

ZONING CHANGE REVIEW SHEET

CASE: C14-2022-0019.SH (Cady Lofts)

DISTRICT: 9

ADDRESS: 1004-1008 E 39th Street

ZONING FROM: SF-3-CO-NP, LO-MU-CO-NP

TO: MF-6-NP-CO*

*On April 26, 2022, the applicant submitted a letter to the staff amending the rezoning request by adding a conditional overlay (CO) to limit the maximum building height on the property to 47 feet (*please see Applicant's Amendment Request Letter - Exhibit E*).

SITE AREA: 0.736 acres (32,060.16 sq. ft.)

PROPERTY OWNER: Cady Lofts, LLC (Nathan H. Leistico)

AGENT: SGI Ventures, Inc. (Sally Gaskin)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

STAFF RECOMMEDATION:

Staff recommends MF-4-NP, Multifamily Residence-Moderate-High Density-Neighborhood Plan Combining District, zoning.

PLANNING COMMISSION ACTION / RECOMMENDATION:

May 10, 2022

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The site under consideration consists of three lots that contain a single family residence, an office and a vacant property. The tracts to the north are developed with office and day care service uses. To the south, across East 39th Street, there is a day care and single-family residential use. To the east, there is a financial services use. The lots to the west are developed with single family residences. The applicant is requesting MF-6-NP, Multifamily Residence-Highest Density district, zoning to redevelop this property with a multifamily complex that will participate in the Affordability Unlocked program for density and development bonuses. The staff has verified with the Real Estate division that the applicant has submitted an Affordability Unlocked application but has not been certified (*please see Affordability Unlocked Zoning Verification Letter - Exhibit C*). In addition, the applicant has requested and received a SMART Housing Certification letter, which is provided upon a request for projects that are seeking funding (*please see SMART Housing Certification Letter – Exhibit D*).

The staff recommends MF-4-NP, Multifamily Residence-Moderate-High Density-Neighborhood Plan Combining District, zoning for this property. The property in question takes access to a Level 1/collector roadway and is located adjacent to single family residences, civic and low density office/commercial uses. Therefore, MF-4-NP zoning is more appropriate at this location as it will allow for moderate-high density housing in this centrally located area near lower density residential uses. The staff's recommendation of MF-4-NP zoning will provide for a transition in the intensity of uses from the CS-MU-NP and GO-MU-NP zoning fronting Interstate Highway-35 frontage road to the east to the SF-3-CO-NP zoning along E. 39th Street/ Wilbert Road to the west. The proposed MF-4-NP zoning will allow for additional housing options in this area of the city located between an arterial roadway, Red River Street, to the west and near a major interstate highway, IH-35, to the east. According to GIS, there are supporting transit services in this area as there is a Capital Metro bus route to the south, along E. 38th ½ Street and to the east, along the IH-35 Southbound Service Road. The rezoning would be consistent with the goals of the Strategic Housing Blueprint, which was adopted by the City Council in 2017.

BASIS OF RECOMMENDATION:

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

Multifamily Residence (Moderate-High Density) district is intended to accommodate multifamily and group residential use with a maximum density of 36 to 54 units per acre, depending on unit size. This district is appropriate for moderate-high density housing in centrally located areas near supporting transportation and commercial facilities, in areas adjoining downtown Austin and major institutional or employment centers, and in other selected areas where moderate-high density multifamily use is desirable.

Neighborhood Plan district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

2. *Zoning should promote a transition between adjacent and nearby zoning districts, land uses and development intensities.*

MF-4-NP zoning will provide for a transition in the intensity of uses from the CS-MU-NP and GO-MU-NP zoning fronting Interstate Highway-35 frontage road to the east to the SF-3-CO-NP zoning along E. 39th Street/ Wilbert Road to the west. There are supporting/walkable civic (day care facilities) and low density office and commercial services adjacent to this property to the north, south and east.

3. *Intensive multi-family zoning should be located on major arterials and highways.*

The request for MF-6 zoning is not consistent with zoning/land use patterns in this area. The property under consideration is not located on a major roadway. It takes access to East 39th Street, a Level 1/collector roadway. Therefore, MF-4-NP zoning is more appropriate at this location as it will allow for moderate-high density housing in centrally located areas near supporting transportation (Red River Street and Interstate Highway-35) and commercial facilities. MF-4-NP zoning will permit a mixture of housing options near existing single family residential uses and supporting civic and commercial services.

The SMART Housing Certification Letter states that the applicant is requesting MF-4-NP zoning for this property to develop a 102-unit rental development at this location. The proposed multifamily units will be leased to households at or below 80% Median Family Income (MFI) (*please see SMART Housing Certification Letter – Exhibit D*).

There are currently no sidewalks, bike lanes or bus routes located along this portion of E. 39th Street. However, there are Capital Metro bus routes (335) to the south, along E. 38th ½ Street and to the east (492), along the IH-35 Southbound Service Road.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3-NP, LO-MU-CO-NP	Single Family Residence, Office, Vacant
<i>North</i>	LO-MU-NP	Office (Austin Medical Building), Day Care, (Stepping Stone School-Hyde Park), Office
<i>East</i>	GO-MU-NP	Financial Services (Bank of America)
<i>South</i>	SF-3-CO-NP	Day Care Services (Stepping Stone School at Mueller UT), Single Family Residences
<i>West</i>	SF-3-CO-NP	Single Family Residences

NEIGHBORHOOD PLANNING AREA: Central Austin Combined Neighborhood Plan (Hancock Neighborhood Planning Area)

TIA: Deferred to the time of Site Plan

WATERSHED: Boggy Creek

SCHOOLS: Austin I.S.D.

