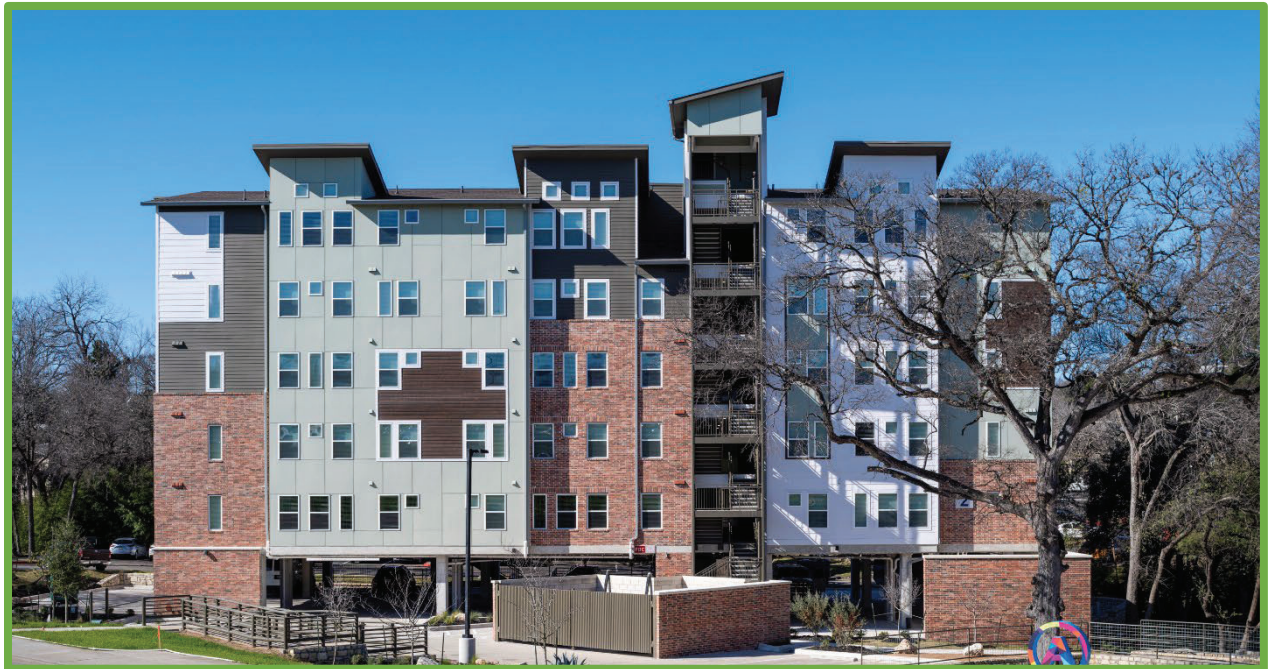




# Cady Lofts

1004-1008 E 39th St. Austin, TX 78751



2021 Housing Tax Credit Resolution Application  
Submitted to the City of Austin  
December 16, 2020

5501-A Balcones Dr. #302  
Austin, TX 78731



December 16, 2020

City of Austin  
Neighborhood Housing and Community Development  
1000 E. 11<sup>th</sup> St., Second Floor  
Austin, TX 78702  
[Patrick.Russell@AustinTexas.gov](mailto:Patrick.Russell@AustinTexas.gov)

Re: Request for City of Austin Resolution of Support for 2021 9% Competitive LIHTC application for proposed development: Cady Lofts, located at 1004-1008 E 39th St. Austin, TX 78751

Dear Mr. Russell,

We are most pleased on behalf of our development team, SGI Ventures, Inc. (SGI), Saigebrook Development, LLC (Saigebrook), and O-SDA Industries, LLC (O-SDA) to submit this application for support for a proposed 9% Housing Tax Credit (HTC) project, Cady Lofts. We are excited about the possibility of working with the City of Austin on the proposed project.

SGI Ventures has been in the affordable housing industry since 1996. Ms. Gaskin is a founding board member and Past Board President of the Texas Affiliation of Affordable Housing Providers ("TAAHP"). In 2008, SGI Ventures completed the development of CityView at the Park, a 72 unit affordable senior development located in Austin, TX. CityView was awarded a 4-Star Green Building rating by Austin Energy. In addition to CityView, Ms. Gaskin co-developed 8 other tax credit developments, with over 970 units.

Saigebrook Development and O-SDA Industries have specialized in providing first class affordable and workforce housing communities in urban core and suburban areas since 1996. Ms. Stephens and Ms. Lasch have secured 27 allocations of Housing Tax Credits in the last 10 application cycles in Texas and have financed and closed more than 5,000 units in the southeastern United States. Saigebrook Development and O-SDA Industries will serve as consultants on this transaction.

Cady Lofts is a proposed mixed-income community serving families on ±0.74 acres located at 1004-1008 E 39th St. in Austin's Hancock neighborhood. The site is within the Central Austin Combined Neighborhood Plan area, a Concerted Community Revitalization Plan (CRP). We hope to be selected as the development contributing more than any other to the City's revitalization efforts in this area.

The City of Austin's comprehensive planning vision includes the goals of expanding housing choices and providing a mix of quality housing for a diverse population. We believe that this mixed-income family project helps the city to meet these housing goals, especially as a result of its location in Austin's urban core, and in an underserved census tract, where no tax credit housing has been developed within the past twenty years. Given these factors, and its location within the Central Austin Combined Neighborhood Planning area, we believe that Cady Lofts could be one of the top scoring applications in the 2021 housing tax credit cycle.

This site meets two preference criteria for a Resolution of Support: It is located in a high opportunity census tract, and it is located within one half mile of the Airport Blvd Imagine Austin Activity Corridor, the Airport Blvd Mobility Bond Corridor, and the Downtown Imagine Austin Activity Center.

5501-A Balcones Dr. #302  
Austin, TX 78731



**We would like to request a local Resolution of Support, and the minimum local government contribution (\$500) from the City of Austin before March 1 to meet our tax credit deadline.**

Thank you for the opportunity to submit this request. We look forward to answering any questions you may have. Please contact Sally Gaskin at [Sally@SGIVentures.net](mailto:Sally@SGIVentures.net) or at (713) 882-3233 concerning this application.

Sincerely,

A handwritten signature in blue ink that reads "Sally Gaskin".

Sally Gaskin



## Contact Information

Development name: **Cady Lofts**  
Development location: 1004-1008 E 39th St. Austin, TX 78751

Project Team:

**SGI Ventures (Developer)**  
5501-A Balcones Dr., Ste 280 PMB # 138  
Austin, Texas 78731

**Saigebrook Development (Consultant)**  
220 Adams Dr., Ste 280, PMB # 138  
Weatherford, TX 76086

**O-SDA Industries (Consultant)**  
5501-A Balcones Dr. #302  
Austin, Texas 78731

Primary Contacts:

**Sally Gaskin**  
[Sally@SGIVentures.net](mailto:Sally@SGIVentures.net)  
713-882-3233

**Megan Lasch**  
[Megan@O-SDA.com](mailto:Megan@O-SDA.com)  
830-330-0762

**Lisa Stephens**  
[Lisa@Saigebrook.com](mailto:Lisa@Saigebrook.com)  
352-213-8700

**REQUEST FOR CITY OF AUSTIN RESOLUTIONS & OTHER REQUIREMENTS**  
**for**  
**2021 9% Competitive Low Income Housing Tax Credits**

This is the Application for developers requesting resolutions required by the Texas Department of Housing and Community Affairs (TDHCA) for 9% Low Income Housing Tax Credit applications for the 2021 Cycle. This form and all attachments will be due no later than **5 P.M. on Wednesday, December 16, 2020**. *All resolutions being requested are subject to approval by the Austin City Council. It is anticipated that resolutions will be on the Austin City Council Agenda for the February 4, 2021 meeting.*

**1. Resolutions. Please indicate each applicable resolution requested from the City of Austin.**

- Resolution of Support or No Objection from the Local Governing Body (will be provided to all Requestors completing this form and providing all attachments, but to receive the Support Resolution, the development must meet criteria outlined in section 4 below, Preference Criteria)
- Twice the State Average Per Capita (will be provided to all Requestors completing this form and providing all attachments)
- One-Mile/Three-Year Rule
- Limitations on Developments in Certain Census Tracts
- Development contributing more than any other to the City's concerted revitalization efforts (only **one** application will receive this designation for each respective CRP)
- Development is located in a Concerted Community Revitalization Plan (CRP) Area (the development must meet additional criteria outlined in section 5 below, CRP Instructions).
- Development is located within a census tract that has a poverty rate above 40% for individuals (subject to staff approval)

**2. Commitment of Development Funding by Local Political Subdivision.** Funding commitments from the City of Austin will be provided to developments in the form of waived fees through the S.M.A.R.T. Housing Program. Letters from the City of Austin regarding waived fees will comply with the requirements of the 2021 QAP and will be provided to applicants if the development qualifies for S.M.A.R.T. Housing Certification. **Applications for S.M.A.R.T. Housing certification go through a separate review process, and are due by Friday, January 08, 2021.** For more information on the [S.M.A.R.T. Housing Program](#), email Alex Radtke, Planner Senior, at [Alex.Radtke@austintexas.gov](mailto:Alex.Radtke@austintexas.gov).

**3. Application Requirements.** For the Resolution request to be considered, please certify this Application and include the following information in the Application PDF:

- 1) A brief narrative overview of the proposed development, including specifying who the target population is as defined by TDHCA (Supportive Housing, elderly, or general).
  - 2) A complete Project Summary Form (completed in Excel) attached as a tab in the PDF. [The Project Summary Form is available on HPD's website](#). **Please also submit the excel sheet when submitting your application.**
  - 3) If the development will be located in a CRP Area, then provide the name of that CRP, a brief description of how the investments in that area together constitute a CRP, and a map of the area and the development's relative location within it. Also, the Requestor **must identify in the Project Summary Form the City of Austin council resolution(s) that created the CRP area.** Attach this information to the Application behind the appropriate tab.
  - 4) Provide an aerial map indicating the Development's location and the distance a resident would have to walk on a paved surface to get to the nearest transit stop. Attach the map to the Application behind the appropriate tab.
  - 5) Provide a flood plain map generated by [www.ATXFloodPro.com](http://www.ATXFloodPro.com) with the property parcel identified and the legend displayed showing the various types of FEMA Flood Plain zones, if any. Attach the map to the Application behind the appropriate tab.
  - 6) Provide information about the Developer's experience and development history. Attach this information to the Application behind the appropriate tab.
  - 7) If located in the ETJ, the application must include the resolution from the applicable county behind the appropriate tab.
- 4) **Preference Criteria.** In order to receive a Resolution of Support, a development must meet **one** of the following criteria:
- 1) The development is located on a site owned, or slated to be owned, by the Austin Housing Finance Corporation (AHFC), the City of Austin, or an affiliate of AHFC or the City of Austin.
  - 2) The development is located in a High Opportunity Area, [according to the City of Austin RHDA/OHDA Application Map Series](#).
  - 3) The development is located in a Gentrification area, [according to the City of Austin RHDA/OHDA Application Map Series](#) (all tracts but "susceptible" are eligible).
  - 4) The development is located within 0.5 miles of an Imagine Austin Center/Corridor or a Mobility Bond Corridor, [according to the City of Austin RHDA/OHDA Application Map Series](#).
  - 5) No less than 15 units in the development are dedicated to the Continuum of Care, as confirmed by an executed MOU with ECHO (to be provided by February 4, 2021).
- 5) **CRP Instructions.** If the development is in what the Requestor believes is a CRP area, then by **Monday, January 25, 2021** submit to Patrick Russell an analysis and explanation as to how and why the Requestor believes that the CRP area meets the requirements of TDHCA's Qualified Allocation Plan, as it pertains to 10 TAC §11.9(d)(7) and specifically 10 TAC §11.9(d)(7)(A)(iv)(I). Please contact Patrick Russell with any questions about this requirement.
- 6) **How to Submit.** Applications should be sent by email to Patrick Russell at [patrick.russell@austintexas.gov](mailto:patrick.russell@austintexas.gov). **Please include the PDF with all the incorporated attachments and please include the excel version of the Project Summary as well.** If Requestors are unable to submit by email, Applications may be submitted to Housing and

Planning Department, 1000 East 11th Street, 2nd Floor, Austin, TX 78702 to the attention of Patrick Russell. For more information, contact Patrick Russell at 512-974-3141 or by e-mail at [patrick.russell@austintexas.gov](mailto:patrick.russell@austintexas.gov).

**Deadline to Submit: 5:00 pm, Wednesday, December 16, 2020**

Development Name: Cady Lofts

The undersigned hereby certifies that the information provided in this Application, including all attachments and supporting materials, is true and correct under penalty of law, including Chapter 37 of the Texas Penal Code titled Perjury and Other Falsification and is subject to criminal penalties as defined by the State of Texas. The undersigned also affirms understanding of Texas Government Code Chapter 552, Public Information Act, which gives the public the right to access government records through public information requests, and acknowledges that this submitted Application will be treated as a government record.

|  |   |
|--|---|
| Applicant (Entity Name) to TDHCA       | <u>Cady Lofts, LLC</u>  |
| Authorized Representative Signature    | <u></u> |
| Authorized Representative Printed Name | <u>Sally Gaskin</u>   |
| Authorized Representative Title        | <u>President, SGI Ventures, Inc.</u>  |
| Date                                   | <u>December 15, 2020</u>  |



## **Attachment 1 - Project Narrative**

*A brief narrative overview of the proposed development. Specify the TDHCA Target Population, whether Supportive Housing, elderly, or general.*



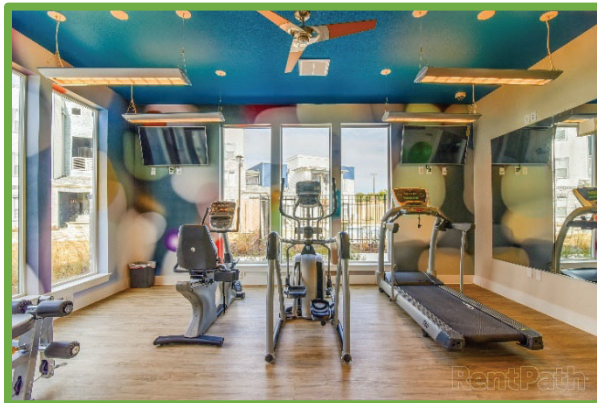
## Project Narrative

Cady Lofts is a proposed mixed-income family apartment community to be located at 1004-1008 E 39th St. This ±0.74 acre multifamily development will consist of 64 units, of which 100% will be targeted for workforce housing.

The proposed development will consist of approximately 64 units; a mix of studio, one, two, and three bedroom units serving families (general population) at 30%, 50%, 60% and 80% median family income levels. This site is currently zoned SF-3-CO-NP and LO-MU-CO-NP. The portion of the site zoned LO-MU-CO-NP will not require a rezone to allow for the intended use. The portion of the site zoned SF-3-CO-NP will require a rezone to achieve the required density for this project.

We feel this project is particularly important for the City of Austin given the site's location in Austin's urban core, along the Airport Blvd Imagine Austin Transit Corridor. A high concentration of nearby jobs at the University of Texas at Austin and St. David's Medical Center, great walkability and access to high frequency transit, and proximity to Mueller retail, makes this an ideal location for families. Moments from Hancock Recreation Center, and retail at the Hancock Center, this site offers households so many amenities within arms' reach.

This site also scores particularly well within the Texas QAP system as a result of dispersion; there have been no tax credit developments built in the same census tract in the past 20 years. The tract is thus considered underserved based on the Texas QAP. This, coupled with its location in the urban core, and a revitalization plan in the form of the Central Austin combined Neighborhood Plan, leads us to believe that this will be one of the top scoring sites in the 2021 housing tax credit cycle.



Fitness center and community kitchen at O-SDA developed **Stillhouse Flats**, Harker Heights, TX

## Unit and Development Amenities

Unit amenities will include high efficiency appliances and lighting, a dishwasher, washer and dryer hookups, granite countertops in kitchen and bathrooms, resilient hard surface flooring, kitchen tile backsplash, and tile tub surrounds.



Community amenities will include an on-site leasing center, fitness center, cyber lounge, children's playroom, and community multipurpose room.

### Accessibility

To the best of our knowledge and ability, all of the development team's developments comply with the Equal Opportunity Housing regulations as well as Fair Housing, ADA and UFAS standards. This development will be designed to meet or exceed the accessibility requirements of the Federal Fair Housing Act as implemented by HUD. All common spaces will be designed to allow for accessibility to persons with limited mobility. Additionally, a minimum of 10% of all units, and 100% of the community amenity space will be designed and constructed to allow for accessibility to persons with limited mobility. An additional 2% of the units will be also designed for hearing and visual disabilities. All units will be fully adaptable and elevator served.

