



# August Meeting

**When:** 7:00 p.m.  
Monday, August 6, 2012

**Where:** Trinity United Methodist Church  
4001 Speedway

*Note:* HPNA general meetings usually take place on the first Monday of each month.

## HPNA General Meeting Agenda for Aug 6<sup>th</sup>

### ↔ The Annual Hyde Park Ice Cream Social

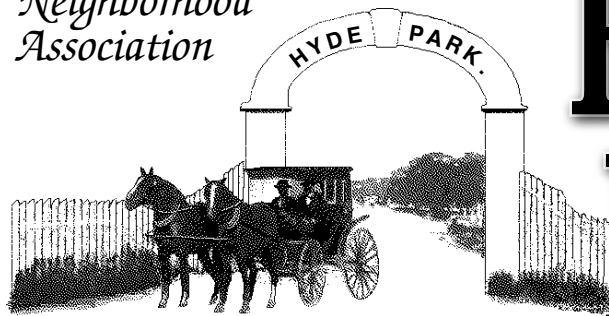
It's August. It's hot. Waaaay too hot. All you want to do is lie still and surround yourself with something cool. Cool pool water. A mountain of ice. Or maybe ... ice cream.

Here's your chance. Come to the annual Hyde Park Ice Cream Social and indulge. Relax and eat ice cream—sweet, creamy, COOL ice cream.

And while you're at it, socialize with your neighbors and bring your kids to play in the church playground. Isn't it amazing the way kids don't seem to be fazed by the heat?

Maybe we'll even have some music. And that will be cool, too.

*The Hyde Park  
Neighborhood  
Association*



# Pecan Press

August 2012 • National Register District Neighborhood • Vol. 38, No. 8

## Hyde Park Homes Tour: November 11, 2012

Plans for this year's tour are in full swing, and it will be a dramatic change from past tours. Not only is it moving from the heat of June to the cooler days of November, but it will also feature eight beautiful houses that have never appeared on a Hyde Park Homes Tour before.

That means we will need more House Captains and researchers than in the past, but on the positive side, we will need fewer docents, because this tour will last only one day. If you've been a docent in the past, why not step up to House Captain or researcher this year? To help anyone who wants to try researching a house but doesn't know where to begin, the Homes Tour Committee is offering a workshop, How to Research Your Historic Hyde Park Home, on August 12 (see related article below).

The workshop is free and open to the entire Hyde Park neighborhood.

Watch the *Pecan Press* for updates between now and November 11. If you'd like to join in the planning, get in touch with either Homes Tour Co-chair, David Conner <daypaycon@yahoo.com> or Lorre Weidlich <lweidlich@mail2sevensenseas.com>. To volunteer, get in touch with Volunteer Coordinator John Williams <jawilli@grandecom.net>.

— Lorre Weidlich

## Hyde Park Homes Research

Have you ever wanted to know the real story behind your Hyde Park home? Do you wish you knew some background about your house that you could share during dinner party banter or use to impress your new boss or girlfriend? Did famous people (besides you, of course) ever live there? Just who were those people?

Well then, you need to attend the program "How to Research Your Historic Hyde Park Home" and start learning more about the place that you call home.

Join Coldwell Banker realtor® and former Hyde Park Homes Tour Chair Carolyn Grimes from 1:00 – 3:00 p.m., Sunday, August 12, at Trinity United Methodist

Church's chapel, (4001 Speedway), where she will introduce you to a variety of resources to find historic information about your Hyde Park home. The program is FREE, but space is limited. Please RSVP and send any questions by August 10 to <cgrimes2@austin.rr.com> or 512-323-2582.

— Carolyn Grimes

## Happening Around Hyde Park

### • GAME NIGHT

Wednesday, August 8th  
7:30 – 9:00 p.m.  
4110 Avenue G  
for adults and children  
details on p. 3

# From the President's Desk:

A big thanks to Alison Young, Adam and Caroline Wilson, Rhonda and Phillip Baird and Mark Fishman for organizing another wonderful Shipe Pool opening party and to the volunteers and attendees who made it a great event! Thanks also to Red River Church for donating the quilt to raffle at the event to benefit the Friends of Shipe Park and to Grande for providing the movie. This event gets bigger and better every year!

I am sorry to announce that Michael Nill has chosen to step down from the steering committee. He contributed greatly to our deliberations and will be missed.

I am happy to report that Adam Wilson, Sharon Brown and Carolyn Grimes have agreed to serve on the nominations committee. If you are interested in being nominated for an officer or at large steering committee position in October please contact one of them

or me. All officers have a one year term. All at-large steering committee positions have a two-year term, except that this year we will elect one at-large steering committee member to fill the remaining year of Michael Nill's term.

