

News Northwood from

www.northwoodna.com

September / October 2018

Upcoming Events

Neighborhood Garage Sale Oct. 13

The Fall Neighborhood Garage Sale is scheduled for Saturday, October 13, from 8 a.m. - 4 p.m., rain or shine. Registration for the garage sale will be from Oct. 1 - 12.

We are advertising only online, through Craigslist, NextDoor and our public Facebook page. All of these will point to a Garage Sale post on our website, northwoodna.com. That will have a map with addresses of sellers and also information on what is for sale at each address. For example, adult/children clothes, kitchen items, books, furniture. Sellers provide the address and for sale items when registering. Sellers may want to also advertise on NextDoor themselves.

We prefer online registration; if you aren't comfortable with that, write your name, address and items for sale on paper then deposit it in the black Association mailbox on the post of the US mailbox at the curb of 4507 Tamarack Trail no later than Oct. 11.

Friday Presale - we'll have a 'pre-sale' event Friday night just for Northwood people—it will not be advertised outside this newsletter. Turn your porch light on and open the garage door if you

want to participate. And remember to register by Oct. 12! ☺

Family Safety

Drivers be aware of children and school buses

If you drive through Northwood, PLEASE DRIVE SLOWLY and be aware of children - especially young ones - who may be playing in the street or are walking to and from the bus stop. Sometimes when children cross the street to get to/from the bus, often they have to walk between vehicles parked on the street, making it difficult to see them until they are in the street and in front of you. Could you stop in time?



As daylight hours decrease, some of these children are playing or walking in the near dark, and may be wearing dark clothes, making them hard to see. Please SLOW DOWN; a child's life isn't worth saving a couple of minutes on your way to or from work. ☺

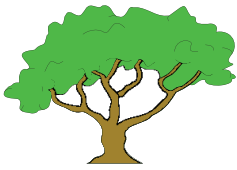
Zoning & Development

Oak Creek Condos - zoning changed

A developer bought the house and its 1.2 acre tract that is closest to St. Francis Anglican Church. He

Oak Wilt Alert: only prune and paint oak trees when it is very hot or very cold, then prune and immediately paint (you can use latex spray paint). Avoid pruning between February and June when the beetles transmitting the fungus are most active.

2018 Dues are Due! See page 3



plans to raze the house and build 10-12 condos in 5 or 6 buildings. Doing this requires a zoning change from SF-2 to SF-6. After the officers and neighbors met with the developer, all agreed that the project as explained is compatible with Northwood. We asked for some items to be in a Conditional Overlay (which the City can enforce if needed), in case of significant project changes. However, the City Legal department declined to add them to a Conditional Overlay.

On August 30 the City Council passed the zoning on all 3 readings. Council Member Pool's office committed to helping us with crafting a restrictive covenant. Restrictive covenants are private agreements (the City won't enforce them). ☹

Elysium Grand (Oak Creek) apartments update

Background

In December 2015 a developer contacted the Association Board to notify us they planned to build affordable apartments on the 7.1 undeveloped land at the east end of Oak Creek between Pegasus and the creek. As the tract was zoned for structures such as neighborhood offices rather than residential, they had to obtain a zoning change to MF-4. Many neighbors believe that this site is not suitable for any type of apartments due to environmental, flooding, traffic and safety reasons. Despite strenuous neighborhood opposition the City Council granted that zoning change to MF-4 in 2017; up to 90 apartments can be built. The last site plan we've seen includes 3, 4 and 5 story buildings. (This and more information are available on the Oak Creek Apartments links on our website.)

The developer requested 9% tax credits from the Texas Dept. of Housing and Community Affairs in 2016 and 2017; but did not receive these highly competitive tax credits. They have applied for the noncompetitive 4% tax credits.

Updates

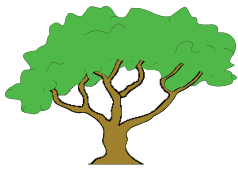
The 4% housing tax credit for Elysium Grand's application 18422 was scheduled to be presented, discussed, and voted on during the TDHCA Board Meeting on Thursday, September 6, 2018. Without any prior notice, that item was pulled/excluded from the agenda; but, as it was posted on the agenda, a representative from our neighborhood area was able to speak in front of the Board and stated reasons why this site is unsuitable for the scale of the project proposed, whether it be for affordable housing or otherwise.

