



Brentwood Neighborhood Association

BNA -- Serving Our Neighborhood from 45th St. to Justin Lane and North Lamar to Burnet Road

November 2017

<http://brentwoodaustin.blogspot.com/>

23rd Annual Holiday Luminarias December 22 - 25 Arroyo Seco (Justin to Thekla)

Once we have turned our clocks back, we turn our thoughts to the winter holidays. Brentwood's most beloved tradition, the Lighting of the Luminarias, is celebrating its 23rd Anniversary! This year, the festivities will take place from **Friday, December 22 through Monday, December 25**. We are pleased to announce that Deb Copas has agreed to assist with organizing the event this year. It is such a pleasure to see so many neighbors in Brentwood and Crestview working tirelessly to make it all come together, and it is sure that will be the case again this year. We'll be asking neighbors to volunteer to be responsible for small, manageable blocks of the Arroyo. These Block Captains will be responsible for procuring their own milk jugs, cutting them, filling the bottoms with sand or pebbles, positioning them with the candles (provided!) in place, and, finally, lighting and extinguishing them each night. Volunteers have been saving their jugs rather than recycling them so our task should be easier this year even if some of the jugs need to be replaced.

By working together with our neighbors and sharing many of the tasks, the project is an easier and more enjoyable social event for everyone involved. Meet New Neighbors! Stay tuned to the neighborhood listserv in late November for emails from Deb, with more info regarding volunteer opportunities. It's never too early to start collecting your jugs, just in case! Seeing those lights all the way from Thekla up to Justin Lane is a beautiful sight, even more enjoyable while strolling the hike and bike path! If you have any questions or already know that you would like to be a Brentwood Section Captain, please contact us at [brentwood](mailto:brentwood@bna.org).



austin@gmail.com. We'll be sure to pass along the information to our organizer. Remember friends, keeping this lovely tradition alive is up to you! This unique Austin tradition is a neighborhood treasure!

CODENEXT UPDATE

The second version of CodeNEXT text and maps were released on September 15, 2017 and they are significantly different than the previous version. The 3 previous codes, which included transects (T zoning), traditional (such as LMDR), and legacy (current), have been reduced to two codes, the new "R" code and the legacy code. While the R code is supposed to be a uniform code for the "whole city" the different sub-categories are clearly designed for either the urban core, or the more suburban areas of Austin.

Most of the areas of town which had transect zoning in version 1 now have been given "R3" zoning, which gives a right to a *minimum* of three residential units per lot. *All* of the R3 zoning has been placed in the urban core. Many neighborhoods also do not have consistent zoning throughout, even though they currently have the same zoning. For example, many neighborhoods which are currently SF-3 (which allows either a single-family house and an additional dwelling unit (ADU) or a duplex) are split between R2 and R3 sub-categories. The number after the R designation in the zoning is supposed to indicate the number of units by right, however, R1 allows 2 units in most cases and R3 allows a so far unlimited number of cottages in cottage courts on a single lot.

Today there are 9 "single-family" housing zoning categories which range from one house to townhomes. The new code contains 17 categories which have 33 sub-classes with differing development regulations, with lots sizes drastically reduced from current code down to

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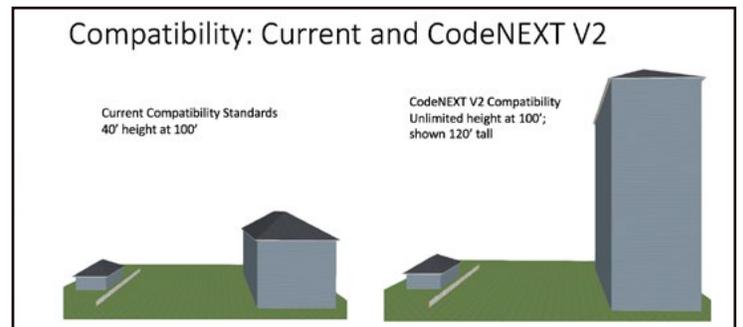
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18' wide 1800 square foot lots. In many of the categories of the new code a footnote appears on some of the designations which allows smaller minimum lot sizes of 25' width and 2500 square feet. These small lot sizes will greatly increase re-subdivisions and redevelopment. While currently the maximum unit density of single-family zones is below the lowest current multi-family zone, the small lots and additional units allow up to 60 units per acre, which is equivalent to existing MF-4 (high density apartment) zoning. While development potential is not absolute, CodeNEXT V2 does significantly increase the number of units per acre.