Lee Elementary

Kealing Middle School

McCallum High School

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District

Austin Lost and Found Pets

Austin Neighborhoods Council

CANPAC (Central Austin Neighborhood Plan Area Committee)

Central Austin Community Development Corporation

Cherrywood Neighborhood Association

Del Valle Community Coalition

Hancock Neighborhood Association

Friends of Austin Neighborhoods

Homeless Neighborhood Association

Neighborhood Empowerment Foundation

Neighbors United for Progress

North Austin Neighborhood Alliance

Preservation Austin

SELTEXAS

Sierra Club, Austin Regional Group

Upper Boggy Creek Neighborhood Planning Team

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2014-0064 (Commodore Perry Estate: 710 E. 41 st St.)	GR-MU-CO-NP, GR-MU-CO-H-NP to GR-MU-CO-NP (Tract 1 and 2) and GR-MU-CO-H-NP (Tract 1A)	5/27/14: Approved staff's rec. (8-0-1, J. Nortey-absent); R. Hatfield-1 st , N. Zaragoza-2 nd .	6/26/14: The public hearing was conducted and the motion to close the public hearing and adopt Ordinance No. 20140626-130 for GR-MU-CO-NP combining district zoning for Tracts 1 and 2, and GR-MU-CO-H-NP combining district zoning for Tract 1A, to change conditions of zoning was approved on consent with the following amendments on Council Member Spelman's motion, Mayor Pro Tem Cole's second on a 6-0 vote. Council Member Martinez was off the dais.

			<p>The amendments were to amend Part 3 as follows:</p> <p>“The following applies to Tract 1: Only residential uses are permitted within 75 feet and 53 feet of the north zoning boundary line for those portions of Tract 1, beginning at the western edge of Tract 1 and ending at the shared lot line of Lots 32 and 33, Block 23 Perry Estates Subdivision, Book 3, Page 52, of the Plat Records of Travis County, Texas, as depicted on Exhibit “E”.”</p> <p>“The following applies to Tract 2”: B. Vehicular access from Tract 2 to East 41st Street is limited to residential uses, except for pedestrian, bicycle, and emergency ingress and egress. All non-residential vehicular access to Tract 2 shall be from other adjacent public streets or through other adjacent property.”</p>
C14H-2014-0007 (Red River International House)	SF-3-CO-NP to SF-3-CO-H-NP	8/26/14: Denied staff rec. of SF-3-H-CO-NP (5-3)	<p>10/16/14: Approved SF-3-H-CO-NP zoning on 1st reading</p> <p>12/11/14: Approved SF-3-H-CO-NP zoning (6-1); 2nd/3rd readings</p>
C14-2013-0040 (Commodore Perry Estate)	SF-3-CO-NP to GR-MU-CO-NP (Tracts 1 and 2) and GR-MU-CO-H-NP (Tract 1A)	11/12/13: Approved staff rec. of GR-MU-CO-NP for Tracts 1 & 2 and GR-MU-CO-H-NP for Tract 1A, with amendments	<p>12/12/13: Approved staff rec. of GR-MU-CO-NP for Tracts 1 & 2 and GR-MU-CO-H-NP for Tract 1A as PC recommended on 1st reading only. PH remains open.</p> <p>1/23/14: Approved staff rec. of GR-MU-CO-NP for Tracts 1 & 2 and GR-MU-CO-H-NP for Tract 1A, with amendments, on 2nd reading (6-0, L. Leffingwell-off the dais).</p>

			1/30/14: Approved, with conditions, on 3 rd reading (7-0)
C14-2007-0262 (Central Austin Combined Neighborhood Planning Area Vertical Mixed Use)	Applicant proposing Vertical Mixed Use Zoning	12/09/08: Approved	1/29/09: Approved 1 st reading for 'V' (7-0) 3/06/09: Approved 2 nd reading (7-0) 1/11/09: Approved "V" for certain tracts, w/conditions (6-0); 3 rd reading
C14-03-0021 (Cooper Residence: 1011 Block of E 38 th ½ St.)		2/26/03: Approved staff rec. of SF-4A (7-0)	3/27/03: Approved SF-4A (5-0); 1 st reading 4/24/03: Approved SF-4A (6-0); 2 nd /3 rd readings

RELATED CASES:

C14-04-0023 (Hancock Neighborhood Plan Combining District Rezonings)

EXISTING STREET CHARACTERISTICS:

The adjacent street characteristics table is provided below:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
E 39 th Street	50'	30'	Level 1	None	None	Yes

OTHER STAFF COMMENTS:

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Boggy Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Zoning district impervious cover limits apply in the Urban Watershed classification.

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 sq. ft. cumulative is exceeded, and on site control for the two-year storm.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Fire

No comments.

Parks and Recreation

Residential units that are certified affordable under the SMART Housing Policy are exempt from the parkland dedication requirements per City Code § 25-1-601(C)(3). Parkland dedication will be required for any new market-rate residential units that may be proposed by this development, multifamily with MF-6-NP zoning, at the time of subdivision or site plan, per City Code § 25-1-601.

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: thomas.rowlinson@austintexas.gov. At the applicant's request, PARD can provide an early determination of parkland dedication requirements.

Site Plan

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. The principal roadway type is urban. Additional comments will be made when the site plan is submitted.