Thanks to Catherine Moore for her research on organizational law. Last October, the membership made a recommendation to the steering committee to establish a lifetime position for Dorothy Richter on the steering committee. A couple members had asked us to look into the legality of doing so by bylaws amendment before proceeding. I began to try to obtain information on the appropriate sort of attorney for that question not long after but ended up having to spend a lot of the time I had available for HPNA work on other pressing neighborhood matters and didn't have time to resume work on that question until this summer. Fortunately, Catherine took over that task so it has now been completed. She determined that while such a position could be established by bylaws amendment that was not the only way to establish it. She drafted a resolution from the steering committee to confer on Dorothy a special ex officio steering committee membership with voting rights for as long as she chooses to serve. The steering committee adopted that resolution at the July 9th steering committee meeting.

Mark your calendars for this year's Fire Station Festival, to be held on October 21st from 4-6 p.m., and the Homes Tour, to be held on November 11th from 11 a.m. to 5 p.m. Social Chair Deaton Bednar has been hard at work planning the Fire Station Festival and Homes Tour co-chairs Lorre Weidlich and David Conner and committee members Carolyn Grimes, Deaton Bednar, I Jay Aarons, John Paul Moore, and John

Continued on following page

## Pecan Press

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Note: Each month's ad and editorial deadline is the 15<sup>th</sup> of month preceding publication.

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## Hyde Park Neighborhood Association P. O. Box 49427 • Austin, TX 78765 <http://www.austinhdepark.org>

### — HPNA Officers/Steering Committee —

#### President

• Lisa Harris ..... <ljharris@yahoo.com> 420-0652

#### Co-Vice Presidents

• John Williams ..... <jawilli@grandecom.net>  
• Lorre Weidlich ..... <lweidlich@mail2sevensas.com>  
• Dorothy Richter

#### Co-Secretaries • Ashley Schweickart • Claire de Young

#### Co-Treasurers • PO Box 49427, Austin, TX 78765

• I.J. Aarons ..... <ijaarons@aol.com>  
• Lynne Hohlfeld ..... <lhohlfeldcpa@yahoo.com>  
**Additional Steering Committee Members:** • Mark Fishman  
• Stan Kozinsky • Eric Stumberg • John Moore • David Conner  
• Kevin Heyburn • Michael Nill

#### HPNA Committee/Task Forces (w/chairs)

**AISD** • ..... VOLUNTEER NEEDED

**Alley Coordinator** • Carol Burton, ..... <sky2wash@austin.rr.com>  
**Austin Neighborhoods Council Rep.** • Ellen Williams, <anc\_rep@yahoo.com>

**Beautification** • Robin Burch <robinburch@gmail.com> ..... (903) 780-5275

**Children's Programs** • Elise Krentzel

**Church/Neighborhood Liaison** • Niyata Spelman, 3802 Ave. F. .... 459-8349

**Communications/Web** • Robin Silberling, <robin@wcook.org> ..... 452-1783

**Crime & Safety** • ..... VOLUNTEER NEEDED

**Development Review** • David Conner <daypaycon@yahoo.com>

**Finance** • David Conner <daypaycon@yahoo.com>

**Graffiti Patrol** • Pete Gilcrease <pgilcrease@gmail.com> ..... 817-313-3896

**Homes Tour** • David Conner <daypaycon@yahoo.com>  
• Lorre Weidlich <lweidlich@mail2sevensas.com>

**Membership** • Jim & Eileen Genevro, <jgenevro@earthlink.net> ..... 401-3803

**Neighborhood Planning** • Karen McGraw, 4315 Ave. C. .... 459-2261

**Local Historic District** • inactive

**Shipe Park** • Mark Fishman, <mlfishman@gmail.com> ..... 656-5505

**Social** • Deaton Bednar, <deatonbednar@grandecom.net> .....

**Transportation** • ..... VOLUNTEER NEEDED

**Tree Preservation** • JP Moore, <johnpaulmoore@austin.rr.com> ..... 789-7025

**Triangle Development** • Cathy Echols, 4002 Ave. C. .... 206-0729

**Zoning** • Dorothy Richter, 3901 Ave. G. .... 452-5117



## Game Night Returns to Wednesday

Kerr have been hard at work planning the Homes Tour. Also, on August 12th from 1-3 p.m. Carolyn Grimes will conduct a workshop, "How to Research Your Historic Hyde Park Home." The workshop will be held in the chapel of Trinity United Methodist Church.

Finally, there are some city meetings of interest that will be held in August:

- August 1st, 15th, and 22nd City Council budget work sessions;
- August 2nd, City Council considers the short term rental ordinance on second and possibly third reading at their regular meeting;
- August 7th, City Council bond work session; and
- August 23rd and 30th, City Council holds budget and tax rate hearings at their regular meetings.

– Lisa Harris  
HPNA President  
<Ljharrisus@yahoo.com>



HPNA Game Night is returning to Wednesday evenings. We will start up again on August 8 from 7:30 p.m. to 9:00 p.m. If we are having too much fun, we will go past 9. Everyone in the neighborhood is invited. Board games including but not limited to Apples to Apples, Boggle, Cranium, Trivial Pursuit are available. Folks can also bring a favorite game. We have also entertained ourselves with Charades and Botticelli (much like 20 Questions). There is no age limit, minimum or maximum. The only requirement is a willingness to meet some of your neighbors and have a good time.

