

# 5900 S. Pleasant Valley Road

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La Corporación para el Financiamiento de la Vivienda de Austin está recabando la opinión de la comunidad sobre dos propuestas de urbanización

5900 S Pleasant Valley Road  
5901 Drowsy Willow Trail



**AUSTIN HOUSING  
FINANCE CORPORATION**



## Summary of Community Engagement Feedback

### 5900 South Pleasant Valley Road Affordable Rental Housing Development Opportunity

March 29, 2023

**AUSTIN HOUSING  
FINANCE CORPORATION**



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## 1. Background

This report details the initial phase of public engagement efforts for developing the Austin Housing Finance Corporation (AHFC) owned property at 5900 S. Pleasant Valley Road. AHFC has issued a Request for Qualifications (RFQ) (available on the [RFP webpage](#)) for a development partner to help develop the site. Public engagement efforts between January and March 2023 invited the community to provide feedback on proposed development priorities and concepts for both 5900 S. Pleasant Valley Road and 5901 Drowsy Willow Trail. AHFC launched a bilingual [project website](#) with an online survey, overview video, and additional informational materials. To solicit feedback, AHFC met with ten community groups and stakeholders, tabled at five community events (see Table 1 and Table 3 for an overview of the various events), promoted the website and survey through social media and newsletters, posted yard signs in the immediate neighborhood advertising ways to provide feedback on the project, and mailed flyers and surveys to all addresses within 500 feet of the project site.

Table 1. Type of Public Engagement Events

Type of Event	Number of Events
Stakeholder Conversation	10
Tabling Event	5
<b>TOTAL</b>	<b>15</b>

## 2. Community Feedback

Below is a summary of feedback received throughout the various engagement efforts, with an emphasis on comments pertaining to the rental housing proposed at 5900 S. Pleasant Valley Road. As detailed in the RFQ, AHFC will release a separate RFQ later this year to identify a preferred developer to partner with AHFC to develop 40 to 50 units using the City's community land trust (CLT) model on the eastern lot (5901 Drowsy Willow Trail). Public engagement will continue throughout the development process, with the next phase of engagement involving public evaluation of the 5900 S. Pleasant Valley Road RFQ applications. Public Comment on the RFQ responses will be open from May 19, 2023, through June 8, 2023.

### Survey Participants

The public was encouraged to provide feedback by participating in a survey that was available online, in print, and by text. In total, 104 people responded to the survey. An export of the survey data is available in [Exhibit B](#). Approximately half of participants provided demographic information. Of those respondents, 54% identify as Hispanic, Latino/a/x, Spanish origin or Chicano/a/x. Respondents were fairly distributed throughout income brackets, with 48% of respondents indicating total annual household incomes of \$60,000 or below. Many participants indicated they were housing-cost burdened, with 42% spending 30% or more of their monthly household income on rent or a mortgage payment. Over 70% of respondents are homeowners, over 70% live in Council District Two, and 35 of the 43 people who provided their zip code live in 78744. Altogether, 86% of respondents have lived in Austin for at least six years; 60% of respondents have lived in Austin for more than 15 years. Many live in households with two or four members, and are between 30 to 50 years old. Around 20% have someone

in their household who is a Veteran or had a physical or mental impairment that substantially limits one or more major life activity.

## Key Themes

Although some participants expressed a desire for no affordable housing to be built on either lot, a much more significant proportion offered support for building affordable housing or ideas for improving the proposed development concepts. Among the feedback received, the following themes were identified:

- Support for **mix of ownership and rental housing** opportunities.
- Support for **servicing existing residents at risk of displacement** from and **households with generational ties** to the neighborhood.
- Concerns related to **traffic on Village Square Drive, Nuckols Crossing Road, and Pleasant Valley Road**; some residents requested ingress/egress to the developments on Nuckols Crossing Road and Pleasant Valley Road, in addition to Village Square Drive, as the road currently experiences heavy school and resident traffic; others shared concerns about inadequate capacity on Nuckols Crossing Road / Pleasant Valley Road to accommodate additional residents.
- Concerns related to **parking**, including not enough parking provided within the development concepts and limited/strained existing street parking supply.
- Concerns related to **flooding** and desire for flood mitigation considerations as well as evacuation plans.
- Concerns related to **good neighbor practices**, particularly with regards to the existing Village at Pleasant Valley condominiums; desire for consideration of construction noise, traffic, debris, safety, and fencing; desire for a permanent fence around the development; desire for no balconies along eastern lot line; desire for lower building heights overall and/or adjacent to existing condominiums.
- Concerns related to **incomes served**; mixed input with some residents preferring deeper income targeting (e.g., majority of rental units serving  $\leq 50\%$  MFI), higher incomes served, or no income-restricted housing whatsoever.
- Desire for **additional community amenities**, including general interest in indoor facilities (e.g., laundromat, daycare, community space, theater, weight room, coffee shop, affordable grocery, bike storage) and outdoor spaces (e.g., playground, dog park, pickleball/hand ball courts, trails, garden, bike and e-bike rental, pool).

### 3. Incorporating Feedback in the RFQ

AHFC utilized the feedback received throughout the initial community engagement phase to shape some of the RFQ requirements. Table 2 captures key themes AHFC addressed within the RFQ and corresponding Reference Materials (available on the [RFP webpage](#)).

Table 2. Feedback Incorporated into RFQ

Theme	Addressed in RFQ and/or Corresponding Materials
<b>Good Neighbor Practices</b>	<p><b>Per the Summary of Terms (available on the <a href="#">RFP webpage</a>):</b>  <i>Developer shall design and develop the project at a height no greater than three stories within 30 feet of the eastern lot line of the property. Developer should be prepared to construct and finance a fence or wall at least six feet in height along the entirety of the eastern lot line, the design of which must be approved by AHFC. Developer shall be prepared to design and develop the building in such a manner to have no external balconies facing the eastern lot line of the property.</i></p> <p><b>Per the RFQ Response Form, applicants will:</b>  <i>Describe their development team's construction management practices that will be used as part of this development to act as a good neighbor to the adjacent property owners.</i></p>
<b>Ingress / Egress on Nuckols Crossing / Pleasant Valley</b>	<p><b>Per the Summary of Terms (available on the <a href="#">RFP webpage</a>):</b>  <i>To the degree that such access may be permitted, the Developer shall be prepared to design and permit the development such that no ingress, egress, and curb cut beyond that required for any fire access shall be made on the northern side of the property fronting Village Square Drive.</i></p>
<b>Outdoor Community Amenities</b>	<p><b>Per the Summary of Terms (available on the <a href="#">RFP webpage</a>):</b>  <i>Developer shall be prepared to develop, reserve, and maintain the southern half of the property within the Critical Water Quality Zone as an open space amenity for public use.</i></p>
<b>Indoor Community Amenities</b>	<p><b>Per the Summary of Terms (available on the <a href="#">RFP webpage</a>):</b>  <i>Developer shall be prepared to explore opportunities with the Austin Economic Development Corporation to fund and incorporate non-residential civic or commercial ground floor space as part of the development.</i></p>
<b>Residents at Risk of Displacement / Generational Ties</b>	<p><b>Per the RFQ (available on the <a href="#">RFP webpage</a>):</b>  <i>The selected developer and their property manager must implement a Housing Preference Policy meeting the criteria described in the Memo to the Mayor and Austin City Council available at the following web address:  <a href="https://www.austintexas.gov/edims/document.cfm?id=330931">https://www.austintexas.gov/edims/document.cfm?id=330931</a></i></p> <p><b>Per the RFQ Response Form, applicants will:</b>  <i>Describe how their proposed property manager will affirmatively market the development to low-income households of color who have historically lived in this neighborhood.</i></p>
<b>Flooding / Transportation</b>	<p>Development will be subject to and will comply with City of Austin's land development regulations, including environmental and transportation-related regulations.</p>

