City Manager. It is clear to CPNA, the Mayor, Council and City Manager have no intention of meeting, as a group with a "community of color" or work directly with "minority neighborhoods." Since February the neighborhood association has made progress on code enforcement, inclusion in the Multiple-Use Center now under construction and neighborhood

policing; yet, many challenges remain.

At present, the association now fears for its children and youth who will be arrested for crossing the proposed City development acres to participate in school and recreational activities. This was confirmed by the APD law enforcement representative during the neighborhood association meeting. The Turner Roberts Recreational facility was closed because of poor construction in 2011. Children in the neighborhood are cut off from recreational services and walk across the City owned land when seeking alternatives.

Council leadership is necessary to resolve major issues in the Colony Park Neighborhood, and to prevent the arrest of neighborhood children.