The location is 4110 Avenue G. The host is Barbara Gibson. The goal is building the Hyde Park community.

## Airport Boulevard Form-Based Code Initiative

On June 14th, the Austin City Council directed city staff to commence work on the Airport Boulevard Form-Based Code the previously developed Illustrative Vision and Code Framework as a basis. Interested persons can download the June 14th presentation to the council at <www.airportboulevard.com> under the home page pull-down of "Public Involvement Plan and Code."

City staff and consultants are currently developing the first sections of the draft which will be reviewed in mid-August by the Citizens Advisory Group. In September, neighborhood roundtables will be held during which completed sections will be presented for public input.

– Doris Coward

Hyde Park Neighborhood Association Enrollment		2011-12 Membership	HPNA Membership Info
Name _____ Phone _____			All memberships expire on September 30th of each year.
Address _____			
<input type="checkbox"/> I wish to be notified via email of HPNA meetings and events.		Bring to an HPNA meeting, or send to:  <b>HPNA Membership</b> P.O. Box 49427 Austin, Texas 78765  Make checks payable to HPNA.	✦ Membership in HPNA is open to all residents aged 18 years or older who reside within the boundaries of Hyde Park or within 300 feet of the designated boundaries.
Email _____			
<b>Dues (per person)</b> <input type="checkbox"/> Standard - \$5/year <input type="checkbox"/> Senior Citizen- \$1/year <input type="checkbox"/> New Member <input type="checkbox"/> Renewing Member			
Payment: <input type="checkbox"/> Check <input type="checkbox"/> Cash    Date _____			✦ New members, and members who lapse in dues for over six months, are eligible to vote at HPNA meetings 30 days after receipt of dues.
<i>All memberships expire on September 30th of each year.</i>			



## We Welcome Your Submissions to Pecan Press

Send in your articles, letters, and photos (but not your poetry\*) by the 15th of each month to:

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\*Send your poems to:

**Charlotte Herzele**  
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Note: The Pecan Press will not publish unsigned/unattributed poetry. All poems (even if written under a pen name) must carry a name and address or phone number for identification and



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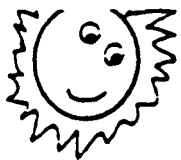


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# HPNA General Meeting Minutes, July 2, 2012

The meeting was called to order by HPNA President Lisa Harris at 7:01 p.m.

Lisa began by passing around the posters mailed from our sister neighborhood, the Kansas City Hyde Park Neighborhood, of their historic homes tour.

The first item of business was a brief presentation by Grande Communications President Matt Murphy regarding the recent internet connectivity issues. Mr. Murphy stated that, starting in early June, the company started upgrading their electronics technology which caused network outages and a disturbance in internet connectivity for approximately 1,000 residences. The company went from 10 year old electronics to brand new electronics. Mr. Murphy stated that the work in Hyde Park is now complete and the result is greater HD bandwidth. Mr. Murphy wanted to come to the meeting and apologize both for the outages and for the communication problems that occurred when residents called the Grande Call Center. Residents provided feedback that advanced warning of possible outages should be provided to customers by email, rather than postal mail. Mr. Murphy finished by stating that Grande will again be sponsoring the Fire Station Festival this year.

The second item of business was a possible vote on a resolution regarding Commercial Short Term Rentals (CSTR). HPNA Vice President Lorre Weidlich presented background on the resolution. On June 7th, City Council approved a motion on first reading which would regulate both owner-occupied, registered homesteads that are rented for less than 90 days cumulatively per year and non-owner-occupied, homestead exempted properties that are rented for more than 90 days cumulatively per year. This second type, called CSTRs, would be capped at 3% of single-family, detached residential units per zip code. At the June 11th HPNA Steering Committee meeting, the committee voted to put forward to HPNA a resolution that could be presented to City Council as a possible inclusion in their motion. This resolution asks that Council amend the short term rental ordinance so that CSTRs will be permitted only under a Conditional Overlay (CO) within a neighborhood plan and as an adopted use in a Neighborhood Conservation Combining District. This resolution would be provided to City Council before the second reading of the motion which will occur on August 2nd.

Lorre explained that a CO is a modification to current zoning. The Steering Committee envisioned that if City Council adopted this resolution, they would have to set up a procedure/process for neighborhoods with Neighborhood Plans to either opt in or opt out of, like a Local Historic District (LHD). Lisa

**Continued on following page**

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Harris stated that the City would likely work with the Hyde Park Contact Team but any zoning change is ultimately up to City Council to decide upon. Karen McGraw stated that if the City Council's motion moves forward unchanged then CSTRs would be considered a permitted use within any properties zoned single-family residential. John Paul Moore stated that this resolution would give greater self-determination to neighborhoods. Adam Wilson asked what would happen to existing Hyde Park STRs if Council adopts Hyde Park's resolution and Lisa Harris stated that this depends on what City Council decides.