Compatibility Standards

The site is subject to compatibility standards due to the SF-3-CO-NP zoned lots being adjacent to the west property line and across the street from the south property line.

Demolition and Historic Resources

The applicant is responsible for requesting relocation and demolition permits once the site plan is approved. The City Historic Preservation Officer will review all proposed building demolitions and relocations prior to site plan approval. If a building meets city historic

criteria, the Historic Landmark Commission may initiate a historic zoning case on the property.

Transportation

Transportation Assessment

Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application. A traffic impact analysis shall be required at the time of site plan if triggered per LDC 25-6-113.

Water Utility

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

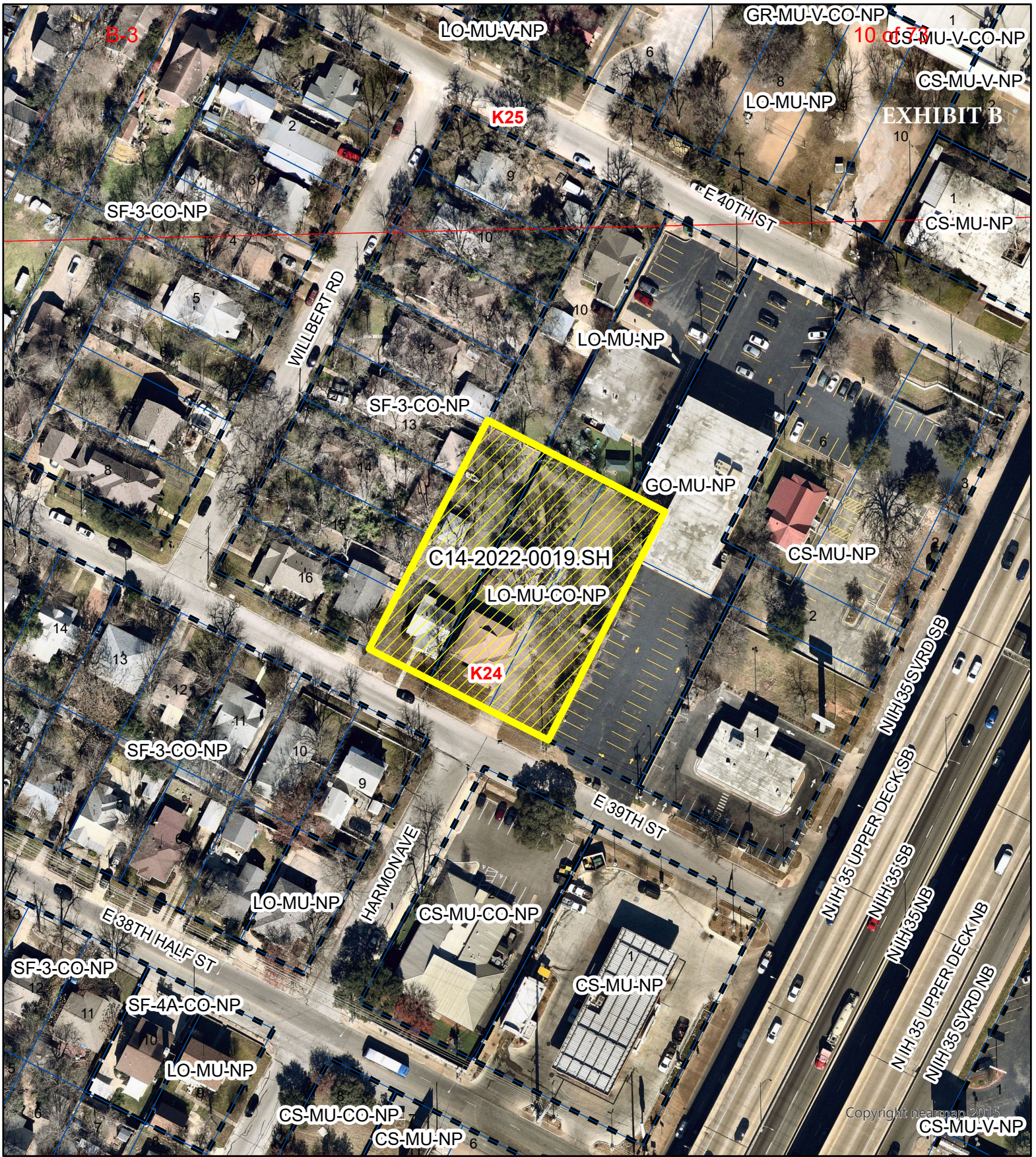
INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. Affordability Unlocked Zoning Verification Letter
- D. SMART Housing Certification Letter
- E. Applicant's Amendment Request Letter
- F. Correspondence from Interested Parties
- G. Postponement Request

ZONING CASE#: C14-2022-0019.SH



Created: 2/22/2022



N



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE



CREEK BUFFER

Cady Lofts

ZONING CASE#: C14-2022-0019.SH

LOCATION: 1004, 1006 and 1008 East 39th Street

SUBJECT AREA: 0.73 Acres

GRID: K24

MANAGER: SHERRI SIRWAITIS



1" = 100'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



City of Austin

P.O. Box 1088, Austin, TX 78767
<https://www.austintexas.gov/department/housing-and-planning>

Housing and Planning Department

February 24th, 2022

Sally Gaskin
5501-A Balcones Dr #302
Austin, TX 78731

Re: Zoning Verification for the Property located at 1004, 1006 and 1008 E 39th Street 78751, Austin, Travis County, Texas

Dear Ms. Gaskin:

This letter is to confirm that the property located at 1004, 1006 and 1008 E 39th Street 78751, Austin, Texas is zoned SF-3 and LO-MU-NP.