ADA features for the units will include but are not limited to:

- All passage doors to be 36" wide
- Knee space in both bathrooms (if applicable) for wheelchair access
- Under counter knee space in kitchen for wheelchair access
- 34" height countertop in bathroom and kitchen work area
- All individual rooms are made fully accessible by providing adequate turn radius
- Fully accessible bathtub/shower combination
- Strobe light alarms and doorbells for HV units
- Temperature controlled water valves
- Accessible light switches and outlets

An accessible route will connect the accessible parking spaces to the accessible and adaptable units or elevator, as well as the common areas of the development. As a further measure to ensure compliance, the development team retains an Accessibility and Compliance Consultant to provide plan review and inspection services for compliance with the Texas Accessibility Standards (TAS), the Uniform Federal Accessibility Standards (UFAS), Fair Housing Act (FHA), and the International Building Code (IBC) Chapter 11.

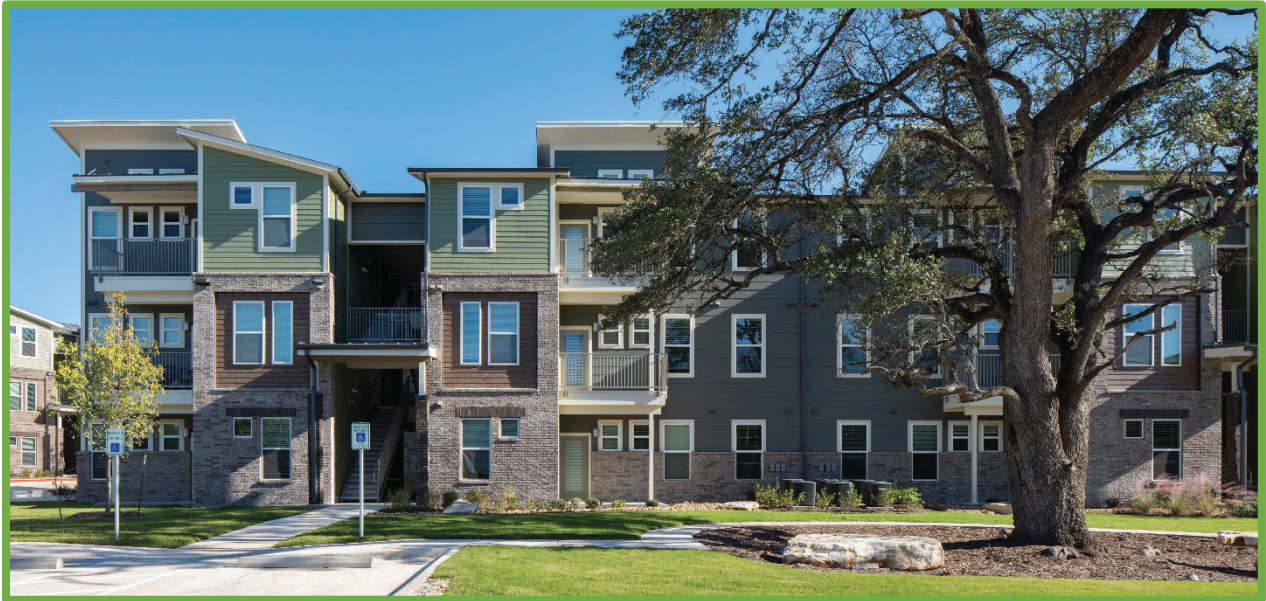


Unit interiors at Saigebrook and O-SDA developed **Canova Palms**, Irving, TX



## Green Building

Even before the current emphasis on Green methods and their employment in affordable housing, the development team promoted energy and natural resource conservation in all their communities. These efforts have had a significant positive impact in the cost of operations, and the out-of-pocket costs to our residents. The development team will commit to meeting Austin Energy Green Building standards.



Saigebrook and O-SDA developed **Kaia Pointe**, Georgetown, TX



5501-A Balcones Dr. #302  
Austin, TX 78731



### Local public art

Our team recognizes the importance of art education, reflecting our priority to grow and invest in Austin's creative economy. In each one of our communities, we commission a local artist to create an original sculpture, mosaic, or other form of artwork. Our continued commitment to local public art aims to create a sense of place and community at each property. Often local children are provided the opportunity to participate in the artist's creation, thereby creating a sense of pride and achievement within their neighborhood.



At **Aria Grand**, we worked with Ethan Azarian of Blue Cow Studios and students from Travis Heights Elementary School to create four custom murals for the community. The students were excited to work with Ethan to create a lasting mark on their neighborhood.



## Successful Development Examples

Currently in the Austin area, the development team has four multifamily mixed-income developments completed, and three multifamily mixed-income developments under construction. These communities are in Travis Heights, Hillcrest, Delwood 2, East Riverside, Wells Branch, Northwest Austin, and Georgetown.



### **Aria Grand**

1800 S IH 35 SR, Austin, Texas 78745. Opened December 2019, 99% leased. Construction began September 2018.

70-unit new construction family mixed-income development. Financed using 9% LIHTC tax credits and City of Austin General Obligation (GO) Bond. 30%, 50%, and 60% AMI. This is a 1.42 acre site, containing two buildings, totaling 82,173 square feet of gross floor area. Development budget was \$16,800,000.



### **La Madrid Apartments**

11320 Manchaca Road, Austin Texas 78748. Opened October 2018, 99% leased. Construction began October 2016. NGBS Gold Certified.

95-unit new construction family mixed-income development. Financed using 9% LIHTC tax credits and City of Austin GO Bond. 30%, 50%, and 60% AMI. This is a 6.02 acre site, containing nine buildings, totaling 118,132 square feet of gross floor area. Development budget was \$20,400,000.



**Kaia Pointe**

104 Bettie Mae Way,  
Georgetown Texas 78633.  
Opened December 2018, 95%  
leased. Construction began  
September 2017.

102-unit new construction  
family mixed-income  
development. Financed using  
9% LIHTC tax credits. 30%, 50%,  
and 60% AMI. This is a 5.05 acre  
site, containing six buildings,  
totaling 113,877 square feet of  
gross floor area. Development  
budget was \$18,800,000.



**Art at Bratton's Edge**

15405 Long Vista Dr, Austin  
Texas 78728. Opened  
December 2016, 100% leased.  
Construction began July 2015.  
NGBS Green Certified.

78-unit new construction family  
mixed-income development.  
Financed using 9% LIHTC tax  
credits. 30%, 50%, and 80%  
AMI. This is a 5.05 acre site,  
containing four buildings,  
totaling 84,026 square feet of  
gross floor area. Development  
budget was \$14,300,000.



**The Abali** (Under construction)  
4603 - 4611 N IH 35, Austin,  
Texas 78722. Construction  
began 2020.

56-unit new construction family  
mixed-income development.  
Financed using 9% LIHTC tax  
credits. 30%, 50%, and 60%  
AMI. This is a 0.92-acre site,  
containing one building,  
totaling 58,880 square feet of  
gross floor area. Development  
budget was \$14,600,000.



**Vi Collina** (Under construction)  
2401 E Oltorf St, Austin, Texas  
78741. Construction began  
2020.

170-unit new construction  
family mixed-income  
development. Financed using  
4% LIHTC tax credits. 30%, 50%,  
60%, and 80% AMI. This is a  
4.59-acre site, containing one  
building, totaling 180,147  
square feet of gross floor area.  
Development budget was  
\$37,600,000.



## **Attachment 2 – Project Summary**

*(Insert a PDF of the Excel Project Summary Form)*

**Project Summary Form**

1) Development Name: Cady Lofts  
 2) Project Type: Mixed-Income  
 3) New Construction or Rehabilitation?: New Construction

4) Development Owner (as submitted in TDHCA Application): Cady Lofts, LLC  
 5) Developer Company: SGI Ventures, Inc.

6) Location Description (address if available; if not, then, e.g., NEQ of intersection of Y and Z Streets in Austin, Texas, ZIP): 1004-1008 E 39th St. Austin, TX 78751  
 7) Mobility Bond Corridor: Airport Blvd

8) Census Tract: 3.02  
 9) Council District: District 9  
 10) Elementary School: LEE EL  
 11) Affordability Period: 45 years

12) Type of Structure: Multi-family  
 13) Occupied?: No  
 14) How will AHFC funds be used?: Acquisition, Pre-development, and Construction

15) Bond Issuer (if applicable): N/A  
 16) HFC, PFC, or Nonprofit that will control General Partner or Managing Member (if applicable): N/A

17) Target Population: General

Please note that the final unit mix is subject to change based on the final application to TDHCA.

**18) Summary of Rental Units by MFI Level**

| Income Level       | Efficiency | One Bedroom | Two Bedroom | Three Bedroom | Four (+) Bedroom | Total     |
|--------------------|------------|-------------|-------------|---------------|------------------|-----------|
| Up to 20% MFI      | 0          | 0           | 0           | 0             | 0                | 0         |
| Up to 30% MFI      | 0          | 2           | 3           | 2             | 0                | 7         |
| Up to 40% MFI      | 0          | 0           | 0           | 0             | 0                | 0         |
| Up to 50% MFI      | 0          | 7           | 12          | 7             | 0                | 26        |
| Up to 60% MFI      | 0          | 6           | 15          | 6             | 0                | 27        |
| Up to 70% MFI      | 0          | 0           | 0           | 0             | 0                | 0         |
| Up to 80% MFI      | 0          | 1           | 2           | 1             | 0                | 4         |
| Up to 120% MFI     | 0          | 0           | 0           | 0             | 0                | 0         |
| No Restrictions    | 0          | 0           | 0           | 0             | 0                | 0         |
| <b>Total Units</b> | <b>0</b>   | <b>16</b>   | <b>32</b>   | <b>16</b>     | <b>0</b>         | <b>64</b> |

**19) Summary of Units for Sale at MFI Level**

| Income Level       | Efficiency | One      | Two      | Three    | Four (+) | Total    |
|--------------------|------------|----------|----------|----------|----------|----------|
| Up to 60% MFI      | 0          | 0        | 0        | 0        | 0        | 0        |
| Up to 80% MFI      | 0          | 0        | 0        | 0        | 0        | 0        |
| Up to 120% MFI     | 0          | 0        | 0        | 0        | 0        | 0        |
| No Restrictions    | 0          | 0        | 0        | 0        | 0        | 0        |
| <b>Total Units</b> | <b>0</b>   | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> |

**20) Initiatives and Priorities (of the Affordable Units)**

| Initiative                                | # of Units | Initiative              | # of Units |
|---|------------|-------------------------|------------|
| Accessible Units for Mobility Impairments | 7          | Continuum of Care Units | 0          |
| Accessible Units for Sensory Impairments  | 2          |                         |            |

**Use the City of Austin GIS Map to Answer the questions below**

18) Is the property within 1/2 mile of an Imagine Austin Center or Corridor?  Yes

19) Is the property within 1/4 mile of a High-Frequency Transit Stop?  Yes

20) Is the property within 3/4 mile of Transit Service?  Yes

21) The property has Healthy Food Access?

22) Estimated Sources and Uses of funds

| <b>Sources</b>         |                |
|------------------------|----------------|
| Debt                   | 4,100,000      |
| Third Party Equity     | 12,475,659     |
| Grant                  |                |
| Deferred Developer Fee | 366,127        |
| Other                  |                |
| Previous AHFC Funding  |                |
| Expected AHFC Request  | <b>700,000</b> |

**Total \$ 17,641,786**

| <b>Uses</b>     |           |
|-----------------|-----------|
| Acquisition     | 3,260,000 |
| Off-Site        | 100,000   |
| Site Work       | 1,295,000 |
| Site Amenities  | 175,000   |
| Building Costs  | 6,231,952 |
| Contractor Fees | 1,092,273 |
| Soft Costs      | 1,953,183 |
| Financing       | 1,432,690 |
| Developer Fees  | 1,734,419 |
| Reserves        | 367,269   |

**Total \$ 17,641,786**

**CRP Name**

**CRP Ordinance 1**  **Date**

**CRP Ordinance 2**  **Date**

**CRP Ordinance 3**  **Date**

**CRP Ordinance 4**  **Date**

**CRP Ordinance 5**  **Date**



### **Attachment 3 – CRP (if applicable)**

*(If the development will be located in a CRP Area, then provide the name of that CRP, a brief description of how the investments in that area together constitute a CRP, and a map of the area and the development's relative location within it. Also, the Requestor **must identify the City of Austin council resolution(s) that created the CRP area.**)*



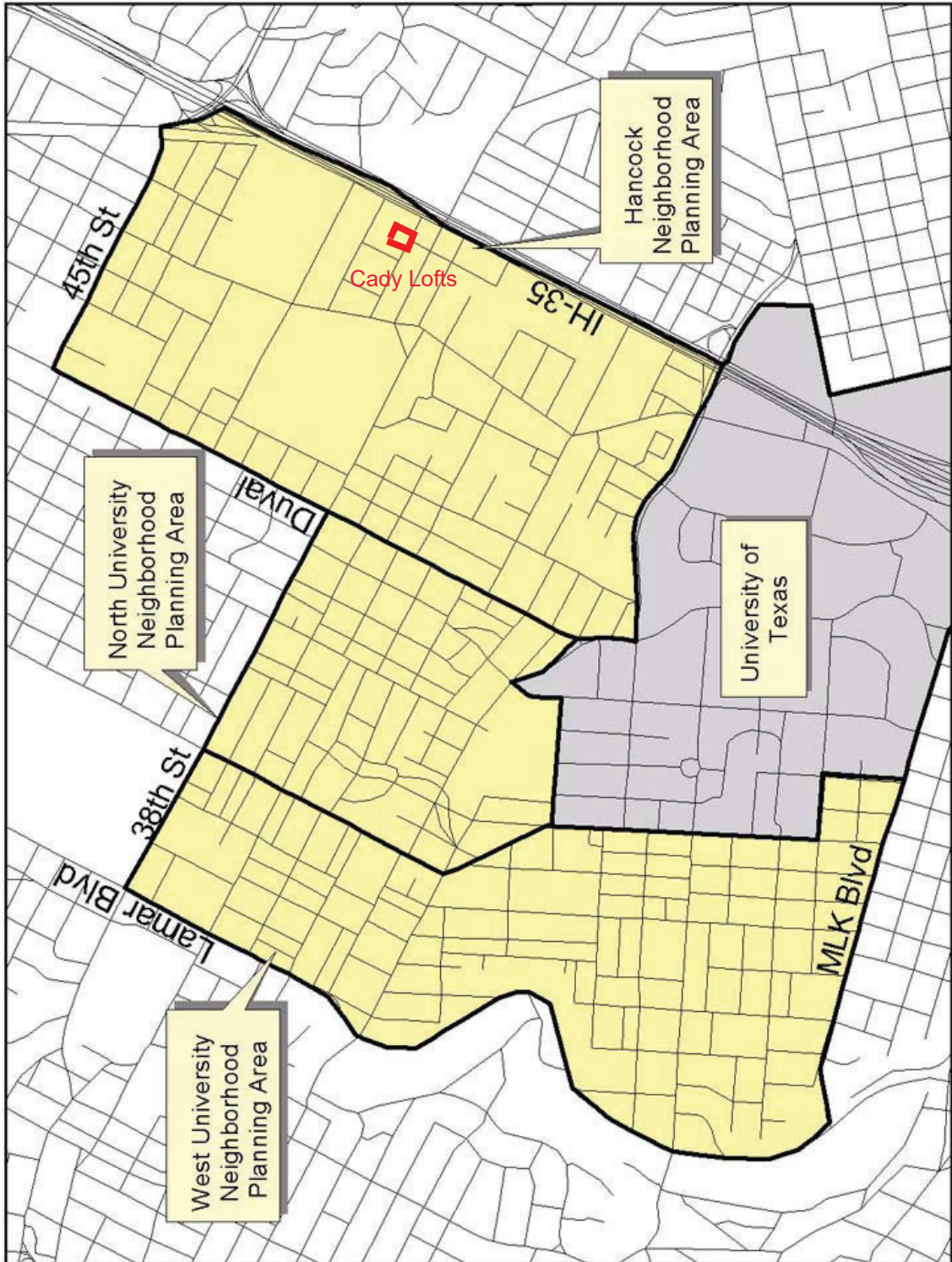
## Concerted Community Revitalization Plan Area

Cady Lofts is located within the boundaries of the Central Austin Combined Neighborhood Plan, which was adopted as part of the *Austin Tomorrow Comprehensive Plan* in 2004 by Austin City Council via ordinances **20040826-057**, **040826-59**, and **040826-48**. These ordinances adopted respectively the West University, Hancock, and North University planning areas which make up the Central Austin Combined Neighborhood Plan. Cady Lofts lies within the Hancock planning area. The plan prioritizes the maintenance of neighborhood character, the creation of a University Neighborhood Overlay to allow for denser and more pedestrian-oriented development in West Campus, and historic preservation of historic neighborhoods. We hope to be selected as the development contributing more than any other to the City's revitalization efforts in this area.

Texas Department of Housing and Community Development (TDHCA)'s 2021 Qualified Allocation Plan (QAP) outlines the requirements of a concerted revitalization plan as follows:

- a. The plan must be adopted by the municipality in which the development site is located: please see attached City of Austin ordinances (referenced above) which established and adopted the Central Austin Combined Neighborhood Plan.
- b. The problems identified in the revitalization area must have been identified through a community outreach process: the Central Austin Combined Neighborhood plan outlines a multi-year process beginning in 2002 wherein residents, property owners, and businesses in the area completed surveys and attended workshops, focus groups, and forums as they developed the neighborhood plan.  
Eligible problems include:
  - i. Long-term disinvestment
  - ii. Declining quality of life for area residents
  - iii. **Lack of robust economy and/or lack of new affordable housing options for long-term residents:** the plan describes a lack of student housing available within the planning area and calls for more, higher quality student housing opportunities.
- c. The plan must have a documented history of sufficient and committed funding to accomplish the goals outlined therein: The Central Austin Combined Neighborhood Plan Implementation Chart attached shows a variety of capital improvement projects underway and completed within the neighborhood area, as well as their funding resources.
- d. The plan must be current at the time of application and continue for a minimum of three years thereafter: the Central Austin Combined Neighborhood Plan is current and expected to continue for at least three years.