Another impact will be on existing older apartment complexes that currently provide a significant amount of affordable housing in neighborhoods. For example, currently MF-3 zoning allows 36 units/acre. New RM3 zoning allows 36 units/acre also, but if only 5-10% of units are defined as "affordable", then an increase of 40 units/acre is allowed for a total of 76. These entitlements will incentivize demolition of existing older apartments for newer units with only token numbers of affordable housing.

There are also use changes in residential areas. The Live/Work designation will allow any home to be used as a business if one employee lives on site. Additional workers are allowed, with Planning Director's discretion to add more. No additional parking is required for the workers, and retail sales are permitted of goods made in the home.

Compatibility standards are greatly reduced, with no implementation greater than 100'. Currently a 120' tall building would have to be 540' from a residential property. That has been reduced to 100'. This will significantly impact residences close to arterials.



Another compatibility issue is the location of businesses that impact the quality of life. In this version of CodeNEXT, bars do not need special zoning and a conditional use permit, they are allowed by right along most major corridors, and with either an administrative approval (MUP) or Conditional Use Permit (CUP).

Residential parking is cut in half, and business parking is reduced from 20-60%, with additional reductions of 40% for location. The director may also waive all on-site parking.

The existing commercial zoning categories such as NO, LO, GO, LR, GR and CS have been eliminated in CodeNEXT and replaced with Mixed Use or Main Street zones that carry forward commercial uses and also permit the addition of residential uses. Importantly, the new zones do not track the existing commercial zones. In other words, these new zones do not

simply add the availability of residential uses. These new zones dramatically change what is permitted on existing commercially zoned property. For example, the Neighborhood Office (NO) zoning district, which was created for maximum compatibility with residential uses, has been eliminated. In fact, there is no longer any office zoning, as retail and entertainment zoning has been combined with office zoning. Most corridors have also been given height increases of at least 25’.

The maps and code can be found at <https://www.austintexas.gov/codenext>. A third version of the code and draft is supposed to be released at the end of November. Public involvement and input is critical to “getting this right”. Currently, the rezoning of all of Austin can be approved with a simple majority vote of the council, but there is petition drive to put the rezoning of the city to a vote of the people.

The District 7 staff has put together this one-page info sheet with a timeline, information and links: <https://www.dropbox.com/h#share>

IT’S MY PARK DAY FALL 2017 AT BRENTWOOD PARK

Volunteers gathered at Brentwood Park for the semi-annual *It’s My Park Day* workday on Saturday, November 4, sponsored by **The Friends of Brentwood Park** to show their love for the park and to help maintain the trees and plants.

Many hands spread 35 yards of mulch around trees and plants, pulled weeds, removed Bermuda grass and cleared root collars. All of the hard-working neighborhood volunteers are always very much appreciated. Our wonderful sponsors, Eldorado Cafe and Genuine Joe, donated delicious breakfast tacos and much-needed coffee! Austin Parks Foundation provided the volunteers with T-shirts, delivered the mulch, and loaned tools for a very productive workday. Like the [Friends of Brentwood Park](#) on Facebook and check out the pictures of the workdays.



LITTLE HELPING HANDS VOLUNTEER DAY WITH TREEFOLKS

Tree Mapping at Brentwood Neighborhood Park on Saturday, October 7th was an enjoyable learning experience and is great news for neighborhood volunteers and tree lovers!

Through discussions with Austin Parks Foundation regarding Brentwood Park playground renovations, the playground improvement committee was connected with the non-profit organization TreeFolks, who selected Brentwood Park as the site for their October 7th volunteer project with Little Helping Hands. TreeFolks led a tree mapping exercise that day with Little Helping Hands volunteers (3rd-5th graders and their families). Our park was selected based on these factors:

- We have an active Adopt-a-Park organization
- We can use help surveying trees

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The holidays are quickly approaching which means two things-Aunt Edna's fruit cake and holiday traveling. Don't hop on the highway without a proper check-up and leave your family stranded on the side of the road halfway to Wisconsin!