## 4. Exhibit A: Engagement Log and Contact Team Questions

Table 3. Community Engagement Log

Date	Location	Type of Event	Partner Entity	# of Attendees (non-AHFC)	Comments*
9/29/2022	Meanwhile Brewing	Stakeholder Conversation	Southeast Combined Neighborhood Plan Contact Team	3	<ul style="list-style-type: none"> <li>• Concerns of locating affordable housing in underserved area with insufficient infrastructure (underperforming schools, lack of jobs/health care/grocery store/pharmacy, substandard roads), and of concentrating poverty</li> <li>• Concerned that income levels of future development would exceed incomes of existing residents (50% MFI instead of 60% MFI)</li> <li>• Concerns that Purple Line is insufficient transit</li> <li>• Concerns of developing near the floodplain</li> <li>• Concerns of insufficient engagement (prefer more conversations)</li> </ul>
1/9/2023	Zoom	Stakeholder Conversation	Southeast Combined Neighborhood Plan Contact Team	7	<ul style="list-style-type: none"> <li>• Nuckols Crossing is substandard and already seen multiple fatalities, desperately needs traffic safety improvements</li> <li>• Against concentration of affordable housing in area</li> <li>• Concerns about flooding</li> <li>• Area lacks amenities: what are the community/retail/commercial opportunities for the site? Can they be made accessible by foot?</li> <li>• Concerns about safety along Pleasant Valley Rd because of future plan to reduce to one lane in each direction with addition of bike lane?</li> <li>• Need to make the translate button in Spanish and more visible on project website</li> <li>• Survey needs to require that the zip code and council district be entered</li> <li>• Distaste for affordable housing/traffic safety issues due to 4500 Nuckols Crossing</li> <li>• Contact team was told they would be leading this project/process</li> <li>• Can the site just not be developed? Avoid transportation issues and concentration of vulnerable people</li> <li>• Neighborhood feels ignored by the city had to trade parkland for a health center, never received any additional parkland. No immediate road safety improvements on the horizon. No quality jobs or amenities.</li> </ul>
1/16/2023	Microsoft Teams	Stakeholder Conversation	ATD	5	<ul style="list-style-type: none"> <li>• Nuckols Crossing under study; PE report almost complete; no funding identified for improvements at this time. <a href="https://data.austintexas.gov/stories/s/Nuckols-Crossing-Road/ibb5-8dys/">https://data.austintexas.gov/stories/s/Nuckols-Crossing-Road/ibb5-8dys/</a></li> <li>• Pleasant Valley to undergo improvements in coming months (crossings, roundabout, ped/bike facilities). Longer-term improvements TBD; will require ROW.</li> </ul>
1/17/2023	Microsoft Teams	Stakeholder Conversation	AISD	1	<ul style="list-style-type: none"> <li>• AISD in support of family-oriented housing (multi-bedroom units); market not delivering as many 2-4BR units in apartments</li> <li>• Supports income targets</li> </ul>



Date	Location	Type of Event	Partner Entity	# of Attendees (non-AHFC)	Comments*
1/17/2023	Microsoft Teams	Stakeholder Conversation	PARD	1	<ul style="list-style-type: none"> <li>• PARD looked into these parcels previously, but due to proximity to Dove Springs District Park, did not pursue acquisition; PARD would be amenable to public park in creek buffer on lots (be it through parkland dedication, public access agreement, etc.)</li> </ul>
1/23/2023	Microsoft Teams	Stakeholder Conversation	AEDC	1	<ul style="list-style-type: none"> <li>• AEDC could act as a broker to find small businesses for retail / commercial space; see if this is of interest to community and future development partner</li> <li>• CDBG funds may be able to help cover buildout and management costs for commercial space</li> </ul>
1/27/2023	Microsoft Teams	Stakeholder Conversation	CapMetro	2	<ul style="list-style-type: none"> <li>• Purple Line construction has begun; estimated completion in Spring 2025; stops will be near development, on Pleasant Valley north of Village Square Dr.; stop will include various improvements</li> <li>• High transit usage in area already; lots of transit connections</li> <li>• Students ride for free</li> </ul>
1/27/2023	Southeast Branch Public Library	Tabling Event	Library event: Black History Month Celebration with Elizabeth Kahura	15	<ul style="list-style-type: none"> <li>• Lots of support from attendees for affordable housing, both rental and ownership, on these lots</li> </ul>
1/30/2023	Microsoft Teams	Stakeholder Conversation	COA District 2	2	<ul style="list-style-type: none"> <li>• Support from CM Fuentes regarding preliminary priorities and development concepts</li> <li>• Interest in seeing a plaza on one of the lots</li> <li>• Various tabling / outreach ideas (2/15 HSEM event, 2/24 constituent office hours, D2 newsletter, flyer)</li> </ul>
2/2/2023	Dove Springs Recreation Center	Tabling Event	Rec Center general activity	15	<ul style="list-style-type: none"> <li>• Questions from some Villages at Pleasant Valley HOA homeowners regarding building heights, fencing, construction management, ingress/egress (with a preference for minimizing traffic on Village Square Drive); in favor of some commercial use in rental building (coffee shop, daycare)</li> <li>• Support for more affordable housing in area; many residents shared that housing costs in area are prohibitive relative to their incomes; mentioned they are moving away from the area or are in need of housing assistance, and are interested in the Right to Return / preference policy</li> </ul>



Date	Location	Type of Event	Partner Entity	# of Attendees (non-AHFC)	Comments*
2/7/2023	Mendez Middle School	Tabling Event	AISD - Training Event	100	<ul style="list-style-type: none"> <li>Flyer for Project Website was handed out with training event packet. Some questions on how households could qualify for the units and when they would be available.</li> </ul>
2/9/2023	Zoom	Stakeholder Conversation	Southeast Combined Neighborhood Plan Contact Team	5	<ul style="list-style-type: none"> <li>Provided overview of community engagement strategy. Answered questions about project timeline. Attendees commented they would work to spread the project website and encourage neighbors to take the survey.</li> </ul>
2/15/2023	Southeast Branch Public Library	Tabling Event	HSEM event: Emergency Preparedness Pop-Up	30	<ul style="list-style-type: none"> <li>Overall support for more affordable housing in the neighborhood</li> </ul>
2/24/2023	Southeast Branch Public Library	Tabling Event	D2 event: Constituent Office Hours	10	<ul style="list-style-type: none"> <li>Neighbor along southern creek-side of property provided following comments: drainage impact concerns, need to replace Nuckols Crossing bridge, prefer no fence along creek, concerned about ambient light, rental dev height is a shock</li> </ul>
3/8/2023	Zoom	Stakeholder Conversation	Villages at Pleasant Valley HOA	12	<ul style="list-style-type: none"> <li>Concerns about limited street parking supply and high demand for parking in the area; consider potential for decreasing number of units</li> <li>Concerns about traffic in area, esp. on Village Square Dr.</li> <li>Desire for ingress/egress options on Nuckols Crossing Rd. and Pleasant Valley Rd.</li> <li>Desire for no balconies on building facades adjacent to HOA condos</li> <li>Desire for fence around AHFC developments to compliment HOA's potential fence</li> </ul>
<b>15 total events</b>				<b>209</b>	

\*Note: Comment summaries reflect AHFC staff notes and may not capture all participants' feedback or experiences.