Lorre Weidlich called a motion to adopt the resolution, which was seconded by George Wyche. Debate alternated between speakers for and speakers against the resolution. A vote to end debate on the motion passed 15 to 6. A vote to adopt the resolution passed 12 to 11.

The last item of business was a presentation by Josh Conrad regarding the new Austin Historical Survey wiki. Mr. Conrad stated that The University of Texas is working with the City to compile information about historic buildings, sites, and landscapes, which led to the launch of the Austin Historical Survey wiki on June 4. Currently, the website has 3,500 properties inventoried, due in large part to neighborhood efforts, including data compiled from Hyde Park's LHD survey. Mr. Conrad encouraged residents to visit <http://beta.austinhistoricalsurvey.org/> and add data to the Survey. After creating an account, you can upload photos, insert narrative, or update outdated data. Currently, the staff at UT are moderating the site, which will eventually be turned over to the City for operation.

There being no further business, the official meeting was adjourned at 8:18 p.m.

– Ashley Schweickart &  
Claire de Young,  
HPNA Co-Secretaries



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## Acts of Sharing

Hello Hyde Park! My name is Libby Albrecht, and I am a Hyde Park resident, a student at The University of Texas, and a member of UT's Collaborative Consumption Club.

Recently, the Collaborative Consumption Club began using a new network called Acts of Sharing intended to encourage sustainable living through the sharing of valued possessions. I am excited to share that members of our own community have started a Hyde Park group on the website. We now have the opportunity to take a leading role in making Austin more connected and environmentally friendly.

Acts of Sharing was founded by a UT alum, Brian Boitmann, and is currently utilized by many UT students and Hyde Park residents, myself included. The concept is simple - you upload the items you own and have the opportunity to share them with the people you know. Based on the strong relationships within our community and our desire to maintain Hyde Park's status as one of the best places to live in Austin, I believe Acts of Sharing is the next step for us.

The website is straightforward. In many ways, it is similar to Facebook. You create a page, join the Hyde Park community, and upload your items. From there, you can accept friend requests and loan/borrow items to friends. Considering the number of items in my garage, kitchen, and living room that are simply sitting around taking up space, sharing is completely practical. Why not take the opportunity to share these items with my neighbors and friends who are looking for them? Why not work toward the goal of reducing waste in Austin and living a more sustainable lifestyle? And most importantly, why not form closer relationships with friends through selflessly sharing our dormant possessions?

I strongly encourage you to join <actsofsharing.com>, become a member of the Hyde Park Community, and add me, Libby Albrecht as a friend on the site! We may have occasional Acts of Sharing meetups at locations in the neighborhood. They are an excellent way to meet new people and take part in the Hyde Park Acts of Sharing Community. Stay in touch!

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Performances held every Sunday from 2 p.m. – 3 p.m., July 15th to August 26th, 2012, in the Elisabet Ney Museum galleries. Free Admission.

### Schedule of Sunday Performances:

- July 15 Natalie Zeldin - Flute
- July 22 Sam Lipman - Piano
- July 29 Roberto Roggio - Violin
- August 5 Natalie Zeldin - Flute
- August 12 Alison Brause - Harp
- August 19 Sam Lipman - Piano
- August 26 Jacqueline May - Cello

\*These performances are designed to accompany your tour of the museum. No seating will be provided\*

For performance inquiries, please contact Colin Haymes, Culture and Arts Education Specialist, at (512) 458-2255.

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# Letters Dept.

## HPNA President Letter to Austin City Council

Mayor, Mayor Pro Tem and Council members:

At our general meeting on July 2, 2012, the general membership of Hyde Park Neighborhood Association ratified the following resolution, previously adopted by the HPNA steering committee:

Commercial short term rentals should only be permitted under a conditional overlay in a Neighborhood Plan and only as an adopted use in a Neighborhood Conservation Combining District.

In our discussions we used the term “commercial short term rentals” synonymously with the “type 2 rentals” described in the motion concerning short term rentals that Council adopted on first reading on June 7th. We are not making a specific recommendation at this time regarding the process by which neighborhood stakeholders would weigh in on which portions of their neighborhood would have such a conditional overlay or in which portions of an NCCD commercial short term rental is an adopted use; possibilities that we discussed included amendment to neighborhood plans or NCCDs, an opt in process or an opt out process.

We request that the ordinance you finally adopt allow the stakeholders in a neighborhood to use conditional overlays and adopted uses to guide the location of this type of rental.

Respectfully yours,

— Lisa J. Harris  
President, Hyde Park  
Neighborhood Association

Editor's Note: We at Pecan Press very much appreciate your 'hood-related submissions and photos; especially those that include names of those depicted, the photographer credit and some explanation of context. Send those submissions to <pecaneditor@gmail.com>.



