



## South Lamar Neighborhood Association

Minutes of SLNA Regular Membership Meeting, June 20, 2019

### Officers, Committee Chairs, & Other

Brian Chappell, president (absent)  
Andrea Freiburger, vice president (leading the meeting in lieu of president)  
Nancy Duncan, secretary (absent at start)  
Mark Schwitau, treasurer & park liaison (present)  
Bryan King, SCC/ANC representative & yahoo groups moderator (absent)  
Jim Porter, mail, email, & website inquiries (present)  
Nancy Maclaine, facilities management (meetings) & historian (acting secretary for this meeting)

There were specific guests from outside the neighborhood present for some or all of the meeting. They were all present for interest in the discussion around the City of Austin proposed Housing-centered Shelter at 1112 W. Ben White:

FROM GENA (Galindo Neighborhood Association), Marshall Davis and Lori Park

FROM Oakpoint Real Estate (owners of Park Place Offices (adjacent to proposed Housing-centered): Nathan Thornhill

FROM Foundation Communities (operator of Skyline Terrace adjacent to proposed center): Walter Moreau (Executive Director) and Dalton Duffie (Board Member and Skyline Terrace resident)

FROM the Office of City Council Member Ann Kitchen (District 5): Donna Tiemann (chief of staff) and Ken Craig (senior Policy Advisor), Joining late due to conflicting City Council meeting.

After brief welcome and introductions of attendees, A quorum was determined, treasurers report given.

We reviewed quickly Public hearings and notices

- 1301 W. Oltorf (CS to MH rezone) – this is the property just east of the RR tracks on Oltorf, being rezoned for Mobile Homes.
- LDC (land development Code) proposed amendment to allow RVs in MH zoned district
- LDC proposed amendment regarding off premise signs – this regards the signs placed on school fences by commercial and other supporters of the school.
- 2300 Thornton subdivide w/flag lot – changing a 0.48 acre lot from one lot to 2.

The major topic of the evening was next discussed: Proposed Housing-Focused Shelter at 1112 W. Ben White Blvd (adjacent to Skyline Terrace). This was a very fast rollout from City Council with what many considered too little public awareness and hearing. What had passed at Council just hours before our SLNA meeting were several items (#177, 178, and 179), directing the city staff to negotiate purchase of the office building at 1112 W. Ben White to be repurposed as a “Housing-Focused Shelter”. The intention is for this to be a new approach,



something we've not seen here before. The goal is to provide a mechanism to move the homeless from the street through this center and within 90 days or less place them in affordable housing. FAQs and Background Information from CM Kitchen's office materials were presented.

This is not to be a drop-in center. Admission only occurs by referral from approved agencies, so no onsite intake and no loitering around outside. The 90 day window for each resident is used to address their individual needs: do they need a job, do they need medical care, do they need work appropriate clothing, etc. There is to be a Restrictive covenant in place to strictly define the rules of operation and identify the recourse if non-compliance.

Here are the concerns:

1. This cannot be like ARCH (homeless drop-in center downtown on W. 7<sup>th</sup> street), many homeless hanging out all day hoping to get in for a single overnight (apparently determined by daily lottery).
2. We wonder what is the source of funds for the eventual vouchers to move along to affordable housing. And if there are funds where are these affordable units? Austin is notoriously short of affordable units.
3. While indeed all the families in the proximity feel some vulnerability to possible outcomes here, in particular many residents at Skyline Terrace, given their own histories of coming back from homelessness, are particularly fragile relating to the element of unstable populations in the area (previous disturbance by the campers under the Manchaca/Ben White bridge noted). The rules of operation should err on the side of not exposing them to unstable neighbors at the new Center.
4. Who is going to run this thing? The City has a bad track record in such things. Foundation Communities has a good record, but this is completely different from their successful "supportive housing" model. Theirs is geared toward long-term housing, rather than a "street-to-housing conveyor belt". Perhaps some foundation will be identified and tapped to take this on.
5. These organizations/entities were identified as "interested": SLNA, GENA, Foundation Communities, Oakpoint Real Estate, Galindo Elementary School (on S. 2nd St), Athena Montessori School (on Morgan Lane).
6. Tiemann and Craig from CM Kitchen's office answered questions. Ken Craig is the policy point person on this topic. The City legal staff is charged with doing the heavy legal lifting in crafting this Restrictive Covenant that will govern the operations and protect the parties inside and outside the Center
7. We established a working group which will include specific folks from the organization list in item 4, except for the 2 schools who whose interests will be specifically monitored by the working group. The members from SLNA are Andrea Freiburger, Jim Porter, and Nancy Maclaine. Foundation Communities have Walter Moreau as their lead. Representing Oakpoint is Nathan Thornhill. From GENA is Marshall Davis and Lori Perry.
8. The goal is to have a legal instrument in place within 60 days.



Further business for the SLNA meeting:

- PSW Thornton 2-4 update: PSW plans to change the prior office building and combine it with the former Zimmer Auto and Warehouse into a large mixed use complex. PSW has not addressed the issues raised in the Thornton Road plan and does not appear to be providing any alternatives that would meet the small area plan goals
- Endeavor project at 2323 S Lamar update: previously they pulled the zoning case and have re-filed in order to address the full site. No news.
- RPP for Thornton Rd, extension to 2501 Thornton update. No news.
- Del Curto sidewalk update – they broke ground this week according to neighbors near to the park.

Reports

- Park Day – held on May 25<sup>th</sup>. Organized by Mark Schwitau. About 8 people worked on pulling weeds and re-graveling the washed out trail. More work days will be planned for the future, trying to keep the scope narrow and simple.
- Thornton Rd small area plan is now on SLNA website: [www.SouthLamar.org](http://www.SouthLamar.org).

New business - none

Agenda items for next meeting - none

Adjourned just before 9pm.