## Correspondence with Southeast Combined Neighborhood Plan Contact Team

Following conversations with and presentations to the Southeast Combined Neighborhood Plan Contact Team (SCNPCT), AHFC staff responded to the following questions about the proposed development concepts in preparation for the Contact Team's February 13<sup>th</sup> meeting.

1. Will the Dove Springs Neighborhood Groups have a say so and control on the project (as promised and similar to the approach used for Colony Park in NE Austin/Travis County).

As part of the community engagement process we are working with a number of community groups and organizations including but not limited to SCNPCT, the District 2 council office, AISD local trustee, Villages at Pleasant Valley HOA, Southeast Branch Library and George Morales Recreation Center. No one community group will be in control of the project. We are hoping for community engagement and involvement from as many pertinent community groups and institutions as possible.

2. How will Nuckols Crossing, which is currently listed as a substandard street/road, be improved so as not to continue to be an ongoing public safety issue/hazard in regards to safe streets/safe sidewalks, etc.

**ATD response:** For more information on the Nuckols Crossing Project, visit this [webpage](#). ATD has a community meeting planned for later this Spring to share recommendations formed from the public engagement held this past Fall. For any further questions, folks can reach out to the Mobility Bonds team at [mobilitybonds@austintexas.gov](mailto:mobilitybonds@austintexas.gov) or call 512-974-2300.

3. Is "Park Use" an option as the City has not yet replaced the lost park space due to the new Public Health Facility (this was promised to the neighborhood when the site of the Public Health Facility was selected) taking up park space.

**PARD response:** With the change of use of parkland at Dove Springs District Park from park use to health services use, PARD received \$206K from Austin Public Health in mitigation funds. Using these mitigation funds, PARD acquired Brook Crest Neighborhood Park at 5932 E Stassney Lane. In addition, PARD received funding for park improvements which were installed at Dove Springs District Park - lighted soccer fields and an enhanced playscape features. For any additional questions related to parkland Ricardo Soliz is the best staff contact. His information is provided below:

Ricardo Soliz  
Division Manager – Park Planning  
Austin Parks and Recreation Department  
512-974-9452  
[Ricardo.Soliz@austintexas.gov](mailto:Ricardo.Soliz@austintexas.gov)

**AHFC response:** The property is owned by the Affordable Housing Finance Corporation (AHFC) whose sole mission is the creation and preservation of affordable housing. AHFC cannot develop the property as a park. It is possible that a portion of the property could be used as a park.

4. What environmental protections will be implemented to protect the creek on the South side of the property. It is noted that the property includes a flood plain and a history of identified erosion and drainage issues.

The southern half of each lot is within a Critical Water Quality Zone and cannot be developed so approximately half of the project will remain green space. This project will be developed under current City of Austin development standards which require erosion and drainage protections.

5. Is housing the only option? Can the use include Mixed Use or other use?

AHFC can build predominantly residential projects. A minor commercial, retail or cultural use can be part of the project. We appreciate feedback on what the community would most like to see paired with the residential development.

6. What are the final road construction plans for South Pleasant Valley? There have been previous proposals from the City proposing single vehicle lanes with dedicated bicycle lane, which the neighborhood has objected to due to the additional traffic congestion it would impose on top of what is currently being experienced, especially during rush hour.

**ATD Response:** For more information on the South Pleasant Valley Road project between St. Elmo Road and Onion Creek Park visit the [project webpage](#). The first phase of work to add another left turn lane on South Pleasant Valley Road at William Cannon Drive will begin soon. For any further questions, folks can reach out to the Mobility Bonds team at [mobilitybonds@austintexas.gov](mailto:mobilitybonds@austintexas.gov) or call 512-974-2300.

7. What is the selection process for the developer? Will the Dove Springs Neighborhood Groups select the developer? How will the neighborhood groups stay "truly" engaged in this process? How will there be accountability?

The development partner for the project will be chosen through a public Request for Qualifications (RFQ) process. Applicant's submissions will be made public for community feedback. A panel of judges selected by AHFC will score each submission. Together with the scoring and community feedback a finalist will be chosen. That finalist must be approved by the AHFC Board which is City Council. This will be a transparent process demonstrating the feedback that was received and how it was incorporated. Community engagement will continue once the development partner is chosen.

8. How will "affordable" housing be defined? Will the neighborhood groups make this determination or someone else? How will this be a community benefit in light of other infrastructure issues and concerns currently experienced by the residents of Dove Springs?

Affordability is defined by household income and size. Units would be income-restricted and rent/sale/resale restricted to the set affordability levels. We are asking the community to weigh in on whether the target affordability levels (60% MFI and below for Rental and 80% MFI and below for Ownership) laid out in the development proposal are in line with what they would like to see. An affordable rental project will typically have affordability requirements for at least 40 years and for an ownership project at least 99 years. AHFC believes that providing stable long-term affordable rental and ownership housing is a significant community benefit. Our recorded

presentation available on the website further details how AHFC sees this project as meeting a community need and providing community benefits.

9. Who will be eligible for the affordable housing? Residents in Dove Springs currently vulnerable to displacement? Public servants - teachers, law enforcement, fire fighters, EMS staff?

Included in the stated goals of the project is to provide affordable housing to residents with generational ties to Austin as well as to low to moderate income households. For a rental development the target would be providing units available from 30-60% Median Family Income and for an ownership development the target would be for providing units available up to 80% Median Family Income. The current Median Family income chart for Austin can be found here: [https://www.austintexas.gov/sites/default/files/files/Housing\\_%26\\_Planning/MFI%20Chart%20Effective\\_2022.pdf](https://www.austintexas.gov/sites/default/files/files/Housing_%26_Planning/MFI%20Chart%20Effective_2022.pdf).

10. I'd also ask how in-person outreach and conversation will work in addition to the survey, and also the extent to which any survey will be a scientific representation of the surrounding community's viewpoints.