Stop by **Yost Auto** for a full trip check at a special rate of \$75 if you mention this flyer! While we're at it, we can throw in a non-synthetic oil change for only \$25! Call either location or visit us at www.yostauto.com to set your appointment today.

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- Our park is not too forested (individual trees can be seen on an aerial map)
- We have a park group that is interested in tracking tree care

Representatives from the committee on playground improvements met with the volunteers to discuss how this tree survey will help with overall park improvements. Tree Mapping involves identifying trees, measuring the trunks at their widest and logging the information into a database on your phone using Open-Tree Map. Volunteers learned how to collect the data and enter it into a paper survey as well as use the App.

Other Volunteer Opportunities with Tree Folks:

Planting Dates are Here! Sign up online at <http://www.tree-folks.org/volunteer-with-trees-2/> to help out with plantings this season:

- Saturday, December 2, 9:00a-12:00p | Ready, Set, Plant! at Oak Springs
- Friday & Saturday, December 8 & 9, 9:00a-12:00p | Camp Mabry Planting Blitz!
- Sunday, December 10, 10:00a-1:00p | Reforestation on the Blanco
- Saturday, December 16, 9:00a-12:00p | Ready, Set, Plant! at Gracywoods
- 2018 dates coming soon!

VOLUNTEER DRIVERS NEEDED IN BRENTWOOD!

Drive-a-Senior West Austin was founded in 1985 with the premise that seniors who receive needed in-home supports, transportation and opportunities for social interaction live happier, healthier and longer more meaningful lives. What would you do if you learned your elderly neighbor had not had a real conversation in weeks and desperately needed a ride to the grocery store?

WHAT YOU CAN DO, RIGHT NOW, IS VOLUNTEER TO DRIVE! In 2016, Drive-a-Senior West Austin served the community providing 5,564 rides and 227 additional support services to 340 senior neighbors, all supported by volunteers. Volunteers drive seniors age 65 and over to medical appointments, grocery shopping, and other errands and events. **It is so easy and flexible to volunteer with Drive-A-Senior West Austin:**

- No long-term commitment required, but commitments are appreciated
- Drive once a week, once a month, or when convenient
- No wheelchairs or seniors to lift
- Most rides take 1.5 to 3 hours. Drive one-way or round trip
- Volunteer with a friend, and in some cases, with children or a well-behaved pet
- Quick 45-minute orientation. For groups of 5, we will come to you

The Brentwood Neighborhood Association and its members are trying to get the word out to the community regarding this worthwhile and very flexible volunteer opportunity with Drive-a-Senior. Please call Ms. Tommie Calfee, Volunteer Re-

cruiter, with questions at 512-576-3299, OR Signup directly on: www.westaustin@driveasenior.org, 512-472-6339 or email westaustin@driveasenior.org Your help is greatly needed and very much appreciated!

LAMAR SENIOR CENTER FUNDRAISER

The Lamar Senior Activity Center offers instructed classes, health and wellness programs, educational seminars, workshops, trips, dances, volunteer opportunities, support groups, special events, meeting space and private rental space.

The primary purpose of the center is to provide meaningful activity within the widest range of civic, cultural and recreational activities. The secondary purpose is to provide meeting space through a regularly scheduled or special request reservation for senior adult organizations or groups. Go to <https://austintexas.gov/department/senior-activity-center-lamar> for the program guide.

The annual Pecan Cracking Fundraiser runs from November to January. This is the only service of its kind in Austin for residents with pecan trees. Advisory Board volunteers will sell nuts in the lobby and will be hard at work cracking pecans. Additional volunteers are still needed to crack pecans, and also to sell nuts, candies, snack mixes, honey butter and other goodies. If you are interested, attend a pecan cracking training class to find out what's involved and volunteer to help with this fundraiser.