**Central Austin Combined Neighborhood Plan**



**Figure 1**  
**Central Austin Combined Neighborhood Planning Area Base Map**

# Central Austin Combined Neighborhood Plan Implementation Tracking Chart

9/1/2020

| Action Item/ Rec # | Plan page # | Action Item/ Recommendation | Priority Ranking and Fiscal Year | Status | Staff Comments | Contact Team Comments | Primary Resource | Secondary Resource |
|--------------------|-------------|-----------------------------|----------------------------------|--------|----------------|-----------------------|------------------|--------------------|
|--------------------|-------------|-----------------------------|----------------------------------|--------|----------------|-----------------------|------------------|--------------------|

**NOT COMPLETE**

**Capital Improvement Project**

|        |    |  |              |                    |   |  |                                  |                              |
|--------|----|--|--------------|--------------------|---|--|----------------------------------|------------------------------|
| 4.4.8b | 89 | Widen sidewalks as part of the Guadalupe Street renovation project.  | # Not Ranked | Not Yet Initiated  | 10/2014 (PDRD): The corridor planning project has been revived and is in the preliminary phase.                               |  | Austin Transportation Department | Public Works                 |
| 4.4.8c | 89 | Add right and left turn bays where needed to facilitate safer turns and improve traffic flow as part of the Guadalupe Street renovation project.   | # Not Ranked | Not Yet Initiated  | 10/2014 (PDRD): The corridor planning project has been revived and is in the preliminary phase.                               |  | Austin Transportation Department | Planning & Zoning Department |
| 4.4.8d | 89 | Provide pedestrian -scaled lighting as part of the Guadalupe Street renovation project.  | # Not Ranked | Not Yet Initiated  | 10/2014 (PDRD): The corridor planning project has been revived and is in the preliminary phase.                               |  | Austin Transportation Department | Austin Energy                |
| 4.5.9  | 90 | Where possible the sidewalks in West Campus should be made wider.  | # Not Ranked | Ongoing            | Projects built under the provisions of the University Neighborhood Overlay (UNO) must provide wider sidewalks.                |  | Public Works                     |                              |
| 4.5.10 | 90 | The sidewalks in West Campus should be lit with pedestrian-scaled lighting. These may be either mounted on a building or a small scale street pole. The quality of the light is important and high-pressure sodium and non-corrected fluorescent lamps should be avoided. Lighting design should not allow light to escape upward into adjacent buildings. | # Not Ranked | Partially Complete | 10/2013 (PDRD): Some pedestrian-scaled lighting has been installed in West Campus in conjunction with redevelopment projects. |  | Austin Energy                    | Public Works                 |

# Central Austin Combined Neighborhood Plan Implementation Tracking Chart

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|--------------------|-------------|---|----------------------------------|---------------------------------------|---|-----------------------|----------------------------------|--------------------|
| 4.5.12             | 90          | Create a series of pedestrian ways in West Campus based on the model developed for the 23rd Street Streetscape Improvements. (see illustration of the 23rd Streetscape Improvements on page 124). Additional provisions and mechanisms should be created to promote the development of these pedestrian ways. Certain actions taken by property owners along these routes that change the status of a property could trigger mandatory compliance with the design of the pedestrian way. See Objective 4.7 for an additional possible implementation strategy to promote the development of these streetscape improvements. | # Not Ranked                     | Unknown                               |   |                       | Public Works                     |                    |
| 4.5.13             | 91          | Designate and stripe one or two east-west streets as bicycle routes to provide safer access for West Campus' residents to Guadalupe and the University of Texas. These routes could be planned in conjunction with the creation of pedestrian ways.   | # Not Ranked                     | Not Yet Initiated                     | 1/2014 (PDRD): The Bike Plan recommends a bike lane for 24th St, which is designated Route 42. [Date?]: Provide streets names that are most preferred routes and consider connectivity to existing bike facilities. Any bike lane would be accompanied by a No Parking Tow Zone.  |                       | Austin Transportation Department |                    |
| 4.6.17             | 91          | Install new, pedestrian-scaled lighting (along Rio Grande Street).  | # Not Ranked                     | Underway                              | 5/2014 (PDRD): Reconstruction of Rio Grande St. from MLK to 24th, including light poles, was completed in 2013. A similar project from 24th to 29th St. will commence construction in 2015 with completion anticipated in 2017. 10/2013 (PDRD): Some pedestrian-scaled lighting has been installed in West Campus in conjunction with redevelopment projects. |                       | Austin Energy                    |                    |
| 5.2.3              | 98          | Install a striped, pedestrian-activated crosswalk at Guadalupe and 37th Street.   | # Not Ranked                     | Not Currently Feasible or Recommended | 11/2013 (ATD): Intersection is less than 300 feet to the signalized intersection at 38th & Guadalupe and therefore not eligible for a Pedestrian Hybrid Beacon (PHB).   |                       | Austin Transportation Department | Public Works       |



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|--------------------|-------------|---|----------------------------------|--------------------|---|---|------------------|--------------------|
| 5.2.4a             | 98          | Build new sidewalks on 41st Street from Red River to Duval. (Hancock-High Priority)       | # 3<br>Hancock, FY 2018-19       | Not Yet Initiated  | 7/2016: Ranked very high priority in 2016 Sidewalk Masterplan. 9/2011 (Public Works): Not included in 5-Year CIP Plan. No funding available. 5/2009 (Public Works): 3,100 linear feet @ \$24/SF or \$120 linear foot for the average 5' sidewalk. Sidewalk matrix score: Low/Medium. All estimates are at today's construction costs and subject to change in the future. 6/2009 (PDR): Planning Commission CIP Subcommittee recommended project for the FY 2009-10 CIP 5-Year Plan. 12/2009 (Public Works): Included in the sidewalk master plan; will be added to the 5-Year plan and constructed as funding becomes available. | 10/2008: Hancock's #1 priority for FY 2009-10.          | Public Works     |                    |
| 5.2.4b             | 98          | Build new sidewalks on 31st St. from Medical Arts to the dead end (Hancock-High Priority) | # Not Ranked                     | Not Yet Initiated  | 7/2016: Ranked very high priority in 2016 Sidewalk Masterplan. 9/2011 (Public Works): ~440 linear feet @ \$45/linear foot; matrix score=254. Not included in 5-Year CIP Plan. No funding available.   |   | Public Works     |                    |
| 5.2.4c             | 98          | Build new sidewalks on 38th Street from Peck to Red River Street. (Hancock-High Priority) | # Not Ranked                     | Partially Complete | 7/2016: Ranked very high and high priority in 2016 Sidewalk Masterplan. 10/2013 (PDRD): Continuous sidewalk on south side visible in Google maps. [Date?]: ~1,375 linear feet @ \$45/linear foot; matrix score=183.   |   | Public Works     |                    |
| 5.2.4e             | 98          | Build new sidewalks on 32nd St. from Speedway to Duval (North University-High Priority)   | # 2 North Univ., FY 2018-19      | Partially Complete | 7/2016: Ranked very high priority in 2016 Sidewalk Masterplan. 10/2013 (PDRD): Continuous sidewalk on the north side visible in Google maps except for a 10' gap east of Grooms and a 60' driveway curb cut east of Speedway. 9/2011 (Public Works): Not included in 5-Year CIP Plan. No funding available. 5/2009 (Public Works): 2,250 linear feet @ \$24/SF or \$120 linear foot for the average 5' sidewalk. Sidewalk matrix score: High. All estimates are at today's construction costs and subject to change in future.  | 10/2008: North University's #2 priority for FY 2009-10. | Public Works     |                    |
| 5.2.4g             | 98          | Build new sidewalks on 32nd St from Lamar to Guadalupe. (West University-High Priority)   | # 1 West Univ., FY 2018-19       | Partially Complete | 7/2016: Ranked very high priority in 2016 Sidewalk Masterplan. 10/2013 (PDRD): Some gaps have been filled, and the sidewalk on the south side is complete from Guadalupe to West Ave except for a 25' gap at Kings Lane and a 170' gap just west of Guadalupe. 9/2011 (Public Works): Not included in 5-Year CIP Plan. No funding available. 5/2009 (Public Works): 975 linear feet @ \$24/SF or \$120 linear foot for the average 5' sidewalk. Sidewalk matrix score: High. All estimates are at today's construction costs and subject to change in future.   | 10/2008: West University's #7 priority for FY 2009-10.  | Public Works     |                    |

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|--------------------|-------------|---|----------------------------------|--------------------|--|--|------------------|--------------------|
| 5.2.4h             | 98          | Build new sidewalks on West Street from 34th Street to 38th Street (West University-High Priority)                  | # 4 West Univ., FY 2018-19       | Not Yet Initiated  | 7/2016: Ranked very high priority in 2016 Sidewalk Masterplan. Sidewalk exists on east side of West Ave. 9/2011 (Public Works): Not included in 5-Year CIP Plan. No funding available. 5/2009 (Public Works): 1,300 linear feet @ \$24/SF or \$120 linear foot for the average 5' sidewalk. Sidewalk matrix score: High. All estimates are at today's construction costs and subject to change in future.  | 10/2008: West University's #4 priority for FY 2009-10. | Public Works     |                    |
| 5.2.4i             | 98          | Build new sidewalks on Shoal Crest Ave. from W. 28th 1/2 Street to West 29th Street (West University-High Priority) | # 3 West Univ., FY 2018-19       | Not Yet Initiated  | 7/2016: Ranked very high priority in 2016 Sidewalk Masterplan. 5/2009 (Public Works): 1,400 linear feet @ \$24/SF or \$120 linear foot for the average 5' sidewalk. Sidewalk matrix score: Medium. All estimates are at today's construction costs and subject to change in future. 9/2011 (Public Works): Not included in 5-Year CIP Plan. No funding available.  | 10/2008: West University's #5 priority for FY 2009-10. | Public Works     |                    |
| 5.2.4j             | 98          | Build new sidewalks on Harris Park Avenue, west side, between Dean Keaton and Rathervue Place. (Hancock)            | # Not Ranked                     | Not Yet Initiated  | 7/2016: Ranked very high priority in 2016 Sidewalk Masterplan.   |  | Public Works     |                    |
| 5.2.4l             | 98          | Build new sidewalks on Harris Ave. from Duval Street to Lee Elementary (Hancock)                                    | # 2 Hancock, FY 2018-19          | Partially Complete | 7/2016: Ranked very high and high priority in 2016 Sidewalk Masterplan. 10/2013 (PDRD): Continuous sidewalk on south side visible in Google maps. 5/2009 (Public Works): 1,150 linear feet @ \$24/SF or \$120 linear foot for the average 5' sidewalk. Sidewalk matrix score: Medium/High. All estimates are subject to change in future.  | 10/2008 : Hancock's #6 priority for FY 2009-10.        | Public Works     |                    |
| 5.2.4m             | 98          | Build new sidewalks on Harris Park Ave. east side, between 32nd Street and Harris Ave. (Hancock)                    | # 5 Hancock, FY 2018-19          | Partially Complete | 7/2016: Ranked medium priority in 2016 Sidewalk Masterplan. 10/2013 (PDRD): Continuous sidewalk on east side from 32nd Street to Landon Lane visible in Google maps. 9/2011 (Public Works): 550 linear feet @ \$24/square foot or \$120 linear foot for the average 5' sidewalk. Sidewalk matrix score: Very Low/Low. All estimates are at today's construction costs and subject to change in the future. |  | Public Works     |                    |
| 5.2.4n             | 98          | Build new sidewalks on Hampton Rd. between Harris Ave. and 35th Street. (Hancock)                                   | # 4 Hancock, FY 2018-19          | Not Yet Initiated  | 7/2016: Ranked high priority in 2016 Sidewalk Masterplan. 9/2011 (Public Works): 600 linear feet @ \$24/square foot or \$120 linear foot for the average 5' sidewalk. Sidewalk matrix score: Medium. All estimates are at today's construction costs and subject to change in the future.  |  | Public Works     |                    |

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|--------------------|-------------|---|----------------------------------|--------------------|---|---|------------------|--------------------|
| 5.2.4o             | 98          | Build new sidewalks on 35th St. from Speedway to Duval Street. (North University)                   | # 3 North Univ., FY 2018-19      | Not Yet Initiated  | 7/2016: Ranked very high and high priority in 2016 Sidewalk Masterplan. 1/2014 (PDRD): Some sidewalk exists in this location, but there are gaps. 5/2009 (Public Works): 900 linear feet @\$24/SF or \$120 linear foot for the average 5' sidewalk. Sidewalk matrix score: Low/Medium. All estimates are at today's construction costs and subject to change in future. 9/2011 (Public Works): Not included in 5-Year CIP Plan. No funding available.           | 10/2008: North University's #4 priority for FY 2009-10. | Public Works     |                    |
| 5.2.4p             | 98          | Build new sidewalks on San Gabriel St. from W. 28th 1/2 Street to W. 29th Street. (West University) | # 5 West Univ., FY 2018-19       | Not Yet Initiated  | 7/2016: Ranked very high priority in 2016 Sidewalk Masterplan. 5/2009 (Public Works): 1,200 linear feet @\$24/SF or \$120 linear foot for the average 5' sidewalk. Sidewalk matrix score: Medium. All estimates are at today's construction costs and subject to change in future. 9/2011 (Public Works): Not included in 5-Year CIP Plan. No funding available.  | 10/2008: West University's #2 priority for FY 2009-10.  | Public Works     |                    |
| 5.2.4t             | 98          | Build new sidewalks on 24th St. from Longview Street to San Gabriel Street. (West University)       | # Not Ranked                     | Partially Complete | 7/2016: From Lonview to Leon ranked very high priority in 2016 Sidewalk Masterplan. 10/2013 (PDRD): Continuous sidewalk on the south side visible in Google maps. 2/2011 (Public Works): Not included in 5-Year CIP Plan. No funding available. 5/2009 (Public Works): 450 linear feet @\$24/SF or \$120 linear foot for the average 5' sidewalk. Sidewalk matrix score: High. All estimates are at today's construction costs and subject to change in future. | 10/2008: West University's #3 priority for FY 2009-10.  | Public Works     |                    |
| 5.2.4u             | 98          | Build new sidewalks on 22nd St from Longview Street to the dead-end (West University)               | # 2 West Univ., FY 2018-19       | Not Yet Initiated  | 7/2016: Ranked high priority in 2016 Sidewalk Masterplan. 5/2009 (Public Works): 375 linear feet @\$24/SF or \$120 linear foot for the average 5' sidewalk. Sidewalk matrix score: Medium. All estimates are at today's construction costs and subject to change in future. 9/2011 (Public Works): Not included in 5-Year CIP Plan. No funding available.   | 10/2008: West University's #6 priority for FY 2009-10.  | Public Works     |                    |

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|--------------------|-------------|--|----------------------------------|--------------------|---|---|----------------------------------|--------------------|
| 5.2.4v             | 98          | Build new sidewalks on 31st St. from West Ave. to Guadalupe St. (West University)  | # Not Ranked                     | Partially Complete | 7/2016: Ranked very high priority in 2016 Sidewalk Masterplan. 10/2013 (PDRD): Continuous sidewalk visible in Google maps on south side of 31st St. 9/2011 (Public Works): Not included in 5-Year CIP Plan. No funding available. 12/2009 (Public Works): Included in the sidewalk master plan; will be added to the 5-Year plan and constructed as funding becomes available. 6/2009 (PDR): Planning Commission CIP Subcommittee recommended project for the FY 2009-10 CIP 5-Year Plan. 5/2009 (Public Works): 850 linear feet @ \$24/SF or \$120 lineal foot for the average 5' sidewalk. Sidewalk matrix score: High. All estimates are at today's construction costs and subject to change in future.  | 10/2008: West University's #1 priority for FY 2009-10.  | Public Works                     |                    |
| 5.2.5              | 98          | As part of the future planned reconstruction of Guadalupe Street from 24th to 38th Street remove obstacles from the right of way, such as unused or overly wide curb cuts and light and power poles in the middle of sidewalks. Sidewalks should be upgraded where necessary and possible. | # Not Ranked                     | Partially Complete | 10/2014 (PDRD): The Guadalupe Corridor planning process is in the preliminary phase. 4/2014 (PDRD): In 2013, the Public Works Department improved sidewalk ramps from 24th to 21st Street. Unknown date: This project is on hold due to conflicts with utilities owned by the private sector. Designated bond funding has been reallocated to projects on other streets.  |   | Austin Transportation Department | Public Works       |
| 5.3.10a            | 99          | Pedestrian improvements for Adams Park/Kirby Hall area: Create a new lighted bicycle / pedestrian pathway from 30th St. to Whitis St. through Adams Park.  | # 5 North Univ., FY 2018-19      | Partially Complete | 12/2015 (PAR): Prior comment regarding lighting on trails is still applicable. 11/2015 (PAZ): Part of the funding for new sidewalks came from fees paid by developers in lieu of building sidewalks. 9/2015 (PAZ): Additional sidewalks are being installed along Fruth Street, Hemphill Park, East Drive, and West Drive. 1/2014 (PAR): All previous comments are still applicable. 9/2011 (PAR): Not currently included in the 5-Year CIP Plan. All previous comments still apply (estimate of probable cost may have changed). May qualify for the neighborhood partnering program with Public Works. 2/2010 (PAR): PAR is estimating at least \$1.2 million to complete the trail and reconstruct the bridges. 5/2009 (PAR): PAR's policy does not support lighting of any trails within the park system except for portions of the Lady Bird Lake Trail. | 10/2008: North University's #8 priority for FY 2009-10. 8/2008 (NPCT): Jackalope Trail--having conversations with Public Works. | Public Works                     | PAR                |