Our community engagement efforts include:

- Meeting with local stakeholders to collect feedback (see groups listed below)
- Tabling at local community events to share information about the project, answer questions, collect feedback, and promote the survey. Events include:
  - Friday, January 27: Southeast Austin Library from 4:30-6 p.m. in conjunction with Black
  - History Month Celebration with Elizabeth Kahura
  - Thursday, February 9: Dove Springs Recreation Center from 4-6 p.m.
  - Wednesday, February 15: Southeast Austin Library (Emergency Preparedness Pop-Up) from 4-7 p.m.
  - Friday, February 24: District 2 Constituent Office Hours from 3-5 p.m. (location TBD)
  - More TBD
- Mailing a flyer and survey (both bilingual) to all households within 500 feet of the properties – mailers estimated to be sent this week
- Promoting the website and survey on social media

We are also working with AISD on sharing information at the local schools; more to follow on that. We are logging all outreach/engagement with notes on feedback on the project. We will summarize the feedback provided from the surveys and in-person outreach. The survey requests a variety of demographic information, which will also be summarized along with the feedback.

## 5. Exhibit B: Phase I Community Engagement Survey Data Export

# 5900 South Pleasant Valley

## Project Engagement

VIEWS

865

PARTICIPANTS

104

RESPONSES

1,132

COMMENTS

195

SUBSCRIBERS

5

Please rank how important the proposed development priorities are to you (Give each priority a 1 to 5 with 5 being very important to you and 1 being not important)

	Not at all important	Slightly important	Important	Fairly important	Very important	No Opinion
Serving Families by Providing 2-4 Bedroom Units	15% Not at all important	8% Slightly important	15% Important	8% Fairly important	53% Very important	1% No Opinion
Serving Low to Moderate Income Workers by targeting up to 80% Median Family Income Households (\$88,250 or less for a household of 4)	13% Not at all important	4% Slightly important	17% Important	9% Fairly important	56% Very important	1% No Opinion
Serving Households with Generational Ties to Austin	20% Not at all important	6% Slightly important	16% Important	7% Fairly important	47% Very important	4% No Opinion
Providing Affordable Homeownership Opportunities (Household spending no more than 30% of income on monthly payment)	13% Not at all important	6% Slightly important	10% Important	10% Fairly important	62% Very important	- No Opinion
Providing Affordable Rental Opportunities (Household spending no more than 30% of income on rent)	14% Not at all important	10% Slightly important	14% Important	12% Fairly important	50% Very important	1% No Opinion

100 respondents



## What are your thoughts about the proposed development concept for this project?

We need a first time buyer home, NOT rental.

28 days ago

Though I believe in the importance of the priorities listed above, I do not believe that a multi-family development should be built on this property because Pleasant Valley can't handle the additional traffic nor can Nuckols Crossing. There isn't access to full service grocery stores or pharmacies or other retail services. This property should be parkland or retail.

one month ago

The area is not ideal due to potential flooding, segregating lower income communities to SE Austin, and no investment in infrastructure.

2 months ago

Destroying our family neighborhood, overcrowding of streets, which are already have horrible traffic conditions, safety of children going to school with no enforcement of speeding laws. Traffic control is heavy and congested.

We need first time buyer homes not rentals!

Believe this will increase crime

23 days ago

I support it, although I agree with many of the criticisms. I'd like this to be a mixed use development with retail. Given its proximity to Williamson Creek, perhaps some attractive flood control measures could be implemented in a way that protects and preserves wildlife. It's good that it includes affordable owned homes (condos?), especially townhouses.

21 days ago

What about the increased traffic? What about the increased stress on the power grid? What about the increased stress on sanitation? NOBODY plans ahead for all of this!

23 days ago

I don't like it

25 days ago

There are not enough parking spaces allocated for the development. 180 cars for 142 units is my calculation at the development. What will happen is the overflow cars are going to fill up the street by the school making that area more dangerous for kids and automobile traffic. The added traffic on Stassney and William Cannon will also increase due to most of those residents wanting to use IH35 to get to work. I know this because I have own my home since 1977 and my street is filled with automobiles each morning near Houston elementary. Housholds have 3 generations living in the homes and have 3+ cars per household.

one month ago

I feel as if this does go into place it will help a lot of families including myself and people like me.

16 days ago

The height of these building will really suck for the surrounding single story homes and condos already in place. Plus, This seems like a HUGE influx of cars without a lot of parking, in an area that's already not tailored to walking/street parking. So better offer up something beneficial to those of us already here.

How about this:

You can use the space for low income housing, but don't ruin prop values and increase congestion for those of us already here. I say use the space for mixed use retail and low-income residential, with a small fenced in dog park, a medium sized community garden, mixed-use ball court (like pickle ball, handball, etc since we already have basketball close by), and a bike and e-bike rental station, and pay for making our roads better with good bike lanes and safe sidewalks! Work with the existing nearby community center to help manage the garden, dog park, and mixed use courts.

So you get your new homes/rentals + 3-5 leasable retail spots, and with the unused space we get community amenities that EVERYONE can benefit from.

21 days ago

I'm worried there won't be enough parking, plus both are off busy roads.

22 days ago

Austin has a shortage of housing. Needs more residential housing.

23 days ago

It should be paid through funds raised from investors and only a minimal of taxpayers' money should be used. To attract investors, offer temporary property tax reductions (ten year duration) but keep the public funding to a minimum.

23 days ago

I DO NOT WANT THIS IN MY NEIGHBORHOOD! NOBODY besides the City of Austin does either.

Those people turn EVERYPLACE that they camp, into a place that appears worse than a landfill. At least in a landfill, they cover the trash with soil.

I DO NOT WANT my property value being depleted because the nearby/surrounding neighborhood appearance goes to pot.

I don't want to have property of mine stolen from my back yard, by those people. The city would NOT like my retaliation.

I'm not against affordable low income property. But please plan on locating it where after it looks like "trash town" the only property values that will go down are their own.

23 days ago

this isnt property being stolen from you. the city already owns it

17 days ago

I think that this development would greatly benefit the neighborhood.

28 days ago

Concerned about the disruption and quality of life to current homeowners

28 days ago

An Owner and living in between both proposed sites. As a residential area, my 48 townhouse community was hoping for single story family type homes being built for first responders, teachers etc;

one month ago

Add a basketball court or recreational area in the extra space for families.

one month ago

Would like to see the height of the project fit in better with existing buildings. Instead of going higher, utilize the empty space better and limit to 2 stories.

one month ago

I believe Austin needs to have affordable housing for families that can't afford the sky rocket price's of homes I'm 61 and have been a resident of Austin and Travis county all my life all my family has lived here

one month ago

I really do not want this project to happen. I purchased a home in the area with an income lower than \$88,000. This areas has not had as much of a chance to develop as other areas in Austin. This is an area with an underdeveloped HEB (only 1) and few restaurants. Not to mention this is a highly littered area. City of Austin needs to invest in cleaning up the neighborhood and encouraging business development before we can talk affordable housing.

2 days ago

n/a

2 days ago

DO NOT WANT IN AREA

2 days ago

A much better idea than the one proposed before COVID - which would have destroyed our street + subdivision! Good use of land not being put to a purpose. Great idea!

2 days ago

n/a

2 days ago

Looks good

2 days ago

Mas casas a bajo costo.

2 days ago

Horrible roadways and road upkeep. Roads clogged with traffic for existing rentals and off-site rental parking. With density shown, there will be illegal parking for MANY blocks.