Under the SF-3 and LO-MU-NP classification applicable to this property, multi-family residential development is not permitted; however, this site is the subject of an application for the City's Affordability Unlocked Program (AU Program), which is a residential affordable housing development bonus program. *See Division 4 (Affordability Unlocked Bonus Program) in Article 15 of City Code Chapter 25-1.* The AU program makes a qualifying development a permitted use in a commercial base zoning district.

If the current application meets all program requirements, the proposed development will be eligible to be certified as a qualifying development. If certified under the AU Program, the site can be developed as multifamily housing.

Sincerely,

Alex Radtke, Project Coordinator
Housing and Planning Department



City of Austin

P.O. Box 1088, Austin, TX 78767
www.austintexas.gov/department/housing-and-planning

Housing and Planning Department

S.M.A.R.T. Housing Program

February 10, 2022

S.M.A.R.T. Housing Certification

SGI Ventures, Inc.

1004-1008 E. 39th St., Austin TX 78751 (ID 774)

TO WHOM IT MAY CONCERN:

SGI Ventures, Inc. (development contact Sally Gaskin; ph: 713-882-3233; email: sally@sgiventures.net) is planning to develop Cady Lofts, a **102-unit rental** development at 1004-1008 E. 39th St.

102 of the units will be leased to households at or below **80%** Median Family Income (MFI). The project will be subject to a minimum 5-year affordability period after issuance of a certificate of occupancy, unless funding requirements are longer.

This development is seeking a zoning change from **SF-3-CO-NP** to **MF4**. The applicant has submitted evidence of contacting the Hancock Neighborhood Association and Hyde Park Neighborhood Plan Contact Team advising them of their project. The applicant has indicated they will address any legitimate concerns of the neighborhood residents.

The Housing and Planning Department (HPD) certifies the proposed project meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since **21% (21)** of the units will serve households at or below **30% MFI**, **41% (42)** of the units will serve households at or below **50% MFI**, and **38% (39)** of the units will serve households at or below **60% MFI**, the development will be eligible for **100%** waiver of fees listed in Land Development Code, Chapter 25-1-704, as amended or other fees waived under a separate ordinance except for Austin Water Utility (AWU) Capital Recovery Fees. This development is fully in accordance with the requirements under the Texas Local Government Code, Chapter 395.16(g) and 42 U.S.C. Section 12745 (A)(1) as it relates to how housing qualifies as affordable housing and therefore 100% of the units will be eligible to receive Austin Water Utility Capital Recovery Fee (CRF) waivers. The expected fee waivers include, but are not limited to, the following fees:

AWU Capital Recovery Fees
 Building Permit
 Site Plan Review
 Construction Inspection
 Demolition Permit Fee

Concrete Permit
 Electrical Permit
 Subdivision Plan Review
 Parkland Dedication Fee
 (by separate ordinance)
 Regular Zoning Fee

Mechanical Permit
 Plumbing Permit
 Zoning Verification
 Land Status Determination
 Building Plan Review

Prior to issuance of building permits and starting construction, the developer must:

- ◆ Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Contact Austin Energy Green Building: 512-482-5300 or greenbuilding@austinenenergy.com).
- ◆ Submit plans demonstrating compliance with the required accessibility or visitability standards.

Before a Certificate of Occupancy will be granted, the development must:

- ◆ Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).
- ◆ Pass a final inspection to certify that the required accessibility or visitability standards have been met.
- ◆ An administrative hold will be placed on the building permit, until the following items have been completed: 1) the number of affordable units have been finalized and evidenced through a sealed letter from project architect and/or engineer, 2) a Restrictive Covenant stating the affordability requirements and terms has been filed for record at the Travis County Clerk Office.

The applicant must demonstrate compliance with S.M.A.R.T. Housing standards after the certificate of occupancy has been issued or repay the City of Austin, in full, the fees waived for this S.M.A.R.T. Housing certification.

Please contact me by phone 512.974.2108 or by email at alex.radtke@austintexas.gov if you need additional information.

Sincerely,



Alex Radtke, Project Coordinator
Housing and Planning Department

Cc: Kristin Martinez, AE

Jonathan Orenstein, AWU

Mashell Smith, ORS

Cady Lofts

1004 E 39th St. Austin, TX 78751

April 26, 2022

Ms. Sherri Sirwaitis
City of Austin
Housing & Planning Department

RE: Zoning Application for Cady Lofts - C14 2022 0019.SH – Request to Amend Application to include Conditional Overlay (CO)

Dear Ms. Sirwaitis,

Please accept this communication as a formal request to add a Conditional Overlay (CO) to the above referenced rezoning application.

The current LO-MU zoning on the site allows up to 60' in height with affordability unlocked, which is suitable for the Cady Lofts development. However, we are requesting MF-6 zoning in order to fully utilize all three parcels within our development plan. If granted MF-6, we are able to limit the height of our building with a CO of 47 feet.

Should you have any questions, please do not hesitate to contact me.

Regards,



SALLY GASKIN
President
SGI Ventures, Inc.
C: 713 882 3233
Sally@SGIVentures.net

Victoria Carpenter, AIA, RID
3909 Becker Ave.
Austin, TX 78751
(804) 836-4047
victoria.scott.carpenter@gmail.com

April 8, 2022

Maureen Meredith
Senior Planner/Case Manager
City of Austin Planning and Zoning
(512) 974-2695
Maureen.meredith@austintexas.gov

RE: Plan Amendment Case #: NPA-2022-0019.01.SH
Zoning Case #: C14-2022-0019.SH
Property addresses: 1004-1006 E. 39th Street (0.736acres)

Maureen,

Thank you for collecting feedback from interested parties related to the proposed planning amendment.