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| 5.3.10d            | 99          | Pedestrian improvements for Adams Park/Kirby Hall area: Improve 30th St. by completing sidewalks, adding lighting, and improving safety for bicyclists and pedestrians.     | # Not Ranked                     | Partially Complete | 4/2013 (Public Works): Sidewalk gaps on W. 30th Street between Fruth Street and University Avenue were addressed in 2008. Sidewalk gaps have been filled on 30th St. between Lamar Blvd and Duval Rd. except for: E. 30th St. between Duval and Speedway, and the South side of West 30th from Guadalupe to Washington Square. | 10/2008: North University's #10 priority for FY 2009-10. | Public Works                     | Austin Energy                   |
| 5.3.10g            | 100         | Pedestrian improvements for Adams Park/Kirby Hall area: Plan improvements to Adams Park.  | # Not Ranked                     | Not Yet Initiated  |  |  | PARD                             |                                 |
| 5.5.12             | 100         | Install a bike lane along either side of 41st Street between Duval and Red River Streets.   | # Not Ranked                     | Not Yet Initiated  | 10/2008: Bike plan recommends 4' shoulder. Would require the establishment of a No Parking Tow Zone.   | 10/2008: Hancock's #7 priority for FY 2009-10.           | Austin Transportation Department |                                 |
| 5.7.15             | 101         | Install pedestrian-scaled lighting along both sides of Speedway from 31st to 38th Street. (North University)  | # Not Ranked                     | Not Yet Initiated  |  |  | Austin Energy                    |                                 |
| 5.7.17             | 101         | New development should avoid creating new curb cuts and taking access off of Speedway when possible. When possible existing curb cuts should be removed. (North University) | # Not Ranked                     | Unknown            |  |  | Development Services Department  |                                 |
| 5.8.18a            | 103         | Pedestrian amenities such as street trees and continuous sidewalks should be added to San Jacinto Boulevard. (North University)   | # Not Ranked                     | Not Yet Initiated  | 5/2015 (PZD): The City's Urban Forest Grant Program provides grants for tree plantings. TreeFolks offers a yard evaluation and possibly free trees to individual property owners under the NeighborWoods program.  |  | Public Works                     | Development Services Department |
| 5.8.18b            | 103         | Pedestrian amenities such as street trees and continuous sidewalks should be added to Duval Street. (North University)  | # Not Ranked                     | Not Yet Initiated  | 7/2016: Sidewalk exists. 5/2015 (PZD): The City's Urban Forest Grant Program provides grants for tree plantings. TreeFolks offers a yard evaluation and possibly free trees to individual property owners under the NeighborWoods program.   |  | Public Works                     | Development Services Department |

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| 5.8.18c            | 103         | Pedestrian amenities such as street trees and continuous sidewalks should be added to 30th Street. (North University)  | # Not Ranked                     | Partially Complete | 9/2015 (PAZ): Sidewalk and ramp improvements were complete on W. 30th Street near University Avenue in 2008-2009. 5/2015 (PZD): The City's Urban Forest Grant Program provides grants for tree plantings. TreeFolks offers a yard evaluation and possibly free trees to individual property owners under the NeighborWoods program. |   | Public Works     | Development Services Department  |
| 5.9.20             | 104         | Add pedestrian amenities such as additional street trees and contiguous sidewalks to both sides of 41st Street. (Hancock)  | # Not Ranked                     | Not Yet Initiated  | 05/2019 (PAZ): As part of the MAP, potential construction start date in 2021. 7/2016: Ranked very high priority in 2016 Sidewalk Masterplan. 1/2014: (PARD): Project falls under the scope of Transportation and ROW. The scope of the project needs to be better defined in order to develop a cost estimate.                      |   | Public Works     | Austin Transportation Department |
| 5.13.26            | 106         | Provide bus turn-out lanes where possible.   | # 1 Hancock, FY 2018-19          | Not Yet Initiated  | 11/2011 (ATD): ATD supports the construction of bus turn-outs, these are usually built as part of street reconstruction projects where there is sufficient street right-of-way. 11/2011 (CapMetro): Dictated by cost and right of way availability. Ongoing.  | 8/2011 (NPCT): The comment about bus turn-outs was not in reference to a particular location. Just a general statement that it is a nice thing. There are 2 bus stops on Red River with turn-outs by 32nd and St. David's. These locations are safer for cyclists and reduce lane changes of motorists getting around stopped buses. I think the only bus routes in the Hancock area are along Duval, 45th, 41st and Red River. Duval and 45th probably don't have enough ROW outside of the paved road to allow a turn-out. 41st is wide in front of the Hancock Center. So it is really more a Red River issue where traffic is heavier and there are lots of cyclists. | Capital Metro    | Austin Transportation Department |
| 5.15.33            | 106         | Install pedestrian-scaled lighting near well-used bus stops along routes that run late at night, especially #1, 5, and 7. Investigate the feasibility of using solar-powered lighting. | # Not Ranked                     | Not Yet Initiated  |   |   | Austin Energy    | Capital Metro                    |

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|--|-------------|---|----------------------------------|--------------------|--|--|---------------------------------|--------------------|
| 6.1.5                                  | 111         | Update and add more picnic tables and barbecue facilities in the [Eastwoods] park.  | # Not Ranked                     | Not Yet Initiated  | 12/2014 (PARD): This recommendation might be a good candidate for a community-initiated project. 1/2014 (PARD): Prior comments still applicable. 9/2011 (PARD): Not a currently funded project but neighborhood may apply for grant through adopt-a-park program to add these amenities. PARD supports improvement. Cost: 3 @ \$1200. PARD would install a table, BBQ bit, and trash barrel at each of 3 places in the park. |  | PARD                            |                    |
| 6.2.7                                  | 113         | Provide pedestrian lighting along the perimeter of the [Adams-Hemphill] park that complements the historic character of Aldridge Place.   | # Not Ranked                     | Not Yet Initiated  | There are old-fashioned lights along the edges of Hemphill Park between 30th and 33rd St. Where and what style lights are desired?   |  | Austin Energy                   |                    |
| <b>Non-Capital Improvement Project</b> |             |   |                                  |                    |  |  |                                 |                    |
| 1.1.1                                  | 52          | Rezone multi-family zoned properties with historically single-family uses to single-family zoning throughout the combined planning area where appropriate and in accordance with sound planning principles. | # Not Ranked                     | Partially Complete |  | 10/2008: Hancock's #1 priority for FY 2009-10. | Planning & Zoning Department    |                    |
| 1.1.2                                  | 52          | Identify areas where mixed use would enhance the livability of the neighborhoods and rezone accordingly.  | # Not Ranked                     | Ongoing            |  |  | Planning & Zoning Department    |                    |
| 1.2.3                                  | 57          | The scale and massing of new houses should be consistent with the vernacular building traditions.   | # Not Ranked                     | Unknown            |  |  | Contact Team                    |                    |
| 1.2.5                                  | 57          | New multi-family development outside of West Campus should be compatible with surrounding historic single-family houses by using similar setbacks, roof forms, ridge heights, materials, and colors.        | # Not Ranked                     | Unknown            |  |  | Development Services Department |                    |
| 1.4.6                                  | 57          | Preserve the commercial, office, and multi-family zoning surrounding the neighborhood and create a "hard edge" to prohibit incursions into the neighborhood.  | # Not Ranked                     | Ongoing            |  |  | Planning & Zoning Department    |                    |

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| 1.5.7              | 58          | Work with The University of Texas to develop orientation materials that educate students on how some behaviors adversely affect their neighbors' quality of life.   | # Not Ranked                     | Ongoing                               |                | 11/2017: Austin Resource Recovery investigating ways to deal with move-in and move-out trash left by students.   | Contact Team                 | University of Texas          |
| 1.10.16            | 66          | All multi-family construction in the Eastwoods Neighborhood should comply with compatibility standards where applicable.  | # Not Ranked                     | Ongoing                               |                |  | Planning & Zoning Department | Code Compliance Department   |
| 1.10.20            | 66          | Do not allow additional non-residential development on Hampton Road. (Eastwoods Neighborhood)   | # Not Ranked                     | Ongoing                               |                |  | Contact Team                 | Planning & Zoning Department |
| 1.10.21            | 66          | Maintain an open dialogue between the Eastwoods Neighborhood Association and the Episcopal Seminary as expansion plans develop.   | # Not Ranked                     | Not Currently Feasible or Recommended |                | 10/2014: We had a very difficult time negotiating with the seminary about their expansion plans. The institution has shelved all those plans and will not ever be likely to consider them further. | Neighborhood Association     | Property Owners              |
| 1.10.22            | 69          | Utilize a collaborative problem-solving approach to address issues that arise over the design of the Episcopal Seminary expansion. (Eastwoods Neighborhood)   | # Not Ranked                     | Not Currently Feasible or Recommended |                | 10/2014: We had a very difficult time negotiating with the seminary about their expansion plans. The institution has shelved all those plans and will not ever be likely to consider them further. | Planning & Zoning Department | Contact Team                 |
| 1.10.23            | 69          | If Rathervue Place is closed as a part of the seminary's expansion, create a landscaped pedestrian pathway through the seminary campus from Duval Street to Harris Park Avenue that is open to neighborhood residents. This pathway should also serve a "green" link to Eastwoods Park for the neighborhoods west of Duval Street. (Eastwoods Neighborhood) | # Not Ranked                     | Not Yet Initiated                     |                | 10/2014 (PDRD): According to the NPCT, expansion is now considered unlikely.   | Contact Team                 | Property Owners              |



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| 1.11.25            | 71          | Do not allow non-residential uses along IH-35 north of Concordia Avenue to spread farther into the neighborhood than Harmon Avenue and do not allow new non-residential development on the west side of Harmon Avenue. (Hancock Neighborhood) | # Not Ranked                     | Ongoing            |  |  | Contact Team                 | Planning & Zoning Department |
| 2.1.1              | 72          | Seek local landmark designation for individual resources that are eligible and meet the intent of the landmark ordinance.   | # Not Ranked                     | Not Yet Initiated  |  | 8/2008 (NPCT): Need more help from the City.   | Contact Team                 | Planning & Zoning Department |
| 2.1.2              | 72          | Nominate eligible structures and districts to the National Register of Historic Places.   | # Not Ranked                     | Ongoing            | 12/2014 (PDRD): The Hancock Golf Course has been added to the National Register of Historic Places, with assistance from PARD and the Texas Historical Commission.   | 8/2008 (NPCT): Need more help from the City.   | Contact Team                 |                              |
| 2.1.4              | 72          | Designate historic districts under the City's proposed historic district ordinance.   | # Not Ranked                     | Partially Complete | 11/2017: Aldridge Place became a local historic district. 9/2011 (PDR) Staff will conduct workshops with neighborhood groups interested in exploring the possibility of a historic district in the planning area. Staff will discuss the benefits of a historic district designation and provide guidance for neighborhood volunteers to begin surveys or hire professional consultants to conduct surveys of historic buildings within the planning area. | 10/2008: Hancock's #4 priority for FY 2009-10. | Planning & Zoning Department |                              |
| 2.1.5              | 73          | As property owners of property that meets the historic landmark criteria request Landmark or historic designation, the neighborhoods will support the request.  | # Not Ranked                     | Unknown            |  |  | Contact Team                 | Neighborhood Association     |

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| 3.3.8              | 78          | The intersection of 29th and Guadalupe Streets should act as a dividing point between the more intensive development south of the intersection associated with West Campus and the University of Texas and the more neighborhood-scaled new development desired along Guadalupe north of the intersection. New buildings north of the intersection should be more modestly scaled. | # Not Ranked                     | Ongoing            |  |  | Planning & Zoning Department |                    |
| 3.3.11             | 79          | Allow the neighborhood mixed-use building on commercially zoned property along the south side of 38th Street from Guadalupe to Lamar Boulevard.  | # Not Ranked                     | Partially Complete | The North University NCCD-NPCD ordinance allows mixed use at the intersections of 38th Street with Speedway and Guadalupe Districts. |  | Planning & Zoning Department |                    |
| 3.4.12             | 79          | Allow the neighborhood mixed-use building and mixed-use combining district in the San Jacinto Street/30th Street corridor.   | # Not Ranked                     | Partially Complete | North University NCCD allows for mixed use in the San Jacinto District.  | FLUM designation is "Mixed Use" in this corridor. However, NCCD-NPCD ordinance did not apply the mixed use building infill option, and did not zone the corridor MU. | Planning & Zoning Department |                    |
| 3.5.15             | 80          | Building massing for any redevelopment of the Hancock Shopping Center should be concentrated toward IH-35 and 41st Street.   | # Not Ranked                     | Ongoing            |  |  | Planning & Zoning Department |                    |
| 3.6.17             | 81          | Higher density mixed use should only be allowed east of vacated Oldham Street and Red River Street.  | # Not Ranked                     | Ongoing            |  |  | Planning & Zoning Department |                    |
| 4.1.2              | 86          | Limit the automobile-oriented commercial uses allowed in West Campus to promote a more pedestrian-friendly district.   | # Not Ranked                     | Ongoing            |  |  | Planning & Zoning Department |                    |

# Central Austin Combined Neighborhood Plan Implementation Tracking Chart

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| Action Item/ Rec # | Plan page # | Action Item/ Recommendation  | Priority Ranking and Fiscal Year | Status          | Staff Comments   | Contact Team Comments                               | Primary Resource                 | Secondary Resource              |
|--------------------|-------------|--|----------------------------------|-----------------|--|---|----------------------------------|---------------------------------|
| 4.1.4              | 86          | Allow the neighborhood mixed-use building on the commercially zoned property in West Campus. (see "West University Neighborhood Planning Area: Mixed-Use Building and Mixed-Use Combining District" map on page 95).   | # Not Ranked                     | Ongoing         |  |   | Planning & Zoning Department     |                                 |
| 4.1.5              | 86          | Along MLK Boulevard (east of San Gabriel Street) or Guadalupe Street, allowances should be made for a project that offers unique amenities to the University of Texas and West Campus areas. An example of such a project could include a upscale hotel development that provides a mix of commercial and residential uses.  | # Not Ranked                     | Ongoing         |  | 8/2008 (NPCT): 2nd Reading at Council on 8/21/2008. | Planning & Zoning Department     |                                 |
| 4.4.8a             | 89          | Plant street trees as part of the Guadalupe Street renovation project.   | # Not Ranked                     | Planned Project | 10/2014 (PDRD): The corridor planning project has been revived and is in the preliminary phase.  |   | Austin Transportation Department | Planning & Zoning Department    |
| 4.5.11             | 90          | Provide street trees along all street frontages at intervals appropriate to the particular species. These trees should be native species. The trees should be matched to the scale and use of the adjacent buildings. The eventual spread of the trees' canopies should be taken into account when choosing tree species and locations. (West Campus and West University Neighborhood) | # Not Ranked                     | Ongoing         | 5/2015 (PZD): University Area Partners has applied for a Neighborhood Partnering Program grant to install wider sidewalks and street trees along West 25th Street between Guadalupe Street and North Lamar Blvd. 5/2014 (PDRD): UNO standards require street trees in parts of West Campus. Trees have been planted by developers and the City in various locations.                   |   | Public Works                     | Development Services Department |
| 4.6.16             | 91          | Plant street trees along the entire length of Rio Grande Street from MLK Boulevard to 29th Street.   | # Not Ranked                     | Underway        | 12/2015 (PWD): Construction on the sidewalk project including street trees from 24th to 29th is expected to begin in the first week of January, 2016. 5/2014 (PDRD): Reconstruction of Rio Grande St. from MLK to 24th, including street trees, was completed in 2013. A similar project from 24th to 29th St. will commence construction in 2015 with completion anticipated in 2017. |   | Public Works                     |                                 |