2 days ago

Interested to hear more

2 days ago

I think it would be great for AHFC to find a way to engage w/local community to prioritize those from the area and those experiencing displacement. (In chart on 2nd priority: 80% [MFI] is TOO HIGH)

2 days ago

It should give a good standard of living to people and create also good neighborhoods , not creating a caos in the area , it must be handle right with studies to explore the impact on the community

5 days ago

Muy bueno

6 days ago

Don't get me wrong the community does need more housing but we have to look at other things. The community at this time can not handle the increase in traffic nor would it be able to if this is built. The areas are also flood zone and within time homes or rentals may flood becoming unlivable & residents displaced like the Onion Creek community. The primary issue is to figure out traffic/ traffic safety in their area & need for Rx & grocery stores. There is so much that needs to be considered before this project takes place. Crime has also increased in the area & needs to be obtained.

No me malinterpretes, la comunidad necesita más vivienda, pero tenemos que ver otras cosas. La comunidad en este momento no puede manejar el aumento del tráfico ni podría hacerlo si se construye esto. Las áreas también son zonas de inundación y, con el tiempo, las casas o los alquileres pueden inundarse y volverse inhabitables y los residentes desplazados como la comunidad de Onion Creek. El problema principal es averiguar el tráfico/seguridad del tráfico en su área y la necesidad de Rx y tiendas de comestibles. Hay mucho que hay que considerar antes de que se lleve a cabo este proyecto. La delincuencia también ha aumentado en la zona y es necesario obtenerla.

7 days ago

I agree with many of the comments. I'd like this to be a mixed use development with retail. Given its proximity to Williamson Creek, perhaps some attractive flood control measures could be implemented in a way that protects and preserves wildlife.

8 days ago

There is overcrowding of streets and difficult traffic conditions, without more development in the area. Traffic control is heavy and congested. First time buyer homes is more important, not rentals!

8 days ago

none (mail in - Spanish)

9 days ago

Not at that location it is too congested!! WM Cannon Rd would suit it better

9 days ago

I welcome any affordable housing in some of Austin's more culturally diverse neighborhoods.

12 days ago

I disagree with it. did anyone walk around and talk to the neighbors and the community about this development? It doesn't seem like anyone's opinion was taken into consideration. This sounds like a money grab and someone stands to make a lot of money without actually taking the community it affects into consideration. This area should be first time buyer homes not huge buildings. you are turning a residential community into a downtown style neighborhood. Please reject this.

13 days ago

none

14 days ago

Stop this development now!

14 days ago

Looks great! While the green space is nice, it's not utilized and housing is needed. Hopefully L.I. ownership.

14 days ago

none

14 days ago

Keep square footage 1500 or less

14 days ago

Wonderful idea

14 days ago

I think this keeps low-moderate income families segregated I. An area of town they've historically been confined to.

16 days ago

Something eventually is going to go there so make it count!

16 days ago

They are for rich People

16 days ago

Adding a highly condensed housing property to a narrow street like Nuckols Crossing is irresponsible. The project is going to happen regardless of any comments and it saddens me to this reckless, high density build on an unsupported infrastructure happen in my community.

16 days ago

Whatever is build in that area should not be affordable housing. We already got plenty in the area. & unfortunately 80% if low in come housing eventually turn to trashy places. I would like the 44 to take pride in their area & we should start somewhere.

16 days ago

I agree! I purchased my home AND I meet the income requirements listed. I wish more people in the neighborhood took pride in their home and worked to clean up yards/trash

2 days ago

Todo esta bien , espero y solo sea planta baja y alta (2) pisos es bueno de 3 a 4 habitaciones

16 days ago

should be 50% MFI or lower not 80%

16 days ago

A lot of selfish typical NIMBYS looking after their own interests and believing they should dictate how land they do not own is used. They claim to care about overpopulation and invariably, the problem is always OTHER people. "There's enough room in this neighborhood for me, but not enough for more people to move in." If you want to live in a city that's growing, and dont want the cost of living to keep increasing, but don't want new housing or existing property values to go down, then you want to have your cake and eat it.

17 days ago

more affordable housing

18 days ago

1) I am thrilled to see a CLT project come through for home ownership! I am all for the affordable renters 👍 - but huge swaths of properties were gobbled up by investors. Local , deeply affordable ( 30 to 50 MFI - not just 80%) is so important bravo ! Hopefully this program can be a bit nimble than the homeownership program has been 👍

2) we need deep affordability in this AREA! 30 to 50% MFI not just %80 - community is working class. I suggest at least 50% of all units for both projects are deep affordability - imagine the morale boost for teachers at Mendez and Widen, library workers, firefighters, public health workers (new facility) parks and rec folks and EMTs being able to live close where they serve ! For This you need deep affordability 30 to 50 %MFI , 33k to 55k annual

3) traffic mitigation plan ? Incentive less cars owned - we are already one of the least walkable parts of the city - need smart thinking on public safety

I strongly suggest if any retail / office is space is planned that affordable groceries and cultural space is considered - especially for youth and elders. I think youth serving orgs should get priority.

4) I fully support criteria favoring families and individuals with generational ties to neighborhood and ATX- I hope to see families from the neighborhood schools thriving in these properties.

5) flood mitigation and evacuation plan - im sure plans are in place - but with this increase in density within less than a sq mile I'm very curious about how flood risk is being approached and how to evacuate a lot more people along these roads/routes should a major flood event occur.

Thanks 👍

22 days ago

none

22 days ago

none - HSEM event, cannot read email?

22 days ago

Es una buena idea de ayudar a las familias. Es un buen proyecto para ayudarnos a tener un mejor futuro familiar.

22 days ago


We want people who work here to live here

22 days ago

none

22 days ago

What is the price

26 days ago 

Need house

28 days ago

none

28 days ago

Needed

28 days ago

Bring more working people to the area

28 days ago

Great idea

29 days ago

I think Austin needs more affordable housing and this proposed area is a great. That land has been unused and undeveloped for years. Access to schools, public transit and dove springs rec area. The new wellness center will also be built by the rec center in the next few months offering a food pantry and wellness clinic for the communityz

one month ago

Will these be condos or townhomes

one month ago



I like it

one month ago

Ojalá se le de preferencia a familias del barrio

one month ago

I think having a mix of ownership and rental opportunities is a good approach and that building for reasonable density in this area of town while land is available makes sense.

one month ago

Will there be any on-site community amenities? Learning Center, Food Pantry, etc.

one month ago

Design is not all compatible with neighboring properties.

one month ago

Amazing project for families in need like mine thank you

one month ago

Ojalá y se pueda realizar este proyecto y sea accesible para los que semos de bajos recursos y estamos en planes de adquirir una vivienda

one month ago

We need affordable homes

one month ago

This looks great. Love the affordable ownership options, the fact that there are multiple bedroom units, not just 1 or 2 bed.

one month ago

This is a great location to build as much car-free housing as possible. Please maximize for people and families. Make sure to add lots of storage for bikes and e-bikes!

one month ago

I fully support the direction of this project to offer a mix of ownership and rental opportunities at a variety of income levels.

one month ago



What other amenities and uses would you like to see developed on this property?