You don't know me, so I'd like to offer a few qualifiers:

- My husband and I live within 500 feet of the property in question in our first home.
- I am a Texas architect.
- I myself was a Smart Housing resident between 2015 and 2020.
- I was once a representative of a re-zoning case to the Bouldin Creek NA Zoning Committee that received a unanimous favorable vote.
- I am generally in favor of progressive planning and development. And I have never spoken in opposition before.

I would like to express my opposition to this planning amendment application, first and foremost because the application is mis-represented, and furthermore because the proposed planning amendment is out of question without further planning evaluation especially for a project that frankly doesn't need it.

First:

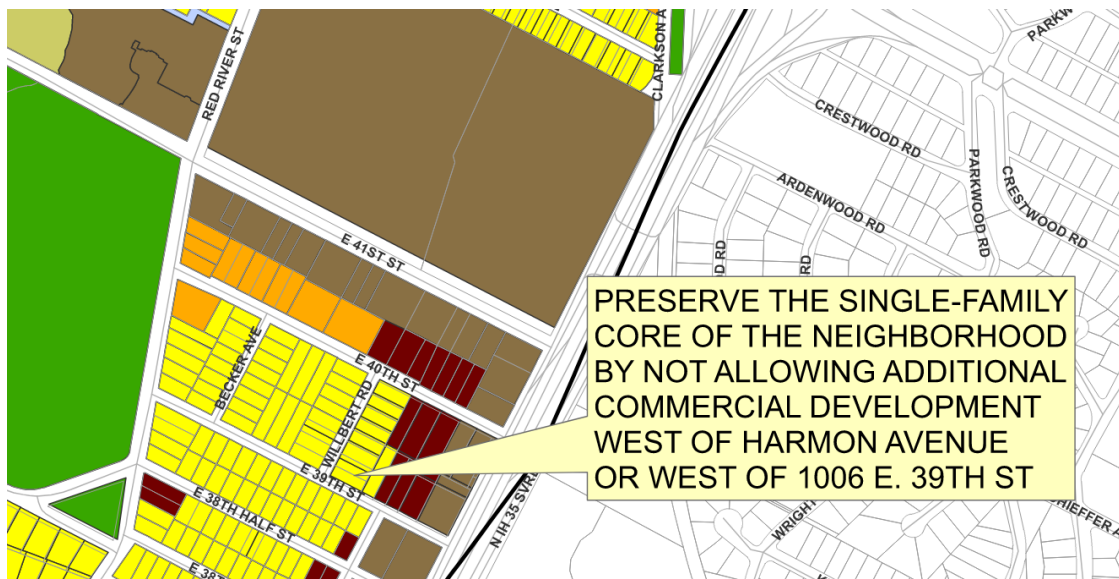
The applicant has stated in their application that this project has been preliminarily approved as an Affordability Unlocked Type 2 project. The applicant is at fault of two eligibility requirements of Type 2 development:

- “At least 50 percent of the affordable dwelling units include two or more bedrooms” (§25-1-722-C-1). The applicant has clearly stated and filed with TDHCA that the project will consist of 100% efficiency units.
- “Is located within ¼ mile of an activity corridor designated in the Imagine Austin Comprehensive Plan...” (§25-1-722-C-4). The location is a half mile away from Airport Boulevard which is the nearest corridor, and that’s if you could physically walk there at either of the inaccessible highway crossings at 38th Street or at the old Sears.

Further:

- 1) It is inappropriate to consider a planning amendment, let alone a zoning change to the highest intensity Multi-Family zoning, that is so explicitly against the direction set by the City of Austin FLUM (updated 11/17/2020) and the Neighborhood Plan Recommendations and Action Plan (RE: Recommendation 25 and Action Item 1.11.25) without at least re-visiting the comprehensive small area planning efforts that developed that specific direction. The applicant has not addressed this question and has not offered any accommodations to evaluate the planning impacts of this change or take action to protect the intention of the City of Austin’s plan.

FLUMs do not typically provide specific written limitations to changes in zoning, as this one does on the exact properties in question.



- 2) Affordability Unlocked is an aggressive bonus program. It enables Commercial and Mixed-use zoned properties to be developed unencumbered by otherwise very restrictive Compatibility Standards, and it enables even the most restrictive Single-Family zoned properties to be developed to a maximum of 52.5FT height. What Affordability Unlocked specifically does not grant is any exception to Impervious Cover limitations set by the base zoning (§25-2-534-H). We have heard from the applicant that the zoning change is being requested due to Impervious

Cover limitations. This is explicitly against the intention and direction set forth in the Affordability Unlocked Bonus Program.

- 3) With my brief but professional understanding of this site and the applicant's proposed development, the goal to provide a mid-intensity development of affordable housing units on this site would be achievable via the Affordability Unlocked Bonus Program without a change in zoning. This applicant could even build beyond their proposed building under their current rights through the current entitlements of the properties to serve more people in need. If they can not solve for their goals on this site then it is the wrong site.