# Central Austin Combined Neighborhood Plan Implementation Tracking Chart

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|--------------------|-------------|---|----------------------------------|--------------------|---|-----------------------|----------------------------------|----------------------------------|
| 4.7.19             | 92          | Where needed, residential parking districts should be established in West Campus.   | # Not Ranked                     | Ongoing            | 4/2014 (PDRD): For Residential Parking Permit program application instructions, visit <a href="http://austintexas.gov/department/residential-permit-parking">http://austintexas.gov/department/residential-permit-parking</a> . |                       | Contact Team                     | Austin Transportation Department |
| 4.8.20             | 92          | The design of regional parking garages should be pedestrian-oriented and allow for street level retail or offices uses where possible. If located south of 24th Street, garages should be located east of San Gabriel Street.   | # Not Ranked                     | Ongoing            | Projects built under the provisions of the University Neighborhood Overlay (UNO) would have to comply with this provision.  |                       | Development Services Department  | Planning & Zoning Department     |
| 4.8.21             | 92          | Parking garages that cannot provide for retail on the ground floor should be designed in a fashion that the large expanses concrete and masonry typical of many parking garages are broken into pedestrian-scaled segments. Plants can be used to shield parking garage facades and soften the street wall. (West Campus) | # Not Ranked                     | Unknown            |   |                       | Development Services Department  | Planning & Zoning Department     |
| 4.8.22             | 93          | Parking garages should be designed using flat slabs and with a consideration of converting the garage to residential uses in future should alternative transportation choices reduce demand for the facility. (West Campus)   | # Not Ranked                     | Partially Complete | Projects built under the provisions of the University Neighborhood Overlay (UNO) would have to comply with this provision.  |                       | Planning & Zoning Department     | Development Services Department  |
| 5.3.9              | 99          | Install bike lockers on Guadalupe Street near the West Mall crosswalk and bus stops.  | # Not Ranked                     | Not Yet Initiated  | 5/2015 (PZD): The Active Transportation Program is pursuing opportunities for bike parking but has very limited resources at this time.   |                       | Austin Transportation Department |                                  |

# Central Austin Combined Neighborhood Plan Implementation Tracking Chart

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|--------------------|-------------|---|----------------------------------|--------------------|--|---|----------------------------------|----------------------------------|
| 5.3.10             | 99          | Conduct a public planning process to plan improvements and potential traffic changes in and around the Adams Park/Kirby Hall School/Presbyterian Seminary area to facilitate pedestrian and bicycle traffic between the neighborhood and the University of Texas campus. (see specific recommendations listed in 10a-10g) | # Not Ranked                     | Unknown            |  |   | Austin Transportation Department |                                  |
| 5.3.10c            | 99          | Pedestrian improvements for Adams Park/Kirby Hall area: Work with the Kirby Hall School to improve drop-off and pick-up for their students.   | # Not Ranked                     | Unknown            |  | 10/2008: North University's #9 priority for FY 2009-10. | Contact Team                     | Property Owners                  |
| 5.3.10e            | 99          | Pedestrian improvements for Adams Park/Kirby Hall area: Consider implementing resident-only parking on Hemphill Park and East Dr. north of 30th Street.   | # Not Ranked                     | Partially Complete | 10/2013 (PDRD): As seen in Google maps, Hemphill Park has resident-only parking, but East Drive does not.  |   | Contact Team                     | Austin Transportation Department |
| 5.3.10f            | 99          | Pedestrian improvements for Adams Park/Kirby Hall area: Consider installing parking meters, to fund an improvement district, where street parking is permitted from 30th St. south.   | # Not Ranked                     | Unknown            | 4/2014 (PDRD): For information about the Parking Benefit District Program, visit <a href="https://austintexas.gov/department/parking-benefit-district">https://austintexas.gov/department/parking-benefit-district</a> . |   | Contact Team                     | Austin Transportation Department |
| 5.5.13             | 100         | Install additional bike racks or bike lockers along Guadalupe between 31st Street and 34th Street.  | # Not Ranked                     | Not Yet Initiated  | 5/2015 (PZD): The Active Transportation Program is pursuing opportunities for bike parking but has very limited resources at this time.  |   | Austin Transportation Department |                                  |
| 5.7.14             | 101         | Plant street trees along both sides of Speedway from 31st to 38th Street where possible. (North University)   | # Not Ranked                     | Not Yet Initiated  | 5/2015 (PZD): The City's Urban Forest Grant Program provides grants for tree plantings. TreeFolks offers a yard evaluation and possibly free trees to individual property owners under the NeighborWoods program.        |   | Contact Team                     | Development Services Department  |
| 5.9.19             | 104         | Investigate the possibility of installing a landscaped median along 41st Street between Red River and IH-35. (Hancock)  | # Not Ranked                     | Not Yet Initiated  |  |   | Austin Transportation Department |                                  |

# Central Austin Combined Neighborhood Plan Implementation Tracking Chart

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| Action Item/ Rec # | Plan page # | Action Item/ Recommendation  | Priority Ranking and Fiscal Year | Status             | Staff Comments   | Contact Team Comments                          | Primary Resource                 | Secondary Resource              |
|--------------------|-------------|--|----------------------------------|--------------------|--|--|----------------------------------|---------------------------------|
| 5.10.21            | 104         | Street trees should be planted, where possible and practical, along Red River and Medical Arts Streets to provide shaded sidewalks. (Hancock)  | # Not Ranked                     | Not Yet Initiated  | 5/2015 (PZD): The City's Urban Forest Grant Program provides grants for tree plantings. TreeFolks offers a yard evaluation and possibly free trees to individual property owners under the NeighborWoods program.  |  | Contact Team                     | Development Services Department |
| 5.10.22            | 104         | As new redevelopment projects arise along these corridors, overly wide curb cuts should be reduced in size or eliminated if possible. New curb cuts should be kept to a minimum. (Hancock) | # Not Ranked                     | Ongoing            | 9/2011 (PDR) This is current practice and is allowed by Sec. 25-6-32.1 and 32.2. It is implemented by the Transportation Review staff during zoning or site plan review.   |  | Development Services Department  |                                 |
| 5.11.23            | 105         | Investigate ways to improve the safety of pedestrian travel in the vicinity of Lee Elementary, particularly along Harris Avenue, Red River Street, and Hampton Road. (Hancock)             | # Not Ranked                     | Partially Complete | 05/2019 (PAZ): As part of the 2016 Mobility Bond program, the Safe Routes to School team has conducted a "Walk Audit" at the school to inform a city-wide initiative to prioritize list of SRTS project recommendations. 4/2014 (PDRD): A sidewalk measuring 178' was completed on 8/9/2013 at the end of Landon Lane near the pedestrian bridge. 2/2010 (ATD): ATD will add the pedestrian crossing study to our short term project list. Sidewalk construction is handled by Public Works. | 10/2008: Hancock's #9 priority for FY 2009-10. | Austin Transportation Department | Public Works                    |
| 5.11.24            | 105         | The Great Streets efforts for Downtown should be extended north along Guadalupe Street to 38th Street.   | # Not Ranked                     | Partially Complete | 4/2014 (PDRD): Improvements to pedestrian and bicycle infrastructure were completed in 2013. Unknown date: Guadalupe St. between 21st and 24th St. is scheduled for pedestrian amenities sponsored by the community and University Area Partners. It is on hold due to conflicts with SBC utilities. The limited right-of-way width on some sections of Guadalupe St. would require the taking of property or loss of travel lanes.  |  | Contact Team                     | Planning & Zoning Department    |
| 5.12.25a           | 105         | Plant street trees where practical and possible along: 30th Street from Speedway to Guadalupe Street   | # Not Ranked                     | Not Yet Initiated  | 5/2015 (PZD): The City's Urban Forest Grant Program provides grants for tree plantings. TreeFolks offers a yard evaluation and possibly free trees to individual property owners under the NeighborWoods program.  |  | Contact Team                     | Development Services Department |
| 5.12.25b           | 105         | Plant street trees where practical and possible along: 34th Street from Lamar Boulevard to Guadalupe Street.   | # Not Ranked                     | Not Yet Initiated  | 5/2015 (PZD): The City's Urban Forest Grant Program provides grants for tree plantings. TreeFolks offers a yard evaluation and possibly free trees to individual property owners under the NeighborWoods program.  |  | Contact Team                     | Development Services Department |

# Central Austin Combined Neighborhood Plan Implementation Tracking Chart

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| Action Item/ Rec # | Plan page # | Action Item/ Recommendation  | Priority Ranking and Fiscal Year | Status                                | Staff Comments   | Contact Team Comments                              | Primary Resource                 | Secondary Resource              |
|--------------------|-------------|--|----------------------------------|---------------------------------------|--|--|----------------------------------|---------------------------------|
| 5.12.25c           | 105         | Plant street trees where practical and possible along: 38th Street from Lamar Boulevard to Guadalupe Street.   | # Not Ranked                     | Not Yet Initiated                     | 5/2015 (PZD): The City's Urban Forest Grant Program provides grants for tree plantings. TreeFolks offers a yard evaluation and possibly free trees to individual property owners under the NeighborWoods program.  |  | Contact Team                     | Development Services Department |
| 5.13.27            | 106         | Use smaller buses during off-peak times.   | # Not Ranked                     | Not Currently Feasible or Recommended | 11/2011 (CapMetro): Instead, we reduce frequency during off-peak times.  |  | Capital Metro                    |                                 |
| 5.13.28            | 106         | Conduct a study to determine methods for improving the efficiency of vehicular movement through the intersection of 24th Street and Lamar Boulevard. | # Not Ranked                     | Unknown                               |  |  | Austin Transportation Department |                                 |
| 5.13.29            | 106         | Conduct a study to determine methods for improving the efficiency of vehicular movement through the intersection of 29th Street and Lamar Boulevard. | # Not Ranked                     | Unknown                               |  |  | Austin Transportation Department |                                 |
| 5.14.31            | 106         | Provide bike racks at popular bus stops.   | # Not Ranked                     | Ongoing                               | The City of Austin has offered bike racks to CapMetro in the past, but Capital Metro must arrange for installation. 11/2011 (CapMetro): Ongoing - happy to install upon request.   |  | Capital Metro                    | Contact Team                    |
| 5.15.34            | 106         | Install shelters and windscreens at well-used bus stops.   | # Not Ranked                     | Partially Complete                    | 8/2014 (PDRD): Shelters have been installed at all MetroRapid stops. 11/2011 (CapMetro): Ongoing, but we do not provide windscreens.   | 8/2008 (NPCT): How are well-used stops determined? | Capital Metro                    |                                 |
| 5.15.35            | 106         | Post route maps and schedules at all bus stops.  | # Not Ranked                     | Ongoing                               | 10/2014 (PDRD): There is a phone number posted at each stop which the rider can text to get the scheduled arrival time of the next 3 buses. Capital Metro is planning to provide real-time arrival information in early 2015. 11/2011 (CapMetro): CMTA is piloting a QR code at each bus stop program to provide this information. |  | Capital Metro                    |                                 |
| 5.15.36            | 106         | Provide real-time data on bus arrival time at well-used bus stops.   | # Not Ranked                     | Ongoing                               | 1/2015 (PDRD): Starting Feb. 25, 2015, Capital Metro will provide real-time bus arrival information for all routes on its mobile app. 4/2014 (PDRD): MetroRapid stops provide this information. 11/2011 (CapMetro): Ongoing. First phase will be introduce Fall 2013 with Rapid Bus.   |  | Capital Metro                    |                                 |

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|-------------------------|--|----------------------------------|-------------------|--|-----------------------|----------------------------------|----------------------------------|
| 5.15.37 106             | Provide printed schedule booklets on all buses.  | # Not Ranked                     | Ongoing           | 11/2011 (CapMetro): Ongoing - we provide "pocket schedules". Books are available for purchase at select locations and free online.   |                       | Capital Metro                    |                                  |
| 5.15.38 107             | Improve the cleanliness of buses and bus stops   | # Not Ranked                     | Ongoing           | 11/2011 (CapMetro): Ongoing - staff is being increased to manage this.   |                       | Capital Metro                    |                                  |
| 5.16.39 107             | Implement the residential parking permit program as needed to limit non-resident parking on local residential streets.   | # Not Ranked                     | Ongoing           | 4/2014 (PDRD): For Residential Parking Permit program application instructions, visit <a href="http://austintexas.gov/department/residential-permit-parking">http://austintexas.gov/department/residential-permit-parking</a> . The program is in place in some locations. |                       | Contact Team                     | Austin Transportation Department |
| 5.18.42 108             | Conduct a study to determine ways to improve the safety and visibility of vehicular traffic and pedestrians with respect to the on-street parking on 41st Street near Hancock Golf Course. | # Not Ranked                     | Unknown           |  |                       | Austin Transportation Department |                                  |
| 6.1.3 111               | Provide trashcans along Harris Park Avenue [in Eastwoods park].  | # Not Ranked                     | Not Yet Initiated | 3 @ \$200  |                       | PARD                             |                                  |
| 6.1.6 112               | Locate benches around the edges of the [Eastwoods] park (Harris Park and Sparks Avenues). These should be of a design that discourages their use for sleeping.                             | # Not Ranked                     | Not Yet Initiated | 3 @ \$700. PARD recommends 2 or 3 additional benches; however, funding for these items has been cut for the near future.   |                       | PARD                             |                                  |
| 6.4.9 114               | Consider developing a plan to improve the open space/ parkland at San Gabriel Street and Lamar Boulevard.  | # Not Ranked                     | Planned Project   | 11/2017: this is included in the Peasee Park Master Plan.  |                       | PARD                             |                                  |

## COMPLETE

### Capital Improvement Project

|           |   |              |          |   |  |                                  |                              |
|-----------|---|--------------|----------|---|--|----------------------------------|------------------------------|
| 4.4.8e 90 | Provide better striping of bike lanes on both sides of the street as part of the Guadalupe Street renovation project. | # Not Ranked | Complete | 10/2014 (PDRD): The corridor planning project has been revived and is in the preliminary phase. 2/2013 (Public Works): Bicycle lanes were installed in December 2012 on Guadalupe Street from 28th Street to 40th Street and a climbing lane was installed from 24th Street to 28th Street. |  | Austin Transportation Department | Planning & Zoning Department |
|-----------|---|--------------|----------|---|--|----------------------------------|------------------------------|



# Central Austin Combined Neighborhood Plan Implementation Tracking Chart

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|--------------------|-------------|--|----------------------------------|----------|---|--|----------------------------------|--------------------|
| 4.6.14             | 91          | Close or narrow curb cuts along Rio Grande Street where possible                             | # Not Ranked                     | Complete | 11/2017: Work done in conjunction with extension of cycle track. This goal can be accomplished through the development review process.  |  | Austin Transportation Department |                    |
| 4.6.15             | 91          | Repair and widen sidewalks where possible (along Rio Grande Street).                         | # Not Ranked                     | Complete | 11/2017: Work done in conjunction with extension of cycle track.<br>12/2015 (PWD): Construction on the sidewalk project from 24th to 29th is expected to begin in the first week of January, 2016.<br>5/2014 (PDRD): Reconstruction of Rio Grande St. from MLK to 24th, including new or repaired sidewalks and ramps, was completed in 2013. A similar project will commence construction from 24th to 29th St. in 2015 with completion anticipated in 2017. 10/2013 (PDRD): Some sidewalk improvements have been installed by developers in conjunction with redevelopment projects.  |  | Public Works                     |                    |
| 5.1.1              | 97          | Install a striped, pedestrian-activated crosswalk at Red River and Park Boulevard.           | # Not Ranked                     | Complete | 6/2018: Striped crosswalk and PHB installed 12/2016. 3/2015 (ATD): This location ranks high on the list of PHB requests. Further study will be conducted to determine whether or not a PHB is appropriate. 11/2013 (ATD): Added to the PHB list and entered into the 3-1-1 system. CSR # 13-00229559. 10/2013 (PDRD): There is a crosswalk with signage but no signal beacon.   |  | Austin Transportation Department | Public Works       |
| 5.1.2              | 97          | Install a striped, pedestrian-activated crosswalk at Guadalupe and 31st Street.              | # Not Ranked                     | Complete | 3/2013 (ATD): Pedestrian Hybrid Beacon (PHB) installed at 3100 Guadalupe Street and 31st Street on 2/8/2010. 5/2009 (ATD): Crosswalk and signage were installed in October 2008.  | 10/2008: North University's #3 priority and West University's #10 priority for FY 2009-10. | Austin Transportation Department | Public Works       |
| 5.2.4f             | 98          | Build new sidewalks on 34th St. from Guadalupe to Speedway. (North University-High Priority) | # 1 North Univ., FY 2018-19      | Complete | 10/2017: Sidewalk gaps completed 9/2017. 7/2016: Ranked very high priority in 2016 Sidewalk Masterplan. 5/2009 (Public Works): 2,400 linear feet @ \$24/SF or \$120 lineal foot for the average 5' sidewalk. Sidewalk matrix score: Medium/High. All estimates are at today's construction costs and subject to change in future. 6/2009 (PDR): Planning Commission CIP Subcommittee recommended project for the FY 2009-10 CIP 5-Year Plan. 12/2009 (Public Works): Included in the sidewalk master plan; will be added to the 5-Year plan and constructed as funding becomes available. 9/2011 (Public Works): Not included in 5-Year CIP Plan. No funding available. | 10/2008: North University's #1 priority for FY 2009-10.                                    | Public Works                     | Public Works       |