I don't see much open community space in the plan. Roughly half of each parcel is left undeveloped. Will that be developed later, or turned into a park amenity?

one month ago

E-bike charging and storage.

one month ago

Covered bus stops, bike lane/path, developed sidewalk

22 days ago

Coffee shop, taco stand, dog walk park

28 days ago

A grocery store

2 months ago

Turn it into a green space instead. Make it a place that current community members can enjoy.

2 days ago

Trails + parks

2 days ago

A drugstore. A decent restaurant.

2 days ago

Casas (NO DEPARTAMENTOS)

2 days ago

Parkland for walking, exercising, walking dogs, etc. for existing crowded conditions.

2 days ago

Small business opportunities

2 days ago

Childcare facilities

2 days ago

A big park with fields and trees for the people to use in the community , to keep a clean environment

5 days ago

Performance theatre for the neighborhood / dance theatre

9 days ago

Homes, single family homes. affordable single family homes. not use eye sore buildings in the middle of a residential properties. even more condos.

13 days ago

No amenities

14 days ago

Parking, recreational area, community garden, retail/dining

14 days ago

Security, playgrounds, swimming pool, more free parking

14 days ago

It's not that big of a space. Small houses or townhouses. Wrought iron fence surrounding entire property.

14 days ago

Pool area

14 days ago

Bike Lanes, well lit walking trails, parks

16 days ago

community meeting rooms

16 days ago

Con solo imaginar la opcion que podriamos tener, o ser incluidos en viviendas asequibles es suficiente para mi.

22 days ago

Community center

22 days ago

We already have a good community center 2 minute walk away from this site. HOWEVER, I would love to see this plan offer things the community center doesn't like a : fenced in dog park, community garden, pickle ball/handball courts, and bike / e-bike rentals. Things that ALL community members get to enjoy.

21 days ago


Wifi included in the rent.

23 days ago

NONE. It's a beautiful, usually well kept lot. Leave well enough alone.

23 days ago

Parking

26 days ago 

Handicap Spaces

28 days ago

Working bench

28 days ago

A park for the children with a neighborhood gathering place.

28 days ago

none

28 days ago

Park

28 days ago

Parks + wildlife

28 days ago

None

28 days ago

Playground, laundromat, daycare, community space, weight room

29 days ago

Pool

one month ago



## What other comments or concerns do you have about this project?

Opportunities for home ownership should only be allowed if resale is capped. Treating homes as investments are how we got into this mess of not having enough housing. If stability is a concern, guaranteeing very long leases would be a better option.

one month ago

Would like to see more of this coming throughout

one month ago

Please don't do this. The community does not want this.

2 days ago

When is this going to start developing

2 days ago

DO NOT WANT

2 days ago

Good location - so close to elem. + middle school, park, community center, on bus line, close to library, EMS + fire. Wish more good suggestions like this happen throughout Austin.

2 days ago

Please make sure the library branch stays.

2 days ago

Muy feliz que este proyecto ayudara a la gente mas necesitados.

2 days ago

A thoroughly horrible idea, and a good way to destroy what is left of a residential neighborhood.

2 days ago

Landlord (not resident of area)

2 days ago

Don't gentrify w/ AHFC resources (80% MFI is gentrification)

2 days ago

Do not build multi family housing there!! Single homes OK! No multi! No room!

9 days ago

The creek needs to be fix, the bridge needs to be fix, the infrastructure in the are can not support this massive development. The roads need work around the area. The school needs resources.

13 days ago

Don't develop anything that will decrease the value of the homes of the Pleasant Valley HOA!

14 days ago

That it will lower my property value. I don't want a bunch of homeless and losers as neighbors.

14 days ago

n/a

14 days ago

Fears that monthly fees will be higher

14 days ago

No homeless shelters!

14 days ago


The area should provide ownership opportunities for all, not just low income. We need working people in this area and families that make more than 80% of poverty level otherwise it just feels like segregation in southeast Austin. Also those just outside of that poverty level and who do not meet low income requirements are again shut out of being able to afford a home in a city where they grew up

16 days ago

Would ideally like to see building only 2 or 3 stories tall

22 days ago

Nothing

26 days ago 

Good

28 days ago

This is something that needs to happen because the cost of living is rising so much. People who have lived here all their lives are being displaced.

28 days ago

none

28 days ago

Noise, traffic, safety

28 days ago

Not known

28 days ago

Hurry!

29 days ago

Is this townhome

one month ago 

How is the property management company/team being selected? Will future tenants or current community members be able to take part in that decision-making process?

one month ago

I may have missed this explanation, but I'm curious how "generational ties to Austin" will be defined and how applicants would demonstrate this.

one month ago

More projects like this one

one month ago

I'm concerned that the apartment building is cut off from the street by a whole bunch of parking. The houses for ownership especially are just surrounded by parking lot. Low-income folks are more likely to not own a car at all, do you need to provide this much parking instead of green space?

one month ago

I would like to see priority given to our City's essential workers - teachers, nurses, firefighters, EMTs, police, etc. that meet the income requirements.

one month ago

Do you identify as any of the following?

(Note: We want to ensure we are providing equitable services to the entire Austin community.) \*

54%	Hispanic, Latino/a/x, Spanish origin or Chicano/a/x	27 ✓
40%	White (German, Irish, English, Italian)	20 ✓
6%	Black or African American (African, Caribbean)	3 ✓
6%	I do not identify with any of the categories above and wish not to disclose this information	3 ✓
2%	American Indian or Alaska Native	1 ✓
2%	Asian or Asian American	1 ✓
2%	Middle Eastern, Arab, or North African	1 ✓
2%	Other (please specify)	1 ✓
0%	Native Hawaiian or Pacific Islander	0 ✓

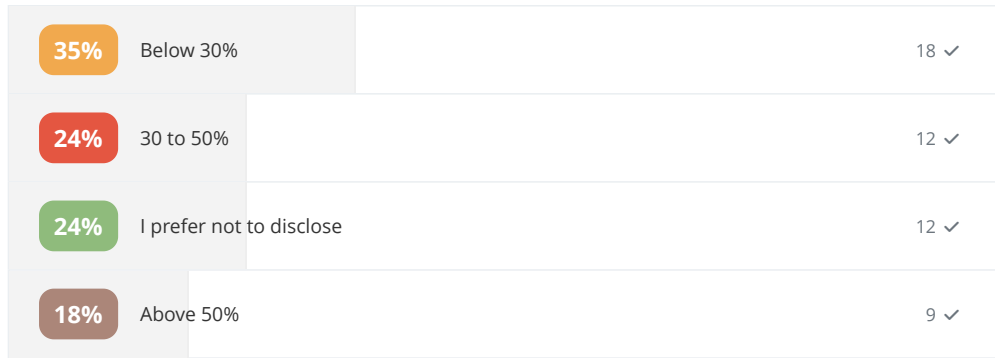
50 Respondents

What is your total annual household income?