So I question:

What good are our planning documents, tools, and processes if we consider applications that are in such disrespect of the intentions they protect? The proposed project is not in the best interest of my neighborhood community, of the City of Austin, or of the low-income residents it is meant to serve. An MF-6 zoning change is an easy way out for the applicant, at a high price to the City of Austin's comprehensive planning efforts, and at a high risk to our neighborhood. I urge you to recommend against this application. We all deserve better than this.

Sincerely,

A handwritten signature in black ink, appearing to read 'Victoria Carpenter', with a long horizontal flourish extending to the right.

Victoria Carpenter, AIA, RID



Serving Bastrop, Blanco, Caldwell, Hays and Travis counties.

January 28, 2022

TDHCA
Colin Nickells
221 East 11th Street
Austin, TX 78701

RE: TDHCA #22274 Cady Lofts apartment community

Dear Mr. Nickells:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 22274, Cady Lofts to be located at 1004-1008 E 39th, Austin, TX 78751.

Austin Habitat for Humanity is a tax-exempt 501 (c)3 not-for-profit organization that serves the community in which the development site is located. Our organization's primary purpose is to build or repair safe affordable homes and provide housing counseling and homebuyer education services in the greater Austin region to help achieve a vision of a community where everyone has a decent place to live. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,

A handwritten signature in blue ink that reads "Phyllis Snodgrass".

Phyllis Snodgrass
CEO

Board Members

Ross Sabolcik, *Chair* | Mason Ayer | Bob Barnes | A.J. Bingham | Joe Bland | Yvette Boatwright | Kevin Cunningham | John Garrett | Melinda Garvey | Larry Graham | Jay Hartzell | Dr. Rev. Daryl Horton | Phil Hutchinson | Dana Leaman | Robert Lee | Nikelle Meade | Terry Mitchell | John Neff | Jessica Nelson | Mia Parton | Kazique Prince | Cynthea Rhodes-Patterson | Neha Sampat | Larry Smith | Shelli Taylor | Laura Toups | Joe Tracy | Robert Ochoa, *ex-officio member*

500 W Ben White Blvd, Austin, TX 78704
512-472-8788 | austinhabitat.org

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January 24, 2022

TDHCA
 Colin Nickells
 221 East 11th Street
 Austin, TX 78701

RE: TDHCA #22274 Cady Lofts apartment community

Dear Mr. Nickells:

Advisory Council

Will Allen
Growing Power, Inc.
 Lucia Athens
COA Chief Sustainability Officer
 Wendell Berry
Author
 Honorable Lloyd Doggett
U.S. Congress
 Roberto Espinosa
Tacodeli
 Jim Hightower
Author/Commentator
 Richard Linklater
Filmmaker
 Robyn Metcalfe
Food + City
 Raj Patel
Research Professor
 Tom Philpott
Writer for Mother Jones
 Michael Pollan
Author/Professor
 Robin Rather
Collective Strength
 Anne Robertson
Healthy Child, Healthy World
 Dr. Eduardo Sanchez, M.D.
American Heart Association
 Jennifer Vickers
Community Investment Corp.
 Alice Waters
Chez Panisse
 Rob Wilder
Entrepreneur/Restaurateur

I am writing this letter to voice my support for TDHCA Tax Credit Application # 22274, Cady Lofts to be located at 1004-1008 E 39th, Austin, TX 78751.

Sustainable Food Center is a tax-exempt civic organization that serves the community in which the development site is located, with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,

Mark Bethell
 Executive Director
 Sustainable Food Center

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Zeena Querbach

February 2, 2022

Colin Nickells

Competitive Housing Tax Credit Manager

Texas Department of Housing and Community Affairs

221 East 11th Street

Austin, TX 78701

RE: TDHCA #22274 Cady Lofts apartment community

Dear Mr. Nickells:

I am writing this letter to provide our support for Texas Department of Housing and Community Affairs Tax Credit Application # 22274. Cady Lofts to be located at 1004-1008 E 39th, Austin, TX 78751.

Any Baby Can is a tax exempt 501(c)3 not-for-profit organization that serves the community in which the development site is located. Any Baby Can partners with families to overcome obstacles and achieve well-being. With programs that meet clients where they are – at home, work, or school – Any Baby Can helps build stability, develop skills, and navigate systems so children and families reach their full potential with a primary purpose of building strong communities. The opportunity for the families we serve to live in safe and affordable housing is of importance to us.

Please see attached 501(c)(3) determination letter. We have also attached a [link here](#), to our annual report which shows that we serve the Austin community and the area where this proposed project is located. Our website is anybabycan.org and it provides more information about our services and organization.

Sincerely,



Veronda L. Durden

CEO and President

RECEIVED SEP 11 2008

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: AUG 29 2008

ANY BABY CAN OF AUSTIN INC
1121 E 7TH ST
AUSTIN, TX 78702

Employer Identification Number:
74-2684335
DLN:
17053170311048
Contact Person:
DEL TRIMBLE ID# 31309
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
August 31
Public Charity Status:
170(b)(1)(A)(vi)
Form 990 Required:
Yes
Effective Date of Exemption:
June 11, 2008
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

Please see enclosed Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, for some helpful information about your responsibilities as an exempt organization.

Letter 947 (DO/CG)

-2-

ANY BABY CAN OF AUSTIN INC

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Choi". The signature is fluid and cursive, with the first name "Robert" and last name "Choi" clearly distinguishable.