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|--------------------|-------------|--|----------------------------------|----------|---|---|----------------------------------|--------------------|
| 5.2.4k             | 98          | Build new sidewalks on 32nd St. between Duval Street and Red River Street. (Hancock)                     | # Not Ranked                     | Complete | 10/2011 (Public Works): We have a ADA compliant side walk on south side of 32nd from Duval to Red River. Also, we do have bike lanes on both sides. Estimated completion 1st week of November. 2/2011 (Public Works): Sidewalks are included with the 32nd Street reconstruction project between Duval and Red River. The project is currently under construction with completion estimated for August 2011. 5/2009 (Public Works): 1,800 linear feet @\$24/SF or \$120 lineal foot for the average 5' sidewalk. Sidewalk matrix score: High. | 10/2008: North University's #3 priority for FY 2009-10. | Public Works                     |                    |
| 5.2.4q             | 98          | Build new sidewalks on 22nd Street from Nueces to Rio Grande Street. (West University)                   | # Not Ranked                     | Complete |   |   | Public Works                     |                    |
| 5.2.4r             | 98          | Build new sidewalks on 21st Street from West Street to Guadalupe Street (West University)                | # Not Ranked                     | Complete |   |   | Public Works                     |                    |
| 5.2.4s             | 98          | Build new sidewalks on Leon Street from 22nd Street to 24th Street. (West University)                    | # Not Ranked                     | Complete | 6/2018: Gaps completed 8/2016. 12/2015 (PAZ): This project has been rescheduled for summer 2016. 4/2015 (PZB): This sidewalk is scheduled for construction this year, funded by 2012 bonds. 5/2009 (Public Works): 1,625 linear feet @\$24/SF or \$120 lineal foot for the average 5' sidewalk. Sidewalk matrix score: High. 2/2011 (Public Works): Not included in 5-Year CIP Plan. No funding available.  | 10/2008: West University's #9 priority for FY 2009-10.  | Public Works                     |                    |
| 5.2.4d             | 98          | Build new sidewalks on University Ave. from 30th Street to 31st Street. (North University-High Priority) | # Not Ranked                     | Complete | 9/2015 (PAZ): New sidewalks were installed in 2008.   |   | Public Works                     |                    |
| 5.3.6              | 99          | Improve the safety of existing bicycle lanes along Guadalupe Street.                                     | # Not Ranked                     | Complete | 4/4/2014 (PDRD): Cycle tracks were completed on Guadalupe from MLK to 24th Street on October 17, 2013. 2/2013 (Public Works): Bicycle Lanes were installed in December 2012 on Guadalupe Street from 28th Street to 40th Street and a climbing lane was installed from 24th Street to 28th Street.  |   | Austin Transportation Department |                    |

# Central Austin Combined Neighborhood Plan Implementation Tracking Chart

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|--------------------|-------------|--|----------------------------------|----------|--|---|----------------------------------|----------------------------------|
| 5.3.7              | 99          | Repair and widen sidewalks where possible (along Rio Grande Street).   | # Not Ranked                     | Complete | 11/2017: Striped bike lane is continuous to 45th. 2/2013 (Public Works): Bicycle Lanes were installed in December 2012 on Guadalupe Street from 28th Street to 40th Street and a climbing lane was installed from 24th Street to 28th Street. Sharrows were located where bike lanes are not present. Bike lanes also exist from 40th Street to 45th Street.   |   | Austin Transportation Department |                                  |
| 5.3.8              | 99          | Install a bike lane along Dean Keeton between Guadalupe Street and Red River Street.   | # Not Ranked                     | Complete | 10/2013 (PDRD): Continuous bike lanes visible in Google maps. 6/2011 (Public Works): Bike lanes were added along Dean Keeton from Guadalupe to the UT Engineering Pedestrian Bridge in August of 2009. Additional bike lanes were added from San Jacinto to the UT Engineering Pedestrian Bridge Sharrows in October 2009.   |   | Austin Transportation Department |                                  |
| 5.3.10b            | 99          | Pedestrian improvements for Adams Park/Kirby Hall area: Vacate all or part of the University Ave. right-of-way south of 30th St. to the Presbyterian Seminary. Accept commensurate amount of property from the Seminary to create a public pathway east of the fire station. | # 4 North Univ., FY 2018-19      | Complete | 5/2014 (PDRD): The right-of-way was vacated in 2005, and a 25' strip of land immediately east of the fire station was deemed to the City. No path has been installed, but the strip of land is passable and connects to the footbridge over Hemphill Creek. 10/2011 (Public Works): No funding available.  | 10/2008: North University's #7 priority for FY 2009-10.                         | Public Works                     | Austin Transportation Department |
| 5.5.11             | 100         | Install a bike lane along the north side of 38th Street between Duval and Red River Streets.   | # Not Ranked                     | Complete | 2/2015 (PDRD): A bike lane was installed in this location in September 2014. 1/2014 (PDRD): The Bike Plan recommends a bike lane for this location.  |   | Austin Transportation Department |                                  |
| 5.7.16             | 101         | Widen the bike lanes along Speedway from 31st to 38th Street. (North University)   | # Not Ranked                     | Complete | 5/2018: Protected bike lanes installed. 9/2017: protected bike lanes and pedestrian refuge island at 39th to 40th St. 4/2015 (PDRD): ATD has proposed removing parking on Speedway and providing a wider bike lane with a striped buffer. A community meeting will be held on April 16 to receive feedback from local stakeholders. 1/2014 (PDRD): The Bike Plan recommends a bike boulevard for this location, which would improve safety and comfort for bicyclists with various traffic calming measures. | 8/2008 (NPCT): Is this practical? Bike lanes already exist. Need to check NCCD. | Austin Transportation Department |                                  |
| 6.1.2              | 111         | Any trails through or around the perimeter of the [Eastwoods] park should be unpaved.  | # Not Ranked                     | Complete | 1/2014 (PDRD): Existing trails are unpaved.  |   | PARD                             |                                  |

# Central Austin Combined Neighborhood Plan Implementation Tracking Chart

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|--------------------|-------------|-----------------------------|----------------------------------|--------|----------------|-----------------------|------------------|--------------------|
|--------------------|-------------|-----------------------------|----------------------------------|--------|----------------|-----------------------|------------------|--------------------|

## Non-Capital Improvement Project

|        |    |   |              |          |   |  |                              |  |
|--------|----|---|--------------|----------|---|--|------------------------------|--|
| 1.2.4  | 57 | Design tools should be applied where needed to promote new development that is in character with existing single-family houses.   | # Not Ranked | Complete |   |  | Planning & Zoning Department |  |
| 1.6.8  | 59 | Reduce the height and density of future multi-family projects surrounding the West University neighborhood.   | # Not Ranked | Complete |   |  | Planning & Zoning Department |  |
| 1.6.9  | 59 | Rezoned low-density multi-family (three to four units per site) properties currently zoned for much denser multi-family development to an appropriate multi-family zoning district. (West University)                       | # Not Ranked | Complete |   |  | Planning & Zoning Department |  |
| 1.7.10 | 59 | Reduce the height and density of future multi-family projects to the south of the Shoal Crest neighborhood.   | # Not Ranked | Complete |   |  | Planning & Zoning Department |  |
| 1.7.11 | 62 | Allow garage apartments on smaller lots. Reduce the maximum height of garage apartments to thirty feet or two stories, whichever is less, and reduce the maximum livable gross floor area to 650 square feet. (Shoal Crest) | # Not Ranked | Complete | 6/2016: Code amendment to two family residential use and secondary apartment reduced minimum lots size to 5,750 square feet. Height is already limited to 30 feet and two stories. 11/2015 and implemented these items except size limit. Rezoning Ordinance for this Neighborhood Plan did not adopt the Secondary Apartment Infill tool for any subdistrict. (PDRD, 5/13) |  | Planning & Zoning Department |  |
| 1.8.12 | 62 | Rezoned low-density multi-family uses (three to four units per site) to an appropriate multi-family zoning district. (Heritage)   | # Not Ranked | Complete |   |  | Planning & Zoning Department |  |
| 1.8.13 | 62 | Allow garage apartments on smaller lots. Reduce the maximum height of garage apartments to thirty feet or two stories, whichever is less, and reduce the maximum livable gross floor area to 650 square feet. (Heritage)    | # Not Ranked | Complete | 6/2016: Code amendment to two family residential use and secondary apartment reduced minimum lots size to 5,750 square feet. Height is already limited to 30 feet and two stories. (5/13) Ordinance for this Neighborhood Plan did not adopt the Secondary Apartment Infill tool for any subdistrict.   |  | Planning & Zoning Department |  |

# Central Austin Combined Neighborhood Plan Implementation Tracking Chart

9/1/2020

| Action Item/ Rec # | Plan page # | Action Item/ Recommendation   | Priority Ranking and Fiscal Year | Status   | Staff Comments   | Contact Team Comments                        | Primary Resource             | Secondary Resource           |
|--------------------|-------------|---|----------------------------------|----------|--|--|------------------------------|------------------------------|
| 1.8.14             | 62          | Allow and promote neighborhood-scaled redevelopment of the larger apartment complexes in the Heritage neighborhood.   | # Not Ranked                     | Complete |  |  | Planning & Zoning Department |                              |
| 1.9.15             | 65          | Establish a Neighborhood Conservation District (NCCD) ordinance that will foster the preservation of the neighborhood's original development patterns while respecting the different land uses in different parts of the North University Neighborhood. | # Not Ranked                     | Complete |  |  | Contact Team                 | Planning & Zoning Department |
| 1.10.17            | 66          | Higher density multi-family and mixed use should only be allowed east of vacated Oldham Street and Red River Street. (Eastwoods Neighborhood)   | # Not Ranked                     | Complete |  |  | Planning & Zoning Department |                              |
| 1.10.18            | 66          | Provide for a gradual reduction in maximum building height from IH-35 to Medical Arts Street to the residential uses on Hampton Road. (Eastwoods Neighborhood)  | # Not Ranked                     | Complete |  |  | Planning & Zoning Department |                              |
| 1.10.19            | 66          | On the commercially-zoned properties on Medical Arts Street, restrict uses that are not compatible with single-family. (Eastwoods Neighborhood)   | # Not Ranked                     | Complete |  |  | Planning & Zoning Department |                              |
| 1.11.24            | 71          | Remove multi-family and commercial zoning along Duval Street where the current and traditional use is single-family. (Hancock Neighborhood)   | # Not Ranked                     | Complete |  |  | Planning & Zoning Department |                              |
| 2.1.3              | 72          | The City of Austin should enact an ordinance to create local historic districts to protect and preserve historic neighborhoods through design standards for new construction.   | # Not Ranked                     | Complete | Local historic districts authorized by Austin City Council in December 2004. | 8/2008 (NPCT): Need more help from the City. | Planning & Zoning Department |                              |

# Central Austin Combined Neighborhood Plan Implementation Tracking Chart

9/1/2020

| Action Item/ Rec # | Plan page # | Action Item/ Recommendation  | Priority Ranking and Fiscal Year | Status   | Staff Comments | Contact Team Comments | Primary Resource             | Secondary Resource |
|--------------------|-------------|--|----------------------------------|----------|----------------|-----------------------|------------------------------|--------------------|
| 3.1.1              | 76          | Allow the neighborhood mixed-use building along West 34th Street between Lamar Boulevard and Guadalupe Street.   | # Not Ranked                     | Complete |                |                       | Planning & Zoning Department |                    |
| 3.2.2              | 77          | Allow the neighborhood mixed-use building on all commercial and office zoned properties along the corridor.  | # Not Ranked                     | Complete |                |                       | Planning & Zoning Department |                    |
| 3.2.3              | 77          | Limit new building heights to maintain a neighborhood-friendly scale to the street.  | # Not Ranked                     | Complete |                |                       | Planning & Zoning Department |                    |
| 3.3.4              | 77          | Allow the mixed-use building on commercially zoned properties along 29th Street as far west as West and Salado Streets.  | # Not Ranked                     | Complete |                |                       | Planning & Zoning Department |                    |
| 3.3.5              | 77          | Limit building heights along 29th Street to promote a more neighborhood-scaled commercial corridor.  | # Not Ranked                     | Complete |                |                       | Planning & Zoning Department |                    |
| 3.3.6              | 77          | Retain the intensive zoning along 29th Street to retain the permissive site development standards but limit the allowed uses to promote a more neighborhood-friendly commercial corridor.      | # Not Ranked                     | Complete |                |                       | Planning & Zoning Department |                    |
| 3.3.7              | 78          | Allow the neighborhood mixed-use building on commercially zoned property along Guadalupe Street.   | # Not Ranked                     | Complete |                |                       | Planning & Zoning Department |                    |
| 3.3.9              | 78          | Retain the intensive zoning along Guadalupe Street to retain the permissive site development standards but limit the allowed uses to promote a more neighborhood-friendly commercial corridor. | # Not Ranked                     | Complete |                |                       | Planning & Zoning Department |                    |

# Central Austin Combined Neighborhood Plan Implementation Tracking Chart

9/1/2020

| Action Item/ Rec # | Plan page # | Action Item/ Recommendation   | Priority Ranking and Fiscal Year | Status   | Staff Comments | Contact Team Comments | Primary Resource             | Secondary Resource |
|--------------------|-------------|---|----------------------------------|----------|----------------|-----------------------|------------------------------|--------------------|
| 3.3.10             | 78          | Allow commercial, office, or residential uses on the commercial and office zoned properties near the intersections of 29th and 30th and Fruth Streets.  | # Not Ranked                     | Complete |                |                       | Planning & Zoning Department |                    |
| 3.5.13             | 80          | Allow the neighborhood mixed-use building and mixed-use combining district along the south side of 41st Street.   | # Not Ranked                     | Complete |                |                       | Planning & Zoning Department |                    |
| 3.5.14             | 80          | Allow the neighborhood mixed-use building and neighborhood urban center special use at the Hancock Shopping Center site.  | # Not Ranked                     | Complete |                |                       | Planning & Zoning Department |                    |
| 3.6.16             | 80          | Allow the neighborhood mixed-use building and mixed-use combining district on commercially zoned properties along Medical Arts Street, on the triangular tract of land between Medical Arts Street and Red River Street, and on all tracts east of Red River Street and south of 30th Street. | # Not Ranked                     | Complete |                |                       | Planning & Zoning Department |                    |
| 3.7.18             | 81          | Allow the neighborhood mixed-use building and mixed-use combining district on the commercial property at Red River and 32nd Streets.  | # Not Ranked                     | Complete |                |                       | Planning & Zoning Department |                    |
| 3.8.19             | 82          | Allow the neighborhood mixed-use building on commercially-zoned properties along Duval Street in the Hancock Neighborhood Planning Area.  | # Not Ranked                     | Complete |                |                       | Planning & Zoning Department |                    |
| 3.8.20             | 82          | Allow the mixed-use combining district on the commercially-zoned properties along Duval Street in the Hancock Neighborhood Planning Area except at the intersection of 43rd and Duval Streets.  | # Not Ranked                     | Complete |                |                       | Planning & Zoning Department |                    |

# Central Austin Combined Neighborhood Plan Implementation Tracking Chart

9/1/2020

| Action Item/ Rec # | Plan page # | Action Item/ Recommendation   | Priority Ranking and Fiscal Year | Status   | Staff Comments | Contact Team Comments | Primary Resource             | Secondary Resource |
|--------------------|-------------|---|----------------------------------|----------|----------------|-----------------------|------------------------------|--------------------|
| 4.1.1              | 86          | Buffer the predominantly single-family neighborhoods--West University and Shoal Crest--adjoining West Campus by limiting the mass, height, and scale of new multi-family development bordering these neighborhoods.   | # Not Ranked                     | Complete |                |                       | Planning & Zoning Department |                    |
| 4.1.3              | 86          | Establish the University Neighborhood Overlay (UNO) for the West Campus area that allows denser, pedestrian-oriented commercial and multi-family development. ( see "Proposed University Neighborhood Overlay [ UNO] Boundaries and Districts" map on page 116). See plan for additional information. | # Not Ranked                     | Complete |                |                       | Planning & Zoning Department |                    |
| 4.2.6              | 88          | Limit buildings heights along Guadalupe Street from 21st to 26th Streets to four stories.   | # Not Ranked                     | Complete |                |                       | Planning & Zoning Department |                    |
| 4.3.7              | 88          | Limit automobile-oriented uses and allow the neighborhood mixed-use building on commercially zoned property along 24th Street.  | # Not Ranked                     | Complete |                |                       | Planning & Zoning Department |                    |