The “whole ‘hood” cools off during opening day at the Shipe Park Pool, photo by Lorre Weidlich

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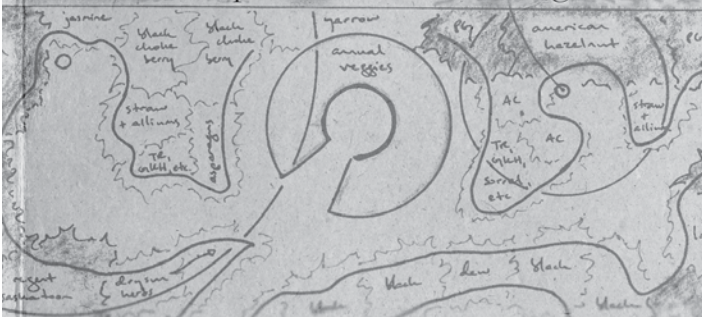
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## Letters Dept.

### Volunteers? Please Step Forward

Pam Dozler's 20 years as a Pecan Press Coordinator is at an end. After some 240 months and 120,000+ newsletters... it's over.

She warned us several months ago, but really, August's newsletter is it. Done!

"Aw, C'mon Pam. Just one more year?"

"I think not."

We really do need to find a replacement. For 20 years she has monthly received 500+ newsletters which she divides among 15 block coordinators.

If any of our readers want to help, contact Rimas Remeza, <RimasX@yahoo.com>, or give him a shout at 371-3158. Everyone is receptive to ideas and suggestions about making sure this doesn't become a void!

We recently added 3 new volunteers for their respective neighborhood blocks, but we lost 4 volunteers in other parts of the 'hood. For whatever reason this spring and summer has seen more than the usual number of block coordinators resigning. For 3 months we have attached specially colored notes to those newsletters delivered to the homes in need of delivery volunteers. We've had no takers. So now I think it is time to throw the invitation to the whole community, looking for volunteers willing to deliver to someone else's block.

Those routes are:

- 17 - 4800 Ave. H
- 40 - 4500 through 4600 Ave. D
- 8 - 4700 Rowena
- 18 - 4300 through 4400 Ave. H

The above is also displayed at:

<<http://www.cjwyche.org/2011/20110731/pp.html>>

Take note everybody, it's the newsletters that need spreading and not some process that is written in stone to accomplish that. We have only 3 more weeks to solve as much of this as we can.

— George Wyche  
Steering Committee,  
Pecan Press task force  
<[g@cjwyche.org](mailto:g@cjwyche.org)>

### Mueller Market District Forum

On April 25, 2012, Catellus and H-E-B welcomed more than 120 residents and neighbors for the Market District Forum. To read more about this meeting and to see the summary of participant feedback, please visit the Journal <<http://www.muelleraustin.com/journal/entry/mueller-market-district-forum-summary>>

We hope you will share this information with your residents. Please let us know if you have any questions.

— Brian Dolezal  
on behalf of Catellus



- ✔ You believe that peace is attainable.
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- ✔ You understand that the world is a beautiful place because it is diverse, made up of opinions, practices, and lifestyles that differ from your own.

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## Do You Know a Good Neighbor?

If so, we would like to know! Steve Vinklarek, State Farm Agent is giving you the chance to recognize a neighbor, family member or friend who has gone out of their way to help you or your neighborhood. We are looking for someone who has provided a service that you feel deserves recognition.

We would like to honor them with a Good Neighbor Award.

The Good Neighbor Award recognizes the ongoing efforts of the Hyde Park residents who are making exceptional contributions to improve the quality of life in their neighborhood without seeking or receiving recognition for their service.

### Nominee Requirements:

- Adults and youth are eligible.
- Must be a resident of the neighborhood.
- Should not be a member of the neighborhood board or association.
- Must have made a personal effort within the last 12 months.

Please send your nominations by September 3, 2012 to Kristine Krolczyk: <kris@steveinsures> or 512-452-0214. You may choose to remain anonymous, but must include contact information for your nominee.

We will announce the winner in the October newsletter. The winner will receive a \$100 State Farm visa gift card. Other nominees will receive a Good Neighbor certificate of recognition.

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**Another Letter to Austin City Council**

Dear Mayor Leffingwell, Mayor Pro Tem Cole, and Austin City Council Members,

I have to admit I am late to the game on the question of Commercial Short-Term Rentals. Like many, I had previously dismissed this issue as only affecting neighbors with a "bad" CSTR next door.

But when I read through the currently proposed draft ordinance last week, I was shocked to discover the huge potential impacts this would have on affordable housing and public schools citywide. As you may recall, the current draft is not what was recommended by Planning Commission or staff, but was proposed from the dais by Council Member Riley after the public hearing had closed. I have the greatest respect for CM Riley and certainly do not believe he intended the consequences of the current draft, but that is the risk when substituting new language without the opportunity for a thorough public review.

For the reasons that follow, I strongly encourage you to postpone the August 2nd action on this ordinance until these critical issues can be addressed. Realistically, this may be after the budget is finished, but it is preferable to delay than enact the current draft.

As you know, the proposed provisions for Commercial Short-Term Rentals will let private investors buy and operate homes and apartments as "mini-motels" in residential neighborhoods throughout the city. Unlike regular tenants, short-term renters are here for a weekend or a few weeks at a time; between tenants, the house or apartment itself remains permanently off the market for Austin families to rent, buy or live in. Unfortunately, the areas most popular for commercial investors are those where small elementary schools already struggle with declining enrollment.