Video of the meeting is available via the Board Video Archive (House of Representatives site). The presentation of the agenda item starts at 4:16 and our representative speaker starts at 5:20 and continues until about 11:40 http://tlchouse.granicus.com/MediaPlayer.php?view_id=13&clip_id=15476.

If you wish to review the 4% HTC application and other Elysium documents, they can be found on the TDHCA website: <https://www.tdhca.state.tx.us/multifamily/housing-tax-credits-4pct/index.htm>. Elysium is 18422. Besides the document linked in the *4% Individually Imaged Bond Applications* section (a lengthy PDF), there are other reports including the environmental report, site design feasibility study and marketability report; look for #18422. Links to these documents are available on the Oak Creek Resources Updates & Summary page on our website.

If desired, you may email comments regarding Elysium being awarded the 4% housing tax credits directly to Sharon.Roth@tdhca.state.tx.us.

The project has already received a \$3.32 million zero interest loan from the Austin Housing Finance Corporation (AHFC). The project is also requesting up to \$10 million private activity bonds to be issued by the AHFC. ☹



Neighborhood Notes

National Night Out Oct. 2

National Night out for Austin is Oct. 2. Consider organizing something and meet your neighbors!
🔗

Continuing Business

Join the Northwood NextDoor and Facebook discussion groups!



Join the Nextdoor Northwood neighborhood group and the Facebook group to stay updated on the latest, from lost/found pets (a number of pets have been reunited with their families thanks to “found” posts), recommendations for home repair and more to alerts of suspicious persons and even posting to their Classified section. They both also have apps for smart phones.

Nextdoor messages can be shared either only with Northwood neighbors or also with nearby neighborhoods. To join over 730 Northwood neighbors on Nextdoor and 9,600 for all nearby neighborhoods, go to www.nextdoor.com and sign up! 🔗

2018 Due\$ are due

Dues must be current to be eligible for financial assistance for treatment of oak wilt

The 2018 dues are due. They are \$20 and are for the calendar year 2018. The dues pay for the website hosting fees, membership in the Austin

Neighborhood Council, attorney fees related to the rezoning case, the gift certificates for the yard of the month and help pay for the newsletter and some special activities.

To join the Northwood Neighborhood

Association, either visit our web site www.northwoodna.com and pay with a credit card and PayPal or clip and complete the form on the back of this newsletter and mail it with a check to the treasurer at the address listed on the form. A Texas-size **Thank You!** to everyone who has paid their dues! 🔗

Police neighborhood contact

The police contact for our neighborhood is Officer Henry “Hank” Moreno. Contact him at 512.974-4767 or henry.moreno@austintexas.gov. To just report an incident, you may call 311. 🔗

Police report

The City’s Crime Viewer is available at www.austintexas.gov/GIS/CrimeViewer; search for Maps. You can subscribe to a daily crime report for any area (such as for 1 mile) around your address at spotcrime.com. 🔗



July

Palfrey	Dating Disturbance	2:28
Council Bluff	Found Property	18:38
Oak Creek	Harassment	16:10

August

Timberside	Burglary of vehicle	21:41
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Any time you see a person or vehicle that doesn’t seem to belong, get as detailed a description as possible and notify the police – call 311 (or 911 if they are still present) If you can safely do so, take a photo. 🔗

Calendar

October	13	Fall Garage Sale
December		Holiday Yard of the Month



Officers:

President Leanna Lang 512.680-6977

NorthwoodPresident@gmail.com

Vice President Jeanie Beckham 512.371.7014

NorthwoodVicePresident@gmail.com

Secretary Donna Blumberg 512.244-7500

NorthwoodSecretary@gmail.com

Treasurer Nancy Grijalva 512.218-9492

NorthwoodTreasurer@gmail.com

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Editor Donna Blumberg 512.244-7500

northwoodna@gmail.com

Classified Ad rates:

Business card \$15

1/4 page \$35

1/2 page \$60

Full page \$85

Your Realtor® and Neighbor on Timberside Dr



I've called Northwood home for over 25 years and have been a REALTOR® for 16. We live in one of the most unique and desirable neighborhoods in North Austin.