# Central Austin Combined Neighborhood Plan Implementation Tracking Chart

9/1/2020

| Action Item/ Rec # | Plan page # | Action Item/ Recommendation   | Priority Ranking and Fiscal Year | Status   | Staff Comments   | Contact Team Comments                          | Primary Resource                 | Secondary Resource               |
|--------------------|-------------|---|----------------------------------|----------|--|--|----------------------------------|----------------------------------|
| 4.6.18             | 91          | Create a parking meter management district for the West Campus area. Profits from this district would go to fund streetscape improvements such as widening sidewalks, planting street trees, installing street furniture, other pedestrian and bicyclist amenities, and where possible, burying overhead lines. A community development corporation or a similar non-profit organization could administer the fund. This organization, with input from residents and non-resident property owners, should create a plan that establishes priorities and develops an implementation strategy for these improvements. | # Not Ranked                     | Complete |  |  | Austin Transportation Department |                                  |
| 5.14.30            | 106         | Provide bike racks on all UT Shuttle buses.   | # Not Ranked                     | Complete | 11/2011 (CapMetro): Complete.  |  | Capital Metro                    |                                  |
| 5.15.32            | 106         | Increase the capacity of the #1 and #7 bus routes during peak times.  | # Not Ranked                     | Complete | 6/2015 (PAZ): Beginning June 7, the #7 bus runs every 15 minutes from 7 AM to 7 PM and every 20 minutes from 7 PM to 10 PM.<br>4/2014 (PDRD): MetroRapid service provides more frequent service in the same corridor as the #1 bus and with higher-capacity buses. |  | Capital Metro                    |                                  |
| 5.16.40            | 107         | Conduct a study to determine the feasibility of installing parking meters along Harris Park Avenue in front of Eastwoods Park and limiting parking to two hours.  | # Not Ranked                     | Complete | 2/2010 (ATD): 5-hour parking meters were installed on Harris Park Avenue adjacent to Eastwoods Park.   | 10/2008: Hancock's #8 priority for FY 2009-10. | Austin Transportation Department |                                  |
| 5.17.41            | 108         | Conduct a study to determine the feasibility of installing parking meters for on-street parking around the commercial node at Duval Street and San Jacinto Boulevard.   | # Not Ranked                     | Complete |  |  | Contact Team                     | Austin Transportation Department |

# Central Austin Combined Neighborhood Plan Implementation Tracking Chart

9/1/2020

| Action Item/ Rec # | Plan page # | Action Item/ Recommendation  | Priority Ranking and Fiscal Year | Status   | Staff Comments  | Contact Team Comments                           | Primary Resource | Secondary Resource              |
|--------------------|-------------|--|----------------------------------|----------|---|---|------------------|---------------------------------|
| 6.1.1              | 110         | Preserve the natural areas of the [Eastwoods] park especially along Waller Creek and the northwest side of the park. Should any clearing of vegetation be required, it is recommended that the poison ivy and poison oak be removed for public safety. | # Not Ranked                     | Complete | 4/2018 (WPD): Eastwood Park project completed in 2017. 6/2017 (PARD): Streambank restoration was substantially completed in October 2016. 12/2015 (WPD): WPD Bank and Streambank stabilization and Riparian Restoration Project in process. Completion possible Spring 2016. Will include some work on invasive plants including poison ivy. Neighborhood may request an update of project on status and goals. 12/2015 (WPD): WPD Bank and Streambank stabilization and Riparian Restoration Project in process. Completion possible Spring 2016. Will include some work on invasive plants including poison ivy. Neighborhood may request an update of project on status and goals. | 10/2008: Hancock's #5 priority for FY 2009-10.  | PARD             | Watershed Protection Department |
| 6.1.4              | 111         | Develop a program and schedule of tree maintenance and replacement [in Eastwoods park].  | # Not Ranked                     | Complete | In 1998, 73 trees were planted in Eastwoods Park, followed by 18 more trees in Jan. 2001. Three of the latter were replaced in Feb. 2001. PARD's Forestry Division is not funded for the level of tree care desired for Eastwoods Park at this time.  | 10/2008: Hancock's #10 priority for FY 2009-10. | PARD             |                                 |
| 6.4.8              | 114         | When the electric substation on Grooms is decommissioned, convert it to a park/recreational use.   | # Not Ranked                     | Complete | 1/15/2016 (PAZ): Renovations to the building for adaptive reuse are underway. 9/2015 (PAZ): Landscaping for this project was completed in 2014 with funds from developers provided in lieu of parkland dedication.  |   | PARD             | Austin Energy                   |

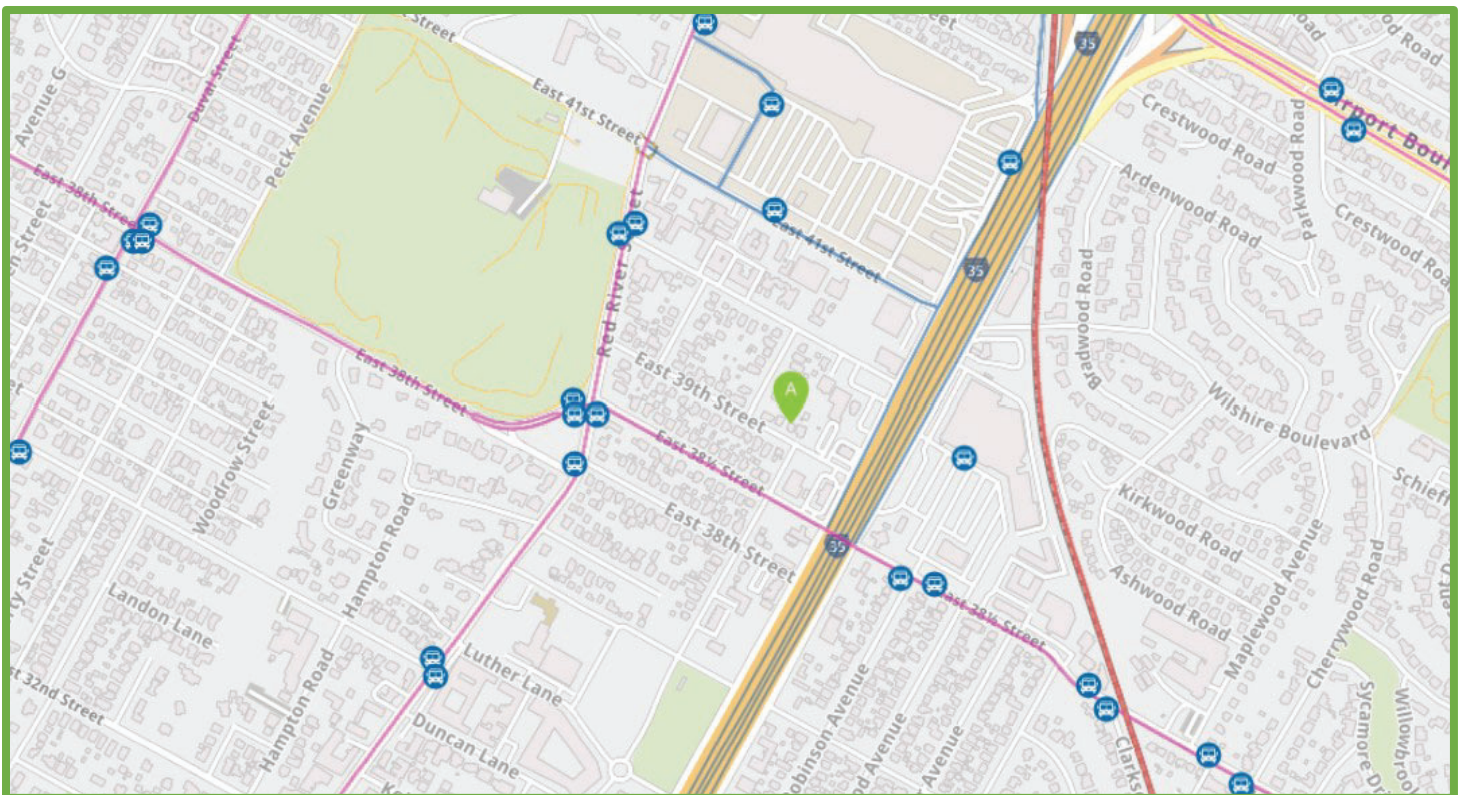
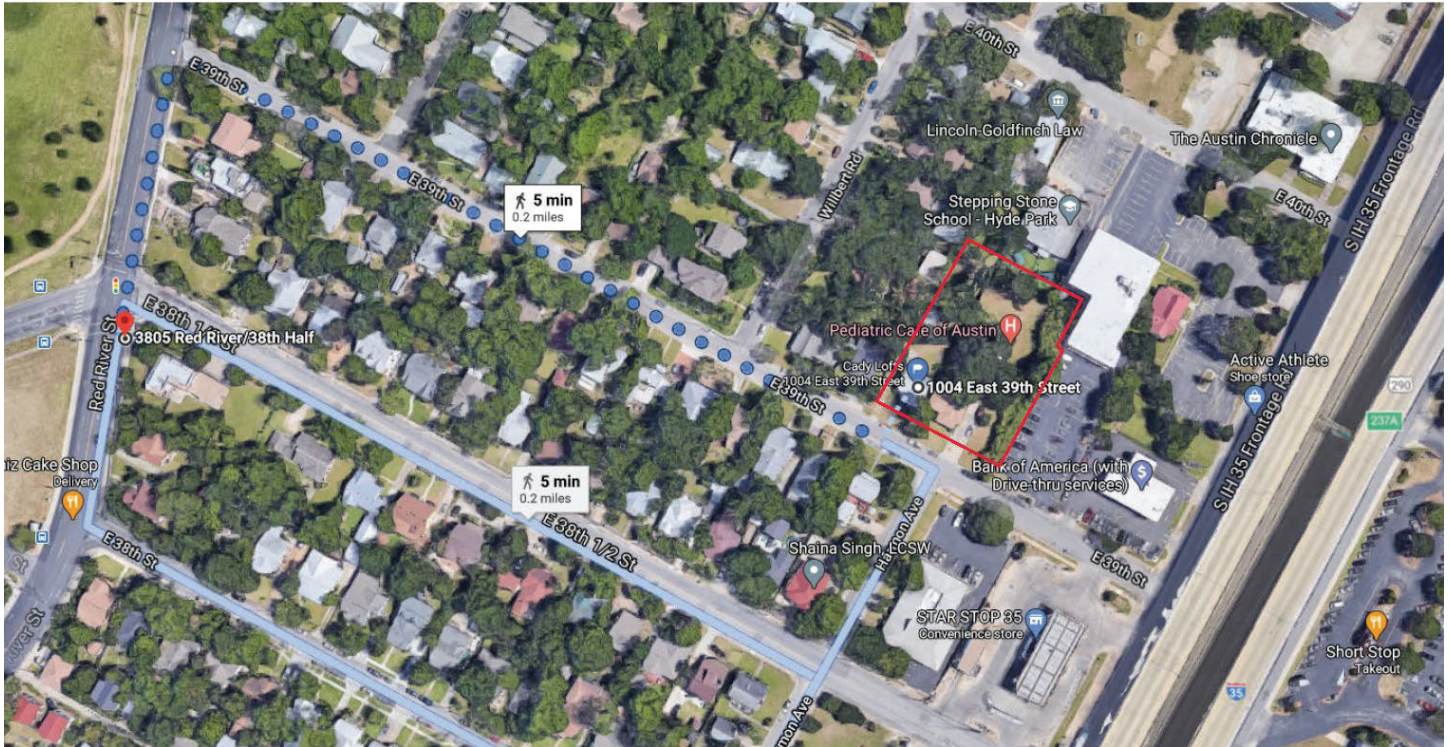
## **Attachment 4 – Map and Nearest Transit Stop**

*(Insert a map indicating the property location and the distance a resident would have to walk on a paved surface to get to the nearest transit stop)*



Google Maps 1004 East 39th Street, Austin, TX to 3805 Red River/38th Half

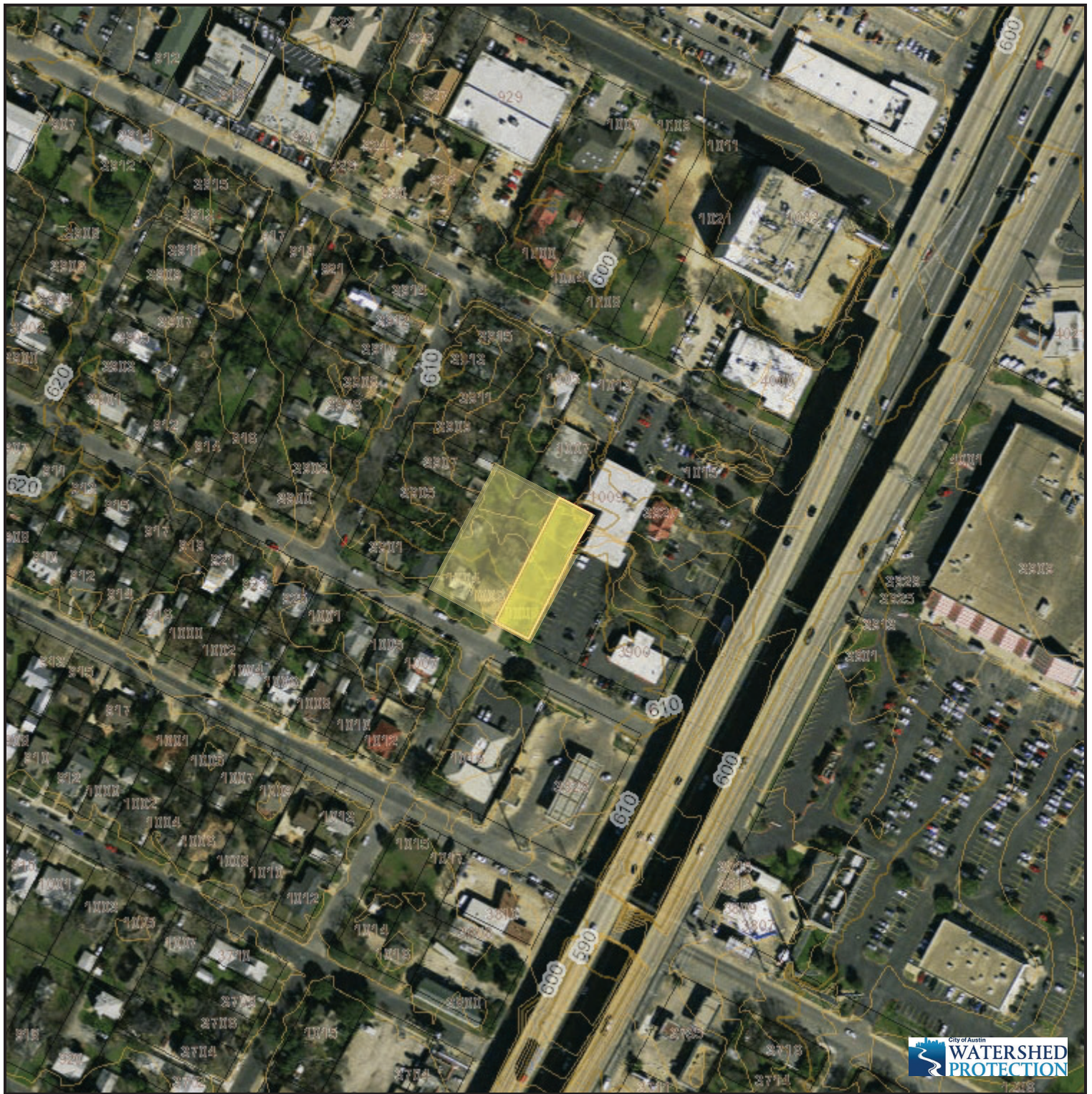
Walk 0.2 mile, 5 min



5501-A Balcones Dr. #302  
Austin, TX 78731

## **Attachment 5 - Flood Plain Map**

*(Insert a map generated by [www.ATXFloodPro.com](http://www.ATXFloodPro.com) with the property parcel identified and the legend displayed showing the various types of FEMA Flood Plain zones, if any)*



## FEMA Floodplains

The City of Austin Watershed Protection Department produced this product for informational purposes. It is not intended for or suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative locations of property boundaries. No warranty is made by the City of Austin regarding specific accuracy or completeness. Final determination of the floodplain status for a property must be based on a topographic survey by a Texas registered professional. For regulatory purposes, 100-Year floodplain elevations must be determined from an engineering model created in accordance with the Drainage Criteria Manual and approved by the City of Austin.

0 200 400 Feet



Prepared: 12/8/2020

|                            |  |
|----------------------------|--|
| Address                    |  |
| Contour                    |  |
| Index                      |  |
| Intermediate               |  |
| Parcel                     |  |
| FEMA Floodplain            |  |
| 100 Year (Detailed-AE)     |  |
| 100 year (Shallow-AO)      |  |
| 100 Year (Approx-A)        |  |
| X Protected by Levee       |  |
| 500 Year                   |  |
| Outside Austin City Limits |  |

## **Attachment 6 - Developer's Experience and Development Background**

*(Provide resumes and/or detailed narratives of the Development members' relevant experience, especially as it pertains to LIHTCs and affordable housing, and please provide a development experience summary, including the property names, their locations, number of units developed, populations served, years of placement in service, and the financing structures)*

# SGI Ventures, Inc.

206 E. Live Oak Street, #D  
Austin, Texas 78704  
C: 713 882 3233  
[Sally@SGIventures.net](mailto:Sally@SGIventures.net)

## Sally Gaskin, President

Sally Gaskin is the President of SGI Ventures, Inc., a developer and tax credit/private activity bond consultant, and received her degree in accounting and business administration from Aquinas College in Grand Rapids, MI. SGI Ventures, Inc. is a Texas HUB certified real estate development firm and is a former CPA and has been in the affordable housing industry since 1996. Ms. Gaskin is a founding board member and Past Board President of the Texas Affiliation of Affordable Housing Providers (“TAAHP”).