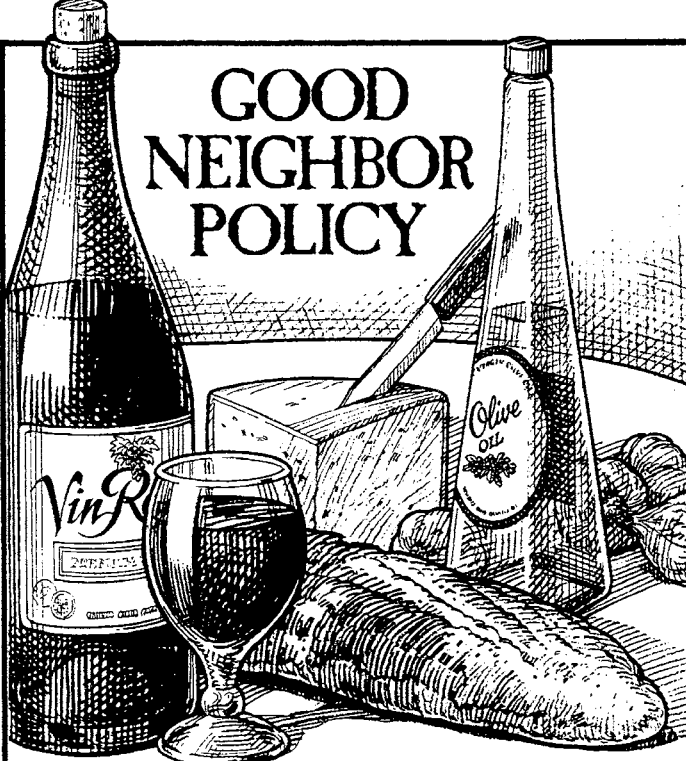
To be clear, the commercial units are NOT the same as owner-occupied short-term rentals, which include duplexes, granny flats, garage apartments and those who rent out their own homes for special events like ACL or SXSW. I fully support these wonderful accommodations for our Austin visitors, and in fact, these make up at least two-thirds of the short-term rentals currently operating in Austin, as nearly as the city auditor has been able to determine. Scaling back the cap significantly on CSTRs will still leave many fine accommodations for visitors.

As currently drafted, the proposed ordinance:

- Allows the loss of over 5500 single-family homes citywide, including over 3800 in AISD attendance zones. The ordinance allows up to three percent of single-family homes in any zip code to be taken over for Commercial Short-Term Rentals, making them unavailable for Austin families to buy, rent or live in. AISD boundaries currently include over 127,880 single-family homes, meaning a potential loss of over 3800 homes in AISD attendance zones alone. Citywide, the number tops 5500.

- Allows the loss of an unlimited number of apartment units citywide. Over 34,000 AISD students currently live in multifamily housing, according to the district demographer. If even three percent of the 101,400 multifamily units within AISD boundaries were lost to commercial short-term rentals, this could affect over

**Continued on page 14**



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**FIXTURES** New faucets and sparkling sinks will sell your kitchen and bathrooms. Updated light fixtures, ceiling fans, and hardware will give you lots of bang for your buck.

**EXTERIOR** Power wash away any dirt, stains and cobwebs. Paint or repair damaged or weathered exterior walls. Patch cracks in sidewalks, driveways, and underpinnings. Mend any broken fencing. Trim back tree branches from the house and power lines.

**DE-CLUTTER AND DE-PERSONALIZE** Pack up personal photographs and knick-knacks. Rent a storage unit to keep all non-essential items.

**REPAIRS** Make sure everything works perfectly! Buyers want fully functional plumbing, electricity, roofing, A/C and heating.

**GET ORGANIZED** Buyers will open closet and cabinet doors. Stack dishes and line up cups in cabinets. Arrange food and spices in the pantry. In closets, hang clothes together by type, color, and facing the same direction. Line up shoes. Neatly line up items in shower, bathroom cabinets and drawers.

**INTERIOR** Have windows cleaned inside and out. Polish chrome faucets and mirrors. Replace worn bathroom rugs and welcome mats. Clean blinds and drapes. Dust ceiling fan blades and light fixtures. Vacuum, sweep and mop floors daily.

**FINAL TOUCHES** Hang up fresh, clean towels in bathrooms. Clear leaves and toys from the lawn and sidewalks.

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## Letters Dept. cont'd —

3,000 families. Yet the current draft provides absolutely no cap on Commercial STRs in multifamily dwellings.

• Drives up housing costs citywide. Experts find that Commercial Short-Term Rentals drive up housing costs citywide. A 2011 white paper by the National Association of Realtors states:

“When property owners elect to rent their homes on a short-term basis rather than renting on a longer-term basis, they essentially squeeze the supply of housing, pushing up the demand, and subsequently, the cost of housing in the community.”

