



Mueller Neighborhood Association
PO Box 49123
Austin, TX 78765

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Housing and Planning Department
Street-Jones Building
1000 E. 11th St., Suite 200
Austin, TX 78702

To Whom It May Concern:

The Mueller Neighborhood Association was enthusiastic to review the three proposals for the redevelopment of 3515 Manor Road. All the proposals were ambitious and effectively used new affordability tools like Affordability Unlocked to increase the overall unit count and create new community places. After a careful review of the proposals and seeing presentations from all three development groups, the Mueller Neighborhood Association supports the NHP Foundation proposal as its first choice and the Foundation Communities (FC) proposal second.

The NHP Foundation proposal impressed on several fronts. First, we were pleased by the overall unit count (262), number of units below 60% MFI (244), and the number of units for community members exiting homelessness (60). We also appreciated the urban design component including the activation of the plaza at the end of Pershing Drive so that residents of 3515 Manor Road and integrate with neighbors and become a part of the surrounding community. There was some concern about a new development group that is not as well-known in the community, but that can also be a positive because there is a need to increase the number of non-profit developers in Austin which is sorely needed during the current housing crisis.

Our second choice was the FC proposal which had a significantly lower total unit count (150) but we were told that because of the high number of multi-bedroom units, the total number of residents at Fontane Plaza could be over 500. FC is a deeply respected organization in Austin and has an excellent track record of creating homes and service packages for residents using sustainable construction. However, this respect for FC was also paired with concern that

FC is being tasked with meeting too much of the affordable housing need and new respected players and innovative ideas are needed. Lastly, another worry was that the 48 PSH units will not come directly from the Continuum of Care list and not serve our most vulnerable community members.

Again, we are happy with the direction that all these projects signaled. We look forward to working further with the chosen development group. Thank you.

Sincerely,

Mueller Neighborhood Association