As consultant, developer and general partner of affordable developments, Ms. Gaskin had responsibility for site selection, financing, predevelopment and development functions, as well as lease-up, ongoing management and compliance oversight. In 2008, SGI Ventures was lead developer of CityView at the Park, a 72-unit affordable senior community located in Austin, TX, on behalf of Strategic HFC of the Housing Authority of Travis County. In 2005, SGI was selected by PNC, SLP investor, to be the substitute General Partner in the 140 unit Woodlands development in Beaumont, TX, a 9% tax credit development, and remains the sole general partner with responsibility for day to day operations, management and compliance. In addition to CityView and The Woodlands, Ms. Gaskin and SGI co-owned/co-developed 7 other tax credit developments, with over 950 units.

### **Schedule of Developments 1997 to Present:**

- Bent Tree Apartments, San Angelo, Texas (112 Units-Family)  
Co-Developer/% Owner -GP
- Kerrville Meadows Apartments, Kerrville, Texas (76 Units- Seniors) Co-Developer/% Owner-GP
- Creekside Apartments, Boerne, Texas (71 Units-Family)  
Co-Developer/% Owner-GP
- Brazoswood Apartments, Clute Texas (72 Units-Family)  
Co-Developer/% Owner-GP
- The Springs Apartments, Dripping Springs, Texas (76 Units-Family)  
Co-Developer/% Owner-GP
- Reading Road Apartments, Rosenberg, Texas (252 Units-Family)  
Co-Developer/% Owner-GP
- The Woodlands Apartments, Beaumont, Texas (140 Units-Family)  
General Partner
- Maplewood Apartments, League City, Texas (100 Units-Seniors)  
Special Limited Partner
- Parker Lane Seniors Apartments, Austin, Texas (70 Units-Seniors)  
Co-Developer/Special Limited Partner

All developments are new construction.





## SALLY GASKIN President

sally@sgiventures.net  
206 E. Live Oak Street, #D  
Austin, Texas 78704  
713 882 3233



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## LISA STEPHENS

President

[lisa@saigebrook.com](mailto:lisa@saigebrook.com)  
[www.saigebrook.com](http://www.saigebrook.com)



## MEGAN LASCH

President

[megan@o-sda.com](mailto:megan@o-sda.com)  
[www.o-sda.com](http://www.o-sda.com)

## ABOUT US

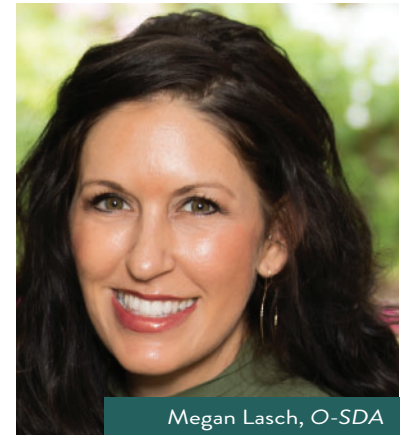
Saigebrook Development and O-SDA Industries are two powerhouse WBE- and HUB-certified real estate development firms that partner regularly to deliver first in class mixed-income housing communities. Together, they have been part of 25 successful Housing Tax Credit applications across the state of Texas.

Owner and principal of WBE- and HUB-certified Saigebrook Development, Lisa Stephens has specialized in providing first-class affordable and workforce housing communities since 1999. She has closed more than \$750 million of federal, state, and local competitive funds to date and constructed in excess of 5,000 apartment homes. Saigebrook Development offices in Weatherford, Texas.

Megan Lasch, owner and principal of MBE/WBE- and HUB-certified O-SDA Industries, has more than 12 years of experience in project management and consulting in the affordable housing industry, managing all aspects of project life cycles. Megan has a background in engineering, project management, real estate analysis, and design. O-SDA Industries is based in Austin, Texas.



Lisa Stephens, Saigebrook



Megan Lasch, O-SDA

TO LEARN MORE VISIT

[AffordableHousingTexas.com](http://AffordableHousingTexas.com)

## OUR PROCESS

Saigebrook and O-SDA's dedicated team has built its reputation as a mixed-income housing developer that produces consistent quality, sustainability, innovative design, and long-term viability in each of its communities. The firms oversee every aspect of development, including but not limited to planning, environmental testing, design oversight, financing, permitting, construction, lease-up, and stabilization.

Saigebrook and O-SDA retain long-term ownership of all their properties, maintaining affordability and ensuring high-quality property management. Collectively, the Saigebrook and O-SDA team has extensive experience in all aspects of housing development, compliance and ownership.

**LISA M. STEPHENS** - Ms. Stephens is a graduate of the University of Florida, Fisher School of Accounting, and Owner/President of Saigebrook Development, LLC a WBE and HUB certified real estate development consulting firm focused on affordable housing development. Ms. Stephens is a certified LEED Green Associate, a member of the National Green Building Standards Advisory Group and has participated on various affordable housing boards and committees in both Texas and Florida.

During Ms. Stephens' tenure in the affordable housing industry, she has secured and closed in excess of \$750 million of federal, state and local competitive funds across the southeastern United States. She has structured creative financing strategies and negotiated transactions involving more than 5,400 units in multiple states.

In 2011 Ms. Stephens formed Saigebrook Development, LLC to provide real estate development consulting services to clients in the affordable housing industry in Texas. Saigebrook Development is a certified Women Owned Business by the Women's Business Enterprise National Council as well as a State of Texas certified Historically Underutilized Business.

As a consultant, developer and owner in the affordable housing industry, Ms. Stephens is responsible for the day-to-day operations and management of all programmatic and development functions, as well as coordination of project team members. She has more than 20 years of experience in affordable, workforce and market rate housing including mixed finance and mixed income properties as well as partnerships with local municipalities, housing finance agencies and housing authorities. Having developed and financed a considerable portfolio, Ms. Stephens has significant knowledge of layered financing and utilization of 9% and 4% housing tax credits, local and state issued tax exempt bonds, credit enhancement programs, NSP, CDBG, HOME and many other soft financing opportunities.

Recent development experience includes the following:

| <b>Name</b>                    | <b>Location</b>    | <b>Units</b> | <b>Affordable</b> | <b>Market Rate</b> |
|--------------------------------|--------------------|--------------|-------------------|--------------------|
| Elysium Grand                  | Austin, TX         | 90           | 69                | 21                 |
| Aria Grand                     | Austin, TX         | 70           | 60                | 10                 |
| Alton Plaza                    | Longview, TX       | 48           | 33                | 15                 |
| Edgewood Place                 | Longview, TX       | 74           | 58                | 16                 |
| Mistletoe Station              | Fort Worth, TX     | 110          | 74                | 36                 |
| Kaia Pointe                    | Georgetown, TX     | 102          | 80                | 22                 |
| Stillhouse Flats               | Harker Heights, TX | 96           | 88                | 8                  |
| LaMadrid Apartments            | Austin, TX         | 95           | 83                | 12                 |
| The Villages at Tarpon (rehab) | Tarpon Springs, FL | 95           | 95                | 0                  |
| Tupelo Vue                     | Winter Haven, FL   | 70           | 70                | 0                  |
| Liberty Pass                   | Selma, TX          | 104          | 96                | 8                  |
| Barron's Branch II             | Waco, TX           | 76           | 76                | 0                  |
| Art at Bratton's Edge          | Austin, TX         | 76           | 68                | 8                  |
| Barron's Branch I              | Waco, TX           | 92           | 77                | 15                 |
| Saige Meadows                  | Tyler, TX          | 92           | 82                | 10                 |
| Summit Parque                  | Dallas, TX         | 100          | 75                | 25                 |

|                               |                  |     |     |     |
|-------------------------------|------------------|-----|-----|-----|
| Amberwood                     | Longview, TX     | 78  | 68  | 10  |
| La Ventana                    | Abilene, TX      | 84  | 72  | 12  |
| Tylor Grand                   | Abilene, TX      | 120 | 120 | 0   |
| Singing Oaks (Rehab)          | Denton, TX       | 126 | 122 | 4   |
| Pinnacle at North Chase       | Tyler, TX        | 120 | 120 | 0   |
| Live Oak Apts (Rehab)         | Live Oak, FL     | 87  | 83  | 4   |
| Pine Terrace Apts (Rehab)     | Callahan, FL     | 63  | 63  | 0   |
| Oak Ridge Estates             | Tarpon Spgs, FL  | 63  | 63  | 0   |
| Cypress Cove Apartments       | Winter Haven, FL | 80  | 80  | 0   |
| Pinnacle at Mariner's Village | Long Beach, MS   | 108 | 0   | 108 |
| Pinnacle at Magnolia Pointe   | McComb, MS       | 108 | 108 | 0   |



5714 Sam Houston Circle Austin, TX 78731

(830) 330-0762

megan@o-sda.com

**Megan Lasch-** Mrs. Lasch has eleven years of experience in the project management and development industry. Having received her Bachelor's degree in Biosystems Engineering from Oklahoma State University, Ms. Lasch began her career as an engineering consultant where she helped design a variety of public and private development projects.

In 2010 Ms. Lasch formed O-SDA Industries, LLC to provide real estate development consulting services to clients in the affordable housing industry in Texas. O-SDA is a City of Austin MBE/WBE/Texas HUB certified real estate development firm.

O-SDA is a full-service real estate development company committed to solving the need for affordable housing in Texas urban centers and suburban areas. Ms. Lasch has helped secure nineteen (19) allocations of 9% Housing Tax Credits in the last eight application cycles in Texas. Ms. Lasch also holds an experience certification for affordable housing from Texas Department of Housing and Community Affairs (TDHCA). Ms. Lasch is based in Austin, Texas and serves as a project manager, developer or consultant on developments financed by our development team. Ms. Lasch helps to manage all aspects of the project life cycle from site identification, finance application process, to managing third party consultants throughout the design process and ultimately to project completion. Ms. Lasch serves on the Board of Directors for Skillpoint Alliance, a non-profit providing technology based workforce training, is a member of the Real Estate Council of Austin and was a finalist in the 2018 and 2019 Austin Under 40 Awards. Recent development and consultant experience includes the following:

| Name                         | Location          | Units | Affordable | Market Rate | Tenancy Type | Status             |
|------------------------------|-------------------|-------|------------|-------------|--------------|--------------------|
| Vi Collina                   | Austin, Texas     | 170   | 170        | 0           | Family       | Under Construction |
| The Abali                    | Austin, Texas     | 56    | 51         | 5           | Family       | Under Construction |
| Sunset at Fash Place         | Fort Worth, Texas | 66    | 59         | 7           | Senior       | Under Construction |
| Everly Plaza-consultant only | Fort Worth, Texas | 88    | 79         | 9           | Senior       | Under Construction |
| Cielo Plaza-consultant only  | Fort Worth, Texas | 91    | 81         | 10          | Family       | Permitting         |
| Canova Palms                 | Irving, Texas     | 58    | 50         | 8           | Senior       | Under Construction |
| Aria Grand                   | Austin, Texas     | 70    | 60         | 10          | Family       | Stabilized         |

|                         |                    |     |     |    |        |                    |
|-------------------------|--------------------|-----|-----|----|--------|--------------------|
| Elysium Grand           | Austin, Texas      | 90  | 69  | 21 | Family | Under Construction |
| Mistletoe Station       | Fort Worth, Texas  | 110 | 74  | 36 | Family | Stabilized         |
| Alton Plaza             | Longview, Texas    | 48  | 33  | 16 | Family | Stabilized         |
| Edgewood Place          | Longview, Texas    | 74  | 58  | 16 | Family | Stabilized         |
| Kaia Pointe             | Georgetown, TX     | 102 | 80  | 22 | Family | Stabilized         |
| Stillhouse Flats        | Harker Heights, TX | 96  | 88  | 8  | Family | Stabilized         |
| LaMadrid Apartments     | Austin, TX         | 95  | 83  | 12 | Family | Stabilized         |
| Tupelo Vue              | Winter Haven, FL   | 70  | 70  | 0  | Family | Stabilized         |
| Liberty Pass            | Selma, TX          | 104 | 96  | 8  | Family | Stabilized         |
| Barron's Branch II      | Waco, TX           | 76  | 76  | 0  | Family | Stabilized         |
| Art at Bratton's Edge   | Austin, TX         | 76  | 68  | 8  | Family | Stabilized         |
| Barron's Branch I       | Waco, TX           | 92  | 77  | 15 | Family | Stabilized         |
| Saige Meadows           | Tyler, TX          | 92  | 82  | 10 | Family | Stabilized         |
| Summit Parque           | Dallas, TX         | 100 | 75  | 25 | Family | Stabilized         |
| Amberwood               | Longview, TX       | 78  | 68  | 10 | Family | Stabilized         |
| La Ventana              | Abilene, TX        | 84  | 72  | 12 | Family | Stabilized         |
| Tylor Grand             | Abilene, TX        | 120 | 120 | 0  | Family | Stabilized         |
| Singing Oaks (Rehab)    | Denton, TX         | 126 | 122 | 4  | Family | Stabilized         |
| Pinnacle at North Chase | Tyler, TX          | 120 | 120 | 0  | Family | Stabilized         |
| Palms on Lamar          | Austin, Texas      | 476 | 476 | 0  | Family | Stabilized         |



## Key Staff



### **Sally Gaskin, SGI Ventures**

Sally Gaskin is the President of SGI Ventures, Inc., a developer and tax credit/private activity bond consultant. SGI Ventures, Inc. has been in the affordable housing industry since 1996. She is a founding board member and Past Board President of the Texas Affiliation of Affordable Housing Providers (“TAAHP”). Ms. Gaskin has a keen interest in energy efficiency and green building. In 2008, SGI Ventures completed the development of CityView at the Park, a 72-unit affordable senior development located in Austin, TX. CityView was awarded a 4-Star Green Building rating by Austin Energy. In addition to CityView, Ms. Gaskin co-developed 7 other tax credit developments, with over 970 units.



### **Lisa Stephens, Saigebrook Development**

Owner and principal of WBE- and HUB-certified Saigebrook Development, Lisa Stephens has specialized in providing first-class affordable and workforce housing communities since 1999. She has closed more than \$750 million of federal, state, and local competitive funds to date and constructed in excess of 5,000 apartment homes. Saigebrook Development offices in Weatherford, Texas.



### **Megan Lasch, O-SDA Industries**

Megan Lasch, owner and principal of Native American-owned, MBE/WBE- and HUB-certified O-SDA Industries, has more than 12 years of experience in project management and consulting in the affordable housing industry, managing all aspects of project life cycles. Megan has a background in engineering, project management, real estate analysis, and design. O-SDA Industries is based in Austin, Texas.



**Alice Cruz, Across, LLC**

Alice Cruz is a graduate of the University of North Dakota with a degree in Public Administration. She worked for the City of Fort Worth's Neighborhood Services Department for 6 years. Most of her work was focused housing and community development projects that utilized CDBG, HOME, ESG, HOPWA, HFC, and LIHTC funds. Alice has worked on most aspects of development, including funding applications, design process, overall project management, through to project closeout. After a short time with Fort Worth Housing Solutions, Alice joined the Saigebrook Development team, where she is a Senior Development Associate.



**Abby Penner**

Abby Penner is a graduate of Texas A&M University with a degree in Civil Engineering. She worked as an engineering consultant for 3 years where she helped design a variety of commercial and multi-family development projects. Abby has worked on most aspects of site design, permitting, and construction. After leaving her Civil Engineering firm, Abby joined the Saigebrook Development Team, where she is a Senior Development Associate.



**Alice Woods**

Alice Woods holds a Master of Science in Community and Regional Planning from the University of Texas at Austin. Throughout her time living, working, and studying in St. Louis, Miami, Cape Town and Austin, Alice has developed a passion for progressive urban planning and affordable housing. During her graduate studies at UT, Alice was as a research assistant on the university's Gentrification and Displacement Study for the City of Austin, a project that aimed to combat gentrification-based displacement in Texas. After graduating in 2019, Alice joined Saigebrook Development and O-SDA Industries where she is a Development Associate.





**Jeff Piatt, Housing Tax Credit Services, LLC**

Jeff is an UT Austin Graduate with 24 years of experience in the construction industry. Jeff's 10 years of experience in Affordable multifamily housing started when he was hired at TDHCA in 2009 as an inspector. Jeff left TDHCA in 2011 in the executive position of Construction Manager Under the Disaster Recovery division for both Single and Multifamily construction. Jeff has extensive experience in the requirements of LIHTC and CDBG program requirements and specializes in providing guidance to be sure that both architectural plans and construction management create developments in compliance with all applicable regulations including Fair Housing Act Design Accessibility Requirements and program material and design requirements.

## **Attachment 7 – Resolution from County**

*(If the proposed development is located in the ETJ of Austin, please include the executed resolution from the applicable County Commissioners' Court, as required by TDHCA)*

Not Applicable



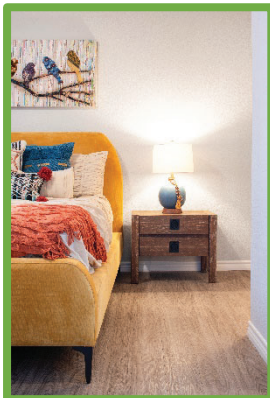
# Cady Lofts

1004-1008 E 39th St. Austin, TX 78751



Thank you for your consideration of this application.

*See more of our work at: [www.affordablehousingtexas.com](http://www.affordablehousingtexas.com)*



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