Robert Choi
Director, Exempt Organizations
Rulings and Agreements

Enclosures: Publication 4221-PC

Letter 947 (DO,



P.O. Box 1784, Austin, Texas 78767-1784

512.457.8610 (V) 512.457.8526 (F)

January 28, 2022

TDHCA
Colin Nickells
221 East 11th Street
Austin, TX 78701

RE: TDHCA #22274 Cady Lofts apartment community

Dear Mr. Nickells:

I am writing this letter to voice my support for TDHCA Tax Credit Application # 22274, Cady Lofts to be located at 1004-1008 E 39th, Austin, TX 78751.

Capital IDEA is a tax-exempt civic organization that has enabled residents of other affordable housing developments in Austin, including Saigebrook developments, earn their two-year degrees at Austin Community College and become new professionals in technology and healthcare. Our bread and butter is helping single mothers become Registered Nurses. When that occurs, we all benefit. The previous resident of affordable housing becomes a homeowner and taxpayer. Their children experience a model of success in education and go on themselves to higher education at a roughly 70 percent direct-to-college rate – 25 points above the expected rate.

There is a significant need for housing that is affordable to citizens of modest means as they work their way up a ladder of education and opportunity. This development will help meet that need. We appreciate that previous developments by this team have provided stable housing for Capital IDEA-sponsored students.

Please feel free to call on me for further information. My cell is 512-426-9451 and my email is sjackobs@capitalidea.org.

Sincerely,

Steve Jackobs
Executive Director





Cady Lofts Neighborhood Engagement Timeline

January 7	Official notice sent to Hancock Neighborhood Association, CANPAC, Central Austin CDC, Preservation Austin, North Austin Neighborhood Alliance
January 12	Meeting with Hancock Neighborhood Association Zoning Committee
February 2	Meeting with Hancock Neighborhood Association Zoning Committee
March 16	Full Hancock Neighborhood Association Meeting
April 7	Open Community Meeting Hosted by City of Austin
April 20	Full Hancock Neighborhood Association Meeting
May 16	Meeting with CANPAC (Planned)

From: [Alice Woods](#)
To: [Lisa Stephens](#)
Bcc: [sarah.eckhardt](#); [gina.hinojosa](#); [stephanie.elizalde](#); [superintendent](#); [geronimo.rodriguez](#); [trustees](#); [Andy.Brown](#); [Judge](#); [Jeffrey.Travillion](#); [Comm2](#); [Brigid.Shea](#); [Ann.Howard](#); [Precinct3Constituents](#); [Margaret.Gomez](#); [steve.adler](#); [mayor.adler](#); [Natasha.Madison](#); [district1](#); [vanessa.fuentes](#); [district2](#); [sabino.renteria](#); [district3](#); [gregorio.casarc](#); [district4](#); [ann.kitchen](#); [district5](#); [mackenzie.kelly](#); [district6](#); [leslie.pool](#); [district7](#); [paige.ellis](#); [district8](#); [kathie.tovo](#); [district9](#); [Alison.Alter](#); [district10](#); [coan.dillahunt](#); [smorris](#); [info](#); [adam.stephens](#); [canpac](#); [austinchip](#); [lindsey](#)
Subject: Cady Lofts TDHCA Application Notification
Date: Thursday, January 6, 2022 1:22:00 PM
Attachments: [image001.png](#)

Dear Official:

Cady Lofts, LLC is making an application for the Housing Tax Credit Program and possibly the Multifamily Direct Loan Program with the Texas Department of Housing and Community Affairs (TDHCA) for Cady Lofts to be located at the NWQ of E 39th St and N IH 35, Austin, TX 78751 in Travis County. The residential density of the Development, i.e., the number of Units per acre, is estimated at a maximum of 176.6. This proposed new construction development is an apartment community that will be a maximum of 130 units of which 120 units will be reserved for residents at or below 60% of Area Median Income or averaging up to 60% of Area Median Income. The proposed development will serve permanent supportive housing residents.

In the spring, TDHCA will hold public hearings in various locations around the state or virtually to gather input on Competitive Housing Tax Credit applications. The hearing schedule along with contact information for written public comment will be posted on TDHCA's Public Comment Center website (<http://www.tdhca.state.tx.us/public-comment.htm>) later this year. An interested party or Neighborhood Organization can provide comments on any and all applications at each hearing, or can provide written comments to the Department by email at HTCPC@tdhca.state.tx.us, or by mail at: Texas Department of Housing and Community Affairs, Public Comment - Multifamily Finance Division, P.O. Box 13941, Austin, TX 78711-3941.

Note that in order for input on Competitive Housing Tax Credit applications to be included in the materials relating to presentation for awards to be provided to the Governing Board of TDHCA, such input must be received by TDHCA by 5:00 p.m., Austin TX local time, on June 1, 2022.

Sincerely,

Lisa Stephens
 Consultant, Saigebrook Development LLC
 Representative for Cady Lofts, LLC
 5501-A Balcones Dr. #302
 Austin, TX 78731
 Phone: (352) 213-8700

Alice Woods

From: Alice Woods
Sent: Friday, January 7, 2022 4:41 PM
To: coan.dillahunty [REDACTED]
Cc: Megan Lasch; Sally Gaskin
Subject: Request for Meeting with Hancock Neighborhood Association re Cady Lofts

Dear Mr. Dillahunty,

As you may have received an official notice for yesterday, our development team will be submitting a 9% Housing Tax Credit application to TDHCA for Cady Lofts, a proposed mixed-income and supportive housing community to be located at 1004-1008 E 39th St.

SGI Ventures, O-SDA Industries, and Saigebrook Development have a proven track record of building high quality mixed-income housing throughout Austin. We will be collaborating with other community leaders in supportive housing to provide onsite services for our residents at this community. You can see some of our recent work in Austin at www.affordablehousingtexas.com.