22%	\$61,000 to \$80,000	11 ✓
18%	\$21,000 to \$40,000	9 ✓
18%	\$41,000 to \$60,000	9 ✓
18%	Over \$100,000	9 ✓
12%	less than \$20,000	6 ✓
8%	I prefer not to disclose	4 ✓
6%	\$81,000 to \$100,000	3 ✓

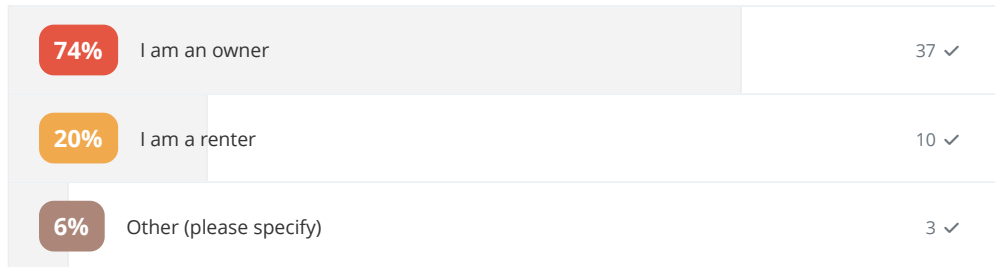
51 Respondents

Roughly what percentage of your household monthly income is spent on rent or a mortgage payment?



51 Respondents

Are you a renter, a homeowner or do not identify as either?



50 Respondents

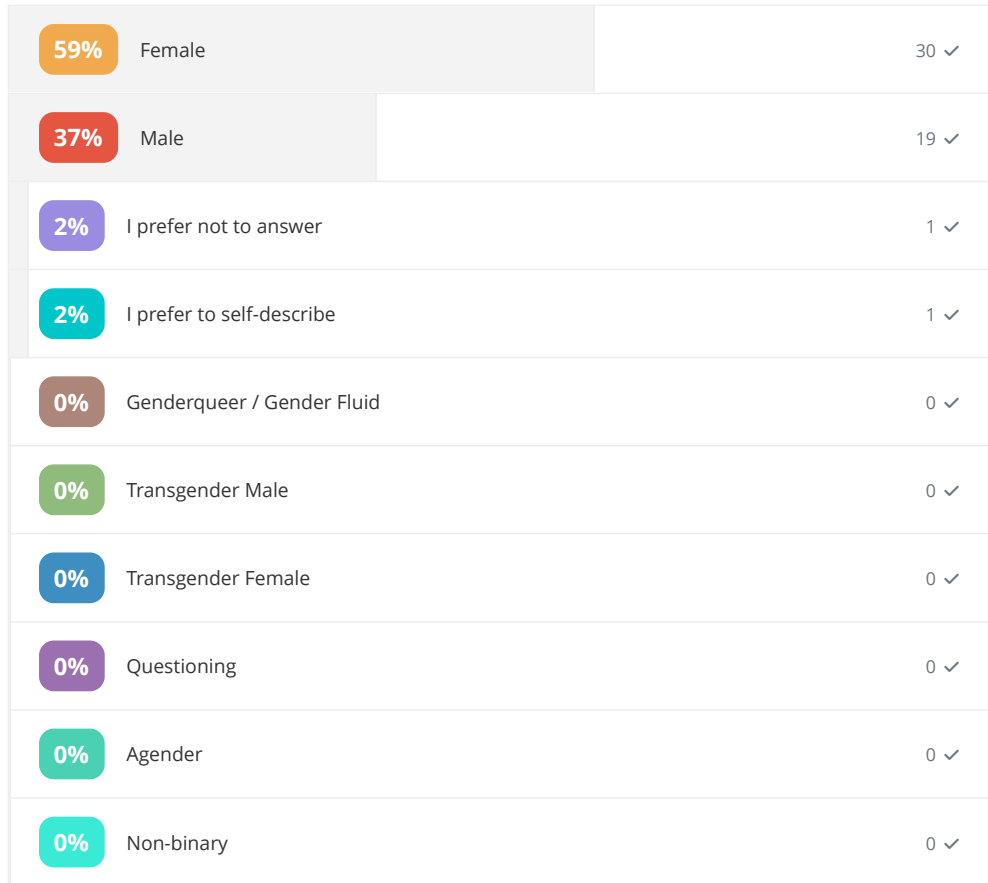


Which Council District do you live in? If you don't know your Council District, look it up by your address here:

72%	2	31 ✓
7%	I am not represented by an Austin City Council District Representative (please specify the area where you live)	3 ✓
5%	1	2 ✓
5%	3	2 ✓
2%	4	1 ✓
2%	5	1 ✓
2%	8	1 ✓
2%	9	1 ✓
2%	10	1 ✓
0%	6	0 ✓
0%	7	0 ✓

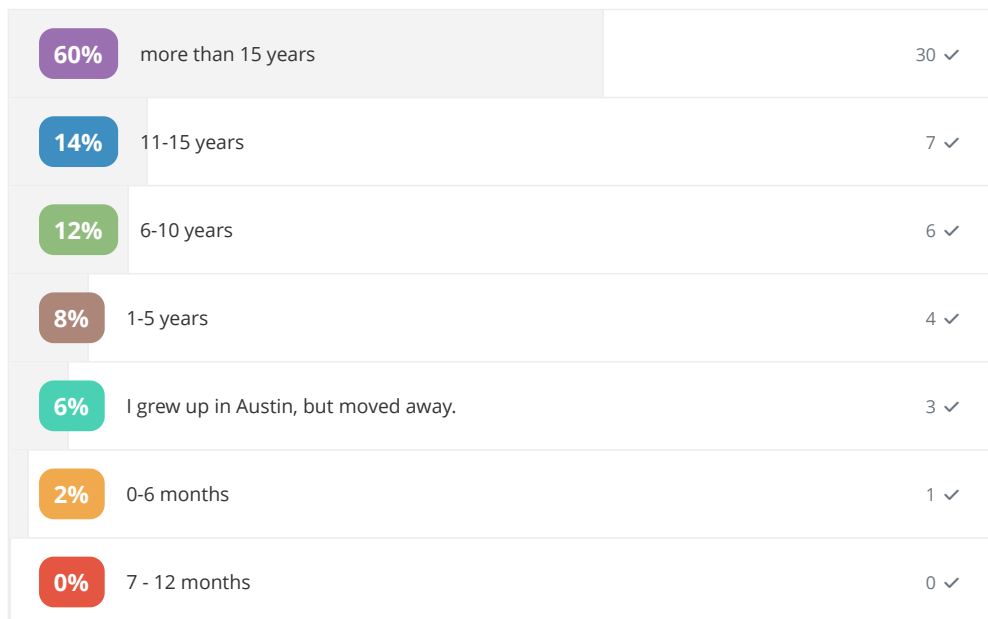
43 Respondents

What is your gender identity?