AQUATIC MASTER PLAN TASKFORCE - FUTURE MEETING

Austin Mayor and City Council passed Resolution No. 20170817-052 on August 17, 2017 to form a Task Force to review the Aquatic Master Plan and provide recommendations. The Aquatic Master Plan Task Force held a community input event on Monday, October 23rd to hear from the community prior to formulating their recommendations. The meeting addressed topics outlined in the resolution- equity, sustainability, funding, and site-suitability.

Since many stakeholders expressed that they were not able to attend the meeting and asked for additional opportunities to provide input, the Aquatic Master Plan Task Force has scheduled one final meeting of 2017 to formulate their recommendations:

Date: November 29, 2017 Time: 5:00 p.m. Location: Lamar Senior Activity Center at 2874 Shoal Crest Ave, Austin, TX 78705. The agenda for the meetings will be posted at: <https://www.austintexas.gov/page/aquatic-master-plan-task-force>

Residents wishing to address the Task Force should arrive early and sign up for citizen communication. As always, comments can be submitted to swim512@austintexas.gov
-- The shortest distance between two points is under construction. -- Noelle Alito

UPDATES TO JUSTIN LANE PROJECT

By Courtney Black, Senior Public Information Specialist

Work has been progressing well along Justin Lane. As of press time, there were two construction detours in place on Justin Lane. One is on Justin Lane between Burnet Lane and Burnet Road where the contractor is completing the installation



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of the new water line main. The remaining work for the line will be pressure testing and cleaning. In the near future, there will be several shut outs scheduled separately from Yates to Burnet Road. Once completed, services will be connected to the new water main.

The second detour is on Justin Lane between Reese Road and Woodrow Ave., where the road is being reconstructed. This work should be completed within three to four weeks. [Facebook.com/atxpublicworks](https://www.facebook.com/atxpublicworks)

BUS SCHEDULE DECISIONS IN NOVEMBER FOR CHANGES IN JUNE

Do you ride the bus to get downtown? What bus route changes will affect you? How far will you have to walk to the bus stop? How long will you have to wait?

Some of the changes in Central North Austin include rerouting the Number 5 Route to run south on Burnet Rd. and Lamar Blvd. to downtown, rather than traveling through UT. Transfer routes will run with greater frequency. Go to <https://www.capmetro.org/servicechange/> for details on the changes to bus routes and what it may mean to your commute. Decisions on the new plan were recently made. Use this on-line comment form for specific route information, comments, compliments, suggestions or complaints: <https://app.capmetro.org/ServiceOne-WebCCR>

MACBAND NEWS

Congratulations to the McCallum High School Marching Band and Color Guard for qualifying to compete in the University Scholastic League (UIL) Marching Band State Championships on November 8, 2017 at the Alamodome in San Antonio! McCallum will be one of 87 high schools to participate in the competition. Making it to the UIL State competition is one of the highest accomplishments a marching band can achieve. The Mac Band continues to work hard for this last, most important performance of the season—honing their marching drill, improving their musicality, and adding final touches to their breathtaking show—to proudly represent McCallum and Austin next weekend. This performance will be their 2017 show, “artPOP,” featuring music by John Adams and Justin Hurwitz. We are proud of their hard work, dedication and their wonderful achievement.

Here is a link to the final performance that got Mac Band a slot in the State competition: <https://www.youtube.com/watch?v=Qpv9MYQUfAU&feature=share&app=desktop>

STOLEN PACKAGES

By Juliet Garcia (off Payne Avenue)

It is that time of year where people are holiday shopping by taking packages from the porch in the neighborhood. I literally shop for everything online, so I am well versed with the stolen package nonsense. The following is my experience trying to prevent packages from being stolen and I hope this information helps people. I don't have a mailbox that locks so I do the following:

Someone has already mentioned the Amazon Prime lockers, and there is one at Exxon and Anderson Lane between the

car wash and 7-11. You can give directions to Amazon to leave packages on your back porch. My experience has been that the drivers just leave these packages on the front porch in plain sight if you do not give them instructions.

With UPS, I would advise making a mychoice account, which is free, and have the shipments diverted to a UPS store for pick up. Most packages can be diverted in the app to one of their locations and they will hold the packages for you. Last year I had all of my UPS packages diverted to the location on Burnet Road in the neighborhood from November through January. The staff there is sometimes rude, but for the most part, that should not matter as long as you get your package.