Austin is currently experiencing a healthy, active housing market. I would love the opportunity to meet with you if you're considering selling and/or buying. I'll focus on your individual needs and provide you with the highest level of service.

Linda Holmbeck

ABR, CRS, GRI, REALTOR®

www.austinhomesbylinda.com

www.facebook.com/AustinHomesByLinda

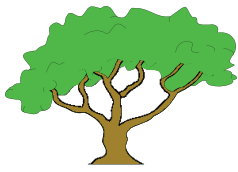
512-653-4644

Your real estate goals are my priority

**My move-forward
program saves you
money.
Call me for details!**

HORIZON REALTY
Austin





Northwood 2018 dues \$20.00

Name _____ Phone _____

Address _____

Email _____

Either pay dues through PayPal on our website, northwoodna.com or write a check payable for Northwood Neighborhood Association and mail to Treasurer Nancy Grijalva, 4507 Tamarack Trail, Austin, TX 78727 (do not drop in the Association mailbox, it isn't waterproof). Be sure to join the Northwood Nextdoor discussion group at www.nextdoor.com Also join our NextDoor and Facebook discussion groups.

St. Francis Anglican Church of Austin

A Traditional Anglican Parish using
The 1928 Book of Common Prayer

9:30 a.m. (said) and 11:00 a.m. (sung)
Holy Communion



3401 Oak Creek Drive
Austin, Texas 78727
512-472-7514



ANGLICAN CHURCH
IN NORTH AMERICA

www.stfrancisaustin.com

A Parish of the Episcopal Diocese of Fort Worth
and
The Anglican Church in North America

NORTHWOOD REAL ESTATE UPDATE

(As of 9/08/18)

By Linda Holmbeck, REALTOR® - Horizon Realty Austin

Northwood Numbers (Based on sales data from the last 90 days)

- 11 – Homes sold in Northwood
- 3 – Active listings on the market in Northwood
- 4 – Pending listings on the market in Northwood
- 15 – Average active number of days homes in Northwood spent on the market
- \$189.81 – Average sold price per square foot in Northwood
- \$332,386 – Average sales price for homes sold in Northwood

Austin Area Market Stats For July, 2018 (Per latest data released by Austin Board of Realtors®)

- 3103 – Single-family homes sold volume (up 9% from July, 2017)
- \$320,000 – Median sales price for single family homes (up 6% from July, 2017)
- 7522 – Active single-family home listings on market (down 3% from July, 2017)
- 44 – Average number of days homes spent on market (no change from July, 2017)
- \$1.3 Billion – Total sales dollar volume (up 14% from July, 2017)

It has been an exceptional summer once again for Austin real estate sales. The five-county MSA experienced the highest volume of home sales since July, 2011 as well as the highest median home price on record for any month.

“Home sales are up across the board in the Austin area, but declines in housing inventory are almost just as steep. The City of Austin, in particular, lost almost half a month of inventory from July 2017 to July 2018. That's a lot of inventory to lose year over year,” Steve Crorey, 2018 president of the Austin Board of REALTORS®, said. “ABoR housing market data underscores not only the ongoing strong housing demand in our region, but the critical need for more housing stock at all price points in and around Austin.”

Summer real estate sales in Northwood have been vigorous with eleven homes closed in the last three months. There are currently three active and four pending listings on the market in the neighborhood ranging in price from \$265,000 to \$399,900

Note: “Like” and Follow me on Facebook for the latest information on the Austin housing market as well as helpful news about real estate: www.facebook.com/AustinHomesByLinda.



Linda Holmbeck
ABR, CRS, GRI, REALTOR®
512-653-4644

www.austinhomesbylinda.com
www.facebook.com/AustinHomesByLinda



HORIZON REALTY
Austin



*Your real estate goals
are my priority.*