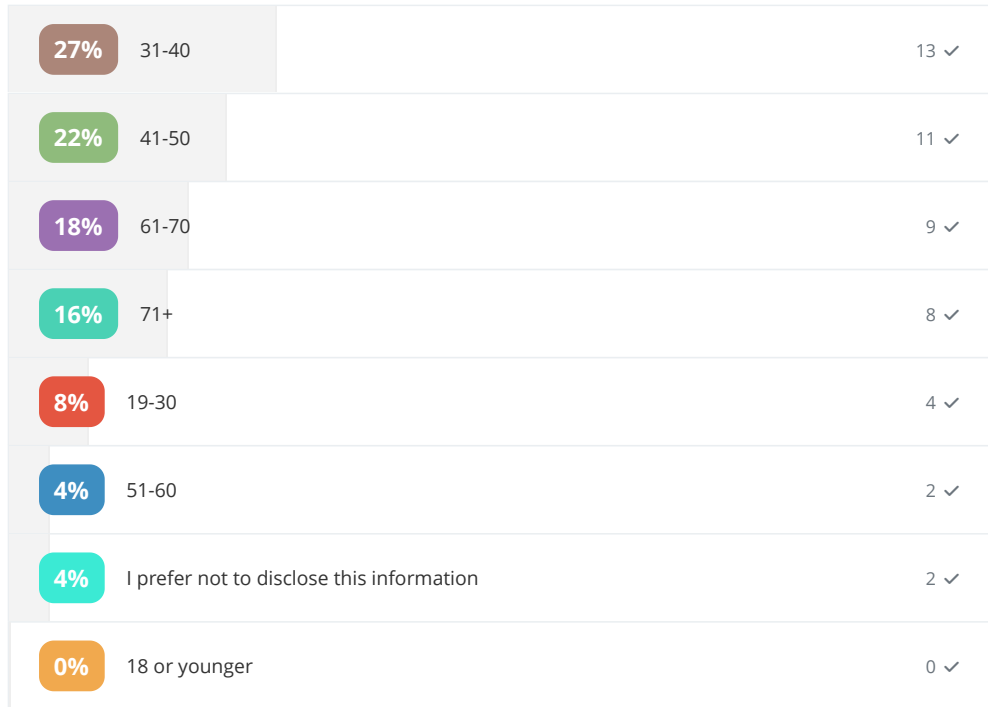
51 Respondents

How long have you lived in Austin, TX?



50 Respondents

### What is your age?



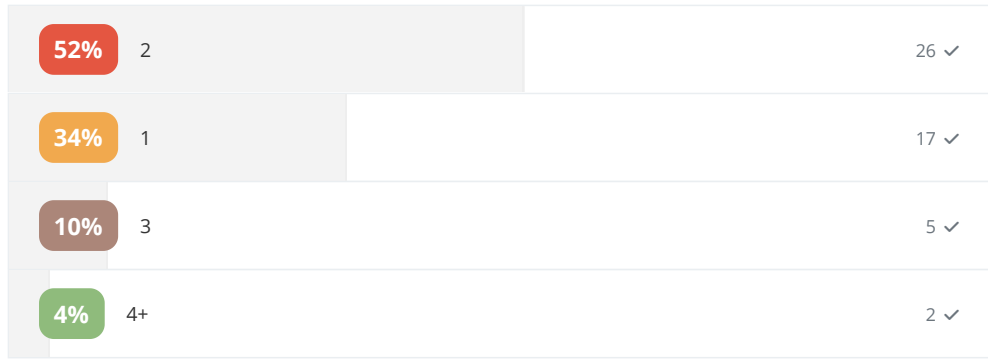
49 Respondents

### What is your household size? (Including yourself, how many people live in your household)



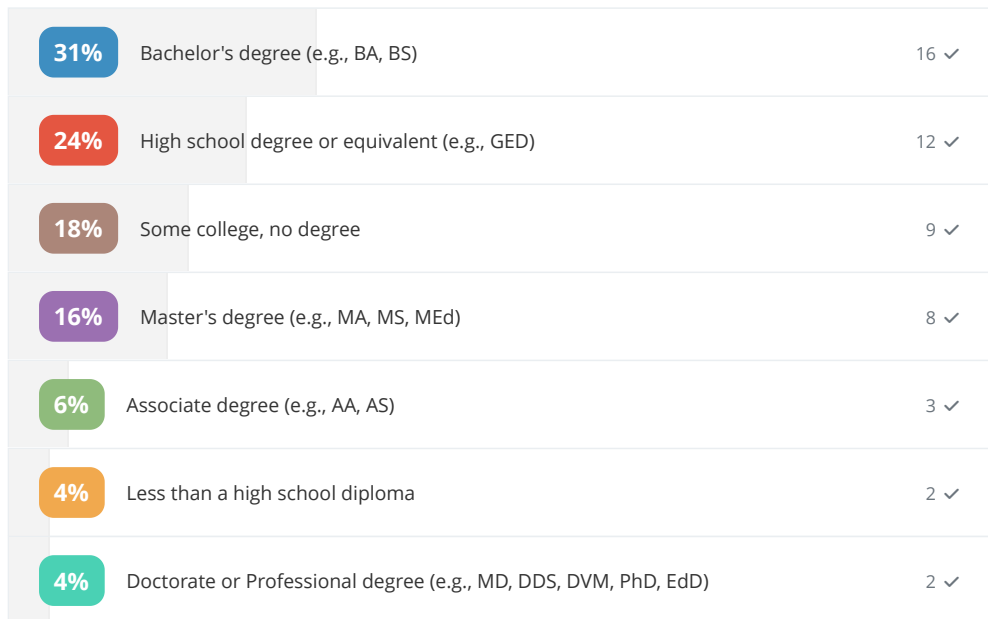
50 Respondents

### How many cars does your household own?



50 Respondents

### What is the highest degree or level of education you have completed?



51 Respondents

What is your zipcode?

---

78744

2 days ago

78744

2 days ago

78744

2 days ago

78744

2 days ago

78744

2 days ago

78744

2 days ago

78722 (I've been heavily involved in 78744 community organizing for a decade plus)

2 days ago

78744

9 days ago

78744

9 days ago

78744

13 days ago

78744

14 days ago

78744

14 days ago

78744

14 days ago

78744

16 days ago

78744

16 days ago

78744

16 days ago

78744

16 days ago

78744

21 days ago

78744

22 days ago

78702

22 days ago

78744

22 days ago

78754

22 days ago

78744

22 days ago

78744

23 days ago


78744

23 days ago

78744

23 days ago

78744

26 days ago 

78744

28 days ago

78744

28 days ago

78744

28 days ago

78744

28 days ago

78744

28 days ago

78605

28 days ago

78744

29 days ago

78744

one month ago

78744

one month ago

78748

one month ago

78744  
one month ago

78744  
one month ago

78741  
one month ago

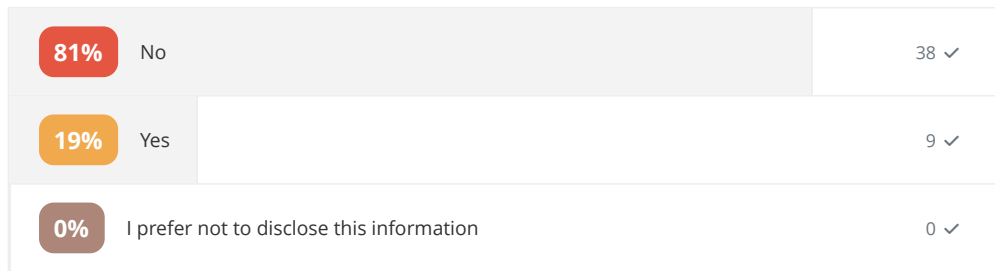
78742  
one month ago

78660  
one month ago

78723  
one month ago

78744  
2 months ago

Are you or someone in your household a Veteran?



47 Respondents

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