My regular UPS driver leaves packages where I designate on the Mychoice app, but the contract workers they hire during the holidays leave them in any location.

I believe you can give instructions for your FedEx packages through their site or to have them leave the packages on the side porch or at a neighbors address. From my experience with FedEx, they just leave the packages, that don't need a signature, on the front porch in clear sight for anyone to take without instructions.

USPS also leaves the packages in plain sight. I have just joined their site for notifications, so I don't know yet if I can have the package held at the post office for pick up.

I have been in the neighborhood for over 10 years and the past 3 years have been the worst for stealing from porches. So, although inconvenienced for a bit, I prefer to go out of my way to make sure my packages don't get stolen, which happened to me 3 years ago.

PASSING OF A NEIGHBORHOOD HISTORIAN

Roy and Martha Rushing lived on Hardy Drive since 1963. Roy lived to be 90 when he passed this past summer. Roy is fondly remembered as an avid walker who enjoyed visiting with his neighbors on his daily walks. His connection to the neighborhood was deep and he will be missed by his family, friends and neighbors.

ENHANCING THE PARENT/CHILD RELATIONSHIP

By Kate Curran Mire, LSSP, NCSP & Jaclyn N Sepp, MA, LPC, RPT, NCC

Children do not enter the world with bad intentions. We have to reframe what we're seeing from our children. Attention seeking is a desire to connect, clinginess is an expression of love, disobedience is a will to learn and defiance is a need to grow. A good example of this can be putting your toddler in their carseat. One day they're allowing you to buckle them in and the next day, they start screaming as you set them in their seat. Are they being defiant? Or, are they demonstrating they're ready to try to buckle themselves? Once you're able to reframe your child's (or partner's, or friend's) behavior, you'll be better able to understand what they are trying to express.

That being said, we can't behave right when we don't feel right. It is not helpful to deny feelings ("You're not hungry, you just ate!"), teach philosophy ("Life isn't fair."), ask questions

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("Why did you do that?!"), compare them to others ("Look how nicely that child is waiting their turn.") or lecture ("When I was your age..."). Instead, as parents, teachers, neighbors, etc. we need to show empathy to our children. Again, reframe the way you see their behaviors and view them as communication, not manipulation. Five different ways to acknowledge your child's feelings can be: use words ("You were looking forward to that playdate, how disappointing."), use writing ("You really want that Lego set, let's write that down on your wish list"), use art ("You are this angry right now!" Make angry lines or rip and crumple paper), give in to their fantasy what you can't give in reality ("I wish we had a billion more hours to play.") and (almost) silent attention ("Ugh!" "Mmmm.").

Validating does not mean agreeing. Feelings do not have to be "fixed"--it's healthy to experience feelings and develop coping skills. Behaviors often escalate when children do not feel understood. Reflecting feelings enables you to see the world through your child's eyes.

WILL YOU JOIN BNA ???

Use the form below to support BNA,
or join on-line via PayPal at:

**I WANT TO SUPPORT THE
BRENTWOOD NEIGHBORHOOD!**



BRENTWOOD NEIGHBORHOOD ASSOCIATION Membership Form (2017):

Name: _____
 Address: _____
 Phone #: _____ E-mail: _____
 What are your most important concerns? _____

Can you deliver newsletters on your block? Yes / No (please circle one)

____Renewal or ____New Membership? _____\$10.00/Household _____Additional Donation? (this will really help!)
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Please make checks payable to **Brentwood Neighborhood Association**; Clip and mail form (with check) to:

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BRENTWOOD AREA SALES IN REVIEW

	2016	2017
SOLD TRANSACTIONS	86	92
AVG LIST PRICE	\$462,924	\$485,806
AVG SOLD PRICE	\$455,897	\$481,824
AVG SQ FT OF SOLD PROPERTIES	1,488 SQFT	1,510 SQFT
AVG DAYS ON MARKET	38 DAYS	25 DAYS

For detailed market information about your home contact **John Dunham, Broker**

All YTD data is pulled from Austin MLS for single family residence as of January 1st - September 30th.



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