With over 60 percent of AISD students already identified as low-income, city policies should be designed to help, not hurt, struggling families.

• Allows commercial uses to cluster in a single school attendance zone, exacerbating enrollment impacts. A recent city auditor's report found that existing commercial short-term rentals in the 78704 zip code alone currently consume over 330 single-family homes. Using AISD's projections of 0.4 students per single-family home, schools in this area have already lost an estimated 132 students (four elementaries in this area - Becker, Dawson, Zilker and Barton Hills - were targeted for closure or consolidation last year due to falling enrollment). The Austin Planning Commission recommended a minimum distance of 1000 feet between commercial short-term rentals, which would have eased enrollment impacts somewhat, but this provision is not in the current draft.

• Contributes to student mobility. Because high rates of student mobility directly affect student achievement, it is essential that city policies support family stability as much as possible. The current ordinance allows homes and multifamily dwellings to become de facto unregulated hotels, removing housing options for thousands of AISD families. The number of struggling families chasing cheap move-in specials can be expected to rise.

• Lets Commercial STRs avoid compliance with the Americans with Disabilities Act (ADA) and other health and safety standards. Commercial short-term rentals are a for-profit industry providing accommodations for Austin visitors. Thus CSTRs are, to a large degree, in direct competition with local hotels and motels, which must go to considerable expense to make their facilities accessible to all visitors, as well as complying other critical fire and safety measures. Austin prides itself on welcoming all visitors regardless of color, creed, sexual orientation or physical ability. If we allow Commercial Short-Term Rentals to operate as commercial accommodations in our community, they should be required to meet the same minimum standards for health, safety and accessibility as our city's hotels and motels.

I believe many of the above impacts can be ameliorated with a thoughtfully crafted ordinance, but that will take time and should not be done on the fly on the same packed agenda as single member districts and the budget, especially with so many offices on vacation this month.

For all of these reasons, I strongly encourage you to postpone this item on August 2nd until these critical issues can be addressed.

As always, many thanks for your attention to these complex issues and for representing the interests of Austin families.

— Susan Moffat



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### The Facts About Short Term Rentals

Neighbors, I feel the HPNA resolution goes against the welcoming message that we should be presenting as a neighborhood. I agree with the HPNA bylaws and the rules that govern them that say tenants should be a part of our community and welcomed into the neighborhood "even though their tenancy may be of short duration." The resolution attempts to frame a specific set of residential tenants and homeowners as "commercial" in an attempt to ban them from our neighborhood. Short term rentals (STRs) are currently defined as a "residential" use because the individuals using the properties are residents of the home whether they rent for one week or one year which was determined by the city's Planning and Development Review Department in 2011.

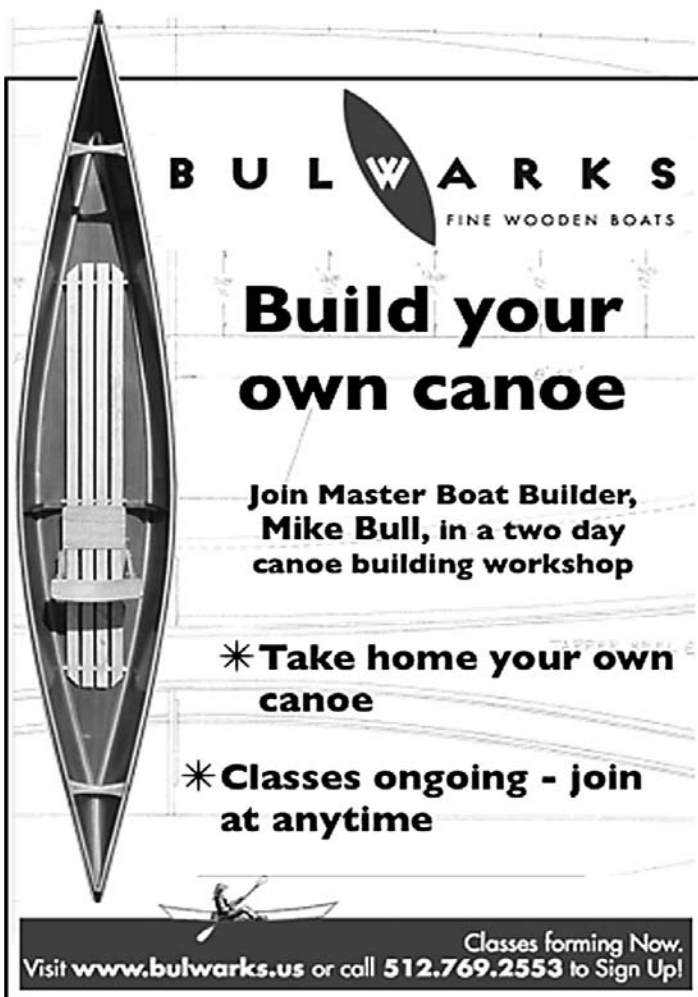
Austin City Council has accumulated a lot of data and commissioned several long term studies during the debate on STRs. According to the Short-term Rentals Audit conducted by the City of Austin, 911 calls, 311 calls, and code violations were found to be the same or lower at STRs than long term rentals and owner occupied homes. There is no evidence that they are a danger in any way to our neighborhood.

