

ELDRIDGE/WEST OAKS Super Neighborhood Council Meeting

Draft Minutes February 8, 2012

The meeting of the Eldridge/West Oaks Super Neighborhood Council (EWOSNC) was called to order at 7:05 PM by Doug Parrish- President.

I. Speaker –Two real estate developers asked to present proposals for developing multi-family rental communities in the area.

II. Guest Introductions

Speaker one is developer Stuart B. Shaw of Bonner Carrington.

Mr. Shaw is proposing a multi-family apartment home complex of low to moderate income families, funded by state credits and private entities like JP Morgan Chase. It will be located by Westheimer and Eldridge streets and will be called “Cypress Creek Apartment Homes”.

Mr. Shaw stated that he has been in business since 1980 and that he’s distinguished in managing his complexes well and that he has never been adversarial with neighborhood groups.

The complex will be a class A community which his company has no plans to sell and will be managed by them as well.

He said that the community will serve residents that are at 60% or below area income levels like teachers, firefighters etc.

Diane Guillerman asked for salary figures and Mr. Shaw gave the following:

60% of residents at 28,000-53,000 yearly.

35% of residents at 23,000-44,000 yearly.

5% of residents will have some kind of subsidized income.

Mr. Shaw stated that they conduct a thorough background check and that they do not rent to convicted felons and they need to have decent credit. Most residents he said will be existing people of the area and that the turnover rate is 3% annually.

When asked to describe the complex Mr. Shaw said that it will consist of 9 buildings, 180 units, garden apartments, pool and clubhouse and will have amenities for children. Each building will have 20 homes and will be aesthetically pleasing by being arranged as 2 story/3 story/ 2 story.

The monthly rentals will be managed by an onsite manager and will be as follows:

1 bedroom, 800 sf at \$690 mo.

2 bedroom at \$834 mo.

3 bedroom at \$967 mo.

4 bedroom, 1330 sf at 1,077 mo.

Another point that was brought up was drainage issues. Mr. Shaw said that the storm and waste waters of the complex will connect with the city of Houston's drainage and they will also build a retaining pond on site. His company will use RG Miller and Benchmark Engineering firms.

Mr. Shaw wants the Super Neighborhood's support by filling out an application form on a state site (Doug Parrish to email). This will be a 2 phase process, consisting of support from area groups and then a point system to determine whether the project will go through and approved by the state.

Mr. Shaw ended his proposal.

The second developer is Kilday Realty Corp.

The complex proposed is a 7 acre; senior's only development called Camponile on Briar Forest located by Hwy 6 and Briar Forest streets. It will have a 40 yr land use restrictive agreement of senior's only residents.

70% will be funded by state credits and 30% by traditional banks or private investors.

The complex will consist of 120 units.

Kilday Realty stated that because it is a senior development it will have no impact on area schools and that the turnover rate is low, as the residents who move there want to be close to area relatives.

The area was chosen because a market study analysis showed great need.

It will be a gated community, provide a van to residents because a number of them will not have vehicles and as such will not have high impact on traffic. Kilday Realty will have to own this complex for 15 yrs.

Matt Fuqua is the owner of Blazer Building Inc. which will be the construction company.

Mr. Fuqua stated that they usually build over and beyond numbers of retention ponds on the sites. The engineering firm will be Lentz Engineering and will coordinate with city planners on drainage issues.

Kilday Realty also wants the Super Neighborhood's support of this project.

III. Announcements from the City Representative(s)

A representative from council member Al Hoang (District F) passed out information on the District F CIP meeting which is scheduled at Tracy Gee Community Center, 3599 Westcenter Dr. Houston, TX 77042 on March 7 at 6:30 p.m.

Mark Kishke of Council Member Pennington's office said there will be a CIP meeting on march 19 from 6:30-8:30 at Revere Middle School. He said to submit CIP and flood and drainage thru 311.

IV. Old Business

A. Approve January minutes— Minutes were approved.

B. Committee reports:

1. **Security (Bob Sumicek)** Mr. Sumicek reported that there have been lots of brake ins in the area.

2. **SNAP/Infrastructure (Judy Thompson)** Judy Thompson will be meeting in Council Member's Pennington's office to discuss CIP guidelines.

3. **Beautification (Virgie Manning)** Graffiti has improved by still some areas need attention. Diane Guillermant announced a trash bash March 31. More info to follow.

4. **Flooding and Drainage Committee (Billie Long)** He tried to attend the Charting Buffalo meeting but could not get in because it was full. There has been a detention pond proposal that might affect the area, in particular Coachlight Street.

5. **Legislative (Doug Parrish)** no report

6. **Speakers Committee (Maria Galitos)** no report.

V. New Business

The SN council voted for John Lozano and Billie Long to serve another term of office for VP & Treasure respectively.

Next Meeting – Wednesday, March 14, 2012 – at 7:00 pm (AC Classroom of Eagle's Trace Retirement Community).