The Audit found that STR owners either live on the same property and if they don't, they live an average of 3.5 miles away. Each owner only owns one rental on average. This shows they still live in the same neighborhood which makes them just as invested in the neighborhood as other homeowners. I live 3 blocks away from my rental in Hyde Park. We aren't big corporations or people coming in to destroy the neighborhood. STRs require a lot of involvement from the owner which goes against the argument that we are "absentee landlords." I believe people against STRs may be attributing that issue onto STR owners because that's an issue with a lot of long term rentals. I walk my dogs by my rental every day to keep an eye on things and stay in constant contact with my tenants there. I don't think that can be said for most long term rentals.

Some say STRs take away housing stock and make it unaffordable for children to go to schools in the city, but this has been disproven. A report by the city organization tasked with creating and facilitating affordable housing shows that STRs have no impact on housing prices in Austin. About 1/10th of 1% of houses in Austin are STRs. That's not enough STRs in Austin to impact schools, change the value of homes, or displace families. Schools in central Austin are losing school children but according to Austin City Demographer Ryan Robinson it's because of long term changes in population growth and demographic changes that are happening in cities and not because of STRs. My wife and I just had our first child on July 14th and without the additional income of our STR we wouldn't be able to afford to live in central Austin because of the high cost of homes. At least in my personal experience STRs are adding one child to our schools. I can see why people would be upset by the high property taxes, high home prices, and changing city demographics but they are putting the blame on something unrelated.

Tenants that rent my STR are generally people that have family here in Hyde Park. A large percentage of my tenants even stay for several months while renovating their homes. Austinites that have

Continued on page 18



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Detail of the new mosaic at Shipe Park pool, photo by Lorre Weidlich

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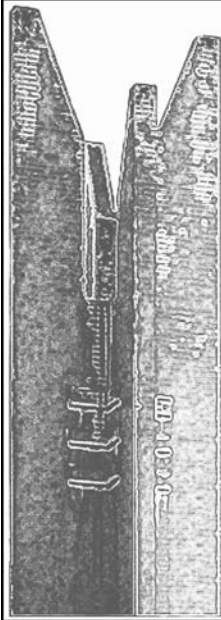
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6:00pm Evening Service

### Wednesday

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## Letters Dept. cont'd —

stayed in my STR either moved to Hyde Park or purchased a house here after experiencing what it's like to live in the neighborhood through my rental which is how my family discovered Hyde Park.

I have experience renting to long term tenants and it's just not my preference. In my experience they don't take care of the home and you aren't able to make repairs immediately when they are needed. The extra income also goes directly into the home and I'm able to keep it in exceptional condition that I wouldn't be able to do otherwise as a long term rental. I love my home and spent a lot of time and money restoring it and I want to care for it the best way that I can.

The arguments opponents are using seem generally driven by emotion. I understand that emotional response since this is the neighborhood that we live in. It's understandable to want to protect it. My direct neighbors around my STR are very supportive which says a great deal to me about the reality of STRs versus the perceived problems people have about them. The experience of owning an STR has been wonderful. I've gotten to know so many more of my neighbors and their families because they stayed in my rental that I would have never met otherwise. It's greatly connected me and my family with Hyde Park.

This issue directly impacts me, other Austinite homeowners, and our families. Please contact the city council and tell them you are for reasonable rules and regulations of STRs. If anyone has any specific questions that they have about STRs or about me and my family, please feel free to contact me directly and I'd be more than happy to help in any way that I can.

Your neighbor,

— Pete Gilcrease / Duval St

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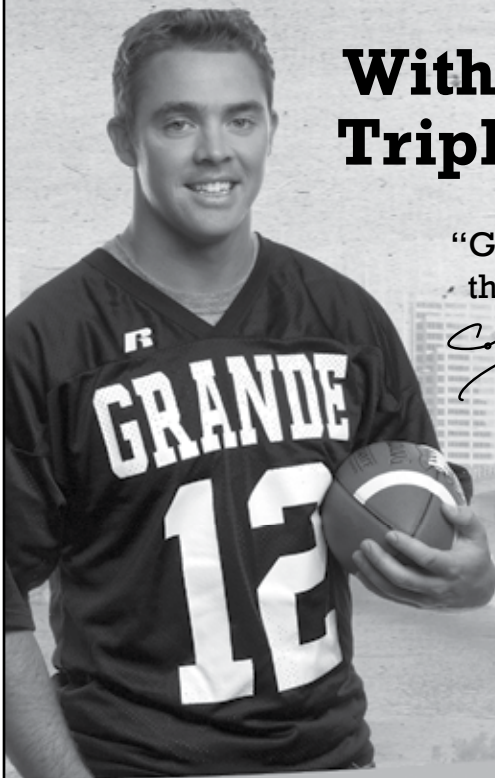


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