We would love to schedule a virtual meeting with the Hancock Neighborhood Association to discuss the project, and get the neighborhood's input on what they would like to see at this site.

Please let me know what your availability is for a remote meeting to discuss Cady Lofts next week, and we will get something set up via Zoom. We're looking forward to talking further with you and your neighborhood association.



ALICE WOODS

Development Associate

Saigebrook Development | O-SDA Industries

[AWoods](#) [REDACTED] | C: 314.540.5355

5501-A Balcones Dr. #302 Austin, TX 78731

From: Coan Dillahunt
To: Alice Woods
Cc: Megan Lasch; Sally Gaskin; Hugh Bender; Bart Whatley
Subject: Re: Request for Meeting with Hancock Neighborhood Association re Cady Lofts
Date: Monday, January 10, 2022 10:56:26 AM
Attachments: image001.png

Hello Alice,

I've confirmed with our committee members that a Zoom at 5 pm on Wednesday works for us. Please go ahead and set up the zoom meeting for us.

Best regards,

Coan Dillahunt

On Mon, Jan 10, 2022 at 9:25 AM Alice Woods <AWoods@saigebrook.com> wrote:

Mr. Dillahunt,

Thanks so much for getting back to me. 5pm on Wednesday evening works for us, though we would prefer a virtual meeting if possible. If that works for you all, I will send out a Zoom invitation.

Best,



ALICE WOODS
Development Associate
Saigebrook Development | O-SDA Industries
AWoods@saigebrook.com | C: 314.540.5355

5501-A Balcones Dr. #302 Austin, TX 78731

From: Coan Dillahunt <coan.dillahunt@gmail.com>
Sent: Monday, January 10, 2022 9:21 AM
To: Alice Woods <AWoods@saigebrook.com>
Cc: Megan Lasch <megan@o-sda.com>; Sally Gaskin <Sally@sglventures.net>; Hugh Bender <hbender@bendertx.com>; Bart Whatley <bart.whatley@gmail.com>
Subject: Re: Request for Meeting with Hancock Neighborhood Association re Cady Lofts

Alice Woods

Subject: Cady Lofts / Hancock Neighborhood Association Meeting
Location: <https://us02web.zoom.us/j/89030919250?pwd=d3BQUmFvbnErN21KbnJrbXVVeit2UT09>
Start: Wed 1/12/2022 5:00 PM
End: Wed 1/12/2022 6:00 PM
Recurrence: (none)
Meeting Status: Meeting organizer
Organizer: Alice Woods
Required Attendees: Megan Lasch; Sally Gaskin; Coan Dillahunty; Hugh Bender; Bart Whatley
Optional Attendees: Abby Penner; Meesha Afkami
zmMeetingNum: 89030919250

Alice Woods is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/89030919250?pwd=d3BQUmFvbnErN21KbnJrbXVVeit2UT09>

Meeting ID: 890 3091 9250

Passcode: Cady

One tap mobile

+13462487799,,89030919250#,,,,*540613# US (Houston)

+12532158782,,89030919250#,,,,*540613# US (Tacoma)

Dial by your location

+1 346 248 7799 US (Houston)

+1 253 215 8782 US (Tacoma)

+1 669 900 9128 US (San Jose)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Meeting ID: 890 3091 9250

Passcode: 540613

Find your local number: <https://us02web.zoom.us/j/kcY1dHRzsn>

Alice Woods

Subject: Hancock NA + Cady Lofts Discussion
Location: <https://us02web.zoom.us/j/88382664655?pwd=amQ3M1c3Q2xRcjRVR1VleJJKSUdrZz09>
Start: Wed 2/2/2022 4:00 PM
End: Wed 2/2/2022 4:30 PM
Recurrence: (none)
Meeting Status: Meeting organizer
Organizer: Alice Woods
Required Attendees Megan Lasch; Sally Gaskin; Hugh Bender; coan.dillahunty [REDACTED] Bart Whatley; emily [REDACTED] joy [REDACTED]
zmMeetingNum: 88382664655

Alice Woods is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/88382664655?pwd=amQ3M1c3Q2xRcjRVR1VleJJKSUdrZz09>

Meeting ID: 883 8266 4655

Passcode: Cady

One tap mobile

+13462487799,,88382664655#,,,,*803051# US (Houston)

+16699009128,,88382664655#,,,,*803051# US (San Jose)

Dial by your location

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Meeting ID: 883 8266 4655

Passcode: 803051

Find your local number: <https://us02web.zoom.us/j/k7IRlw5rn>

From: [Alice Woods](#)
To: [lhguerrero9@gmail.com](#); [Hugh Bender](#); [coan.dillahunt@gmail.com](#); [Bart Whatley](#)
Cc: [Sally Gaskin](#); [Megan Lasch](#); [emily@newhopehousing.com](#)
Subject: Cady Lofts
Date: Wednesday, February 2, 2022 4:35:00 PM
Attachments: [image001.png](#)

Thank you all for making the time to meet with us. Please find our presentation at this link for your review:

<https://www.dropbox.com/s/oxq1tm9j1mrc5bo/Cady%20Lofts%20Presentation%20220111.pdf?dl=0>

Our timeline is as follows:

- February 3 – City Council will consider a resolution of general support for the project
- We will submit our zoning application and neighborhood plan amendment during February
- March 1 – We submit our application for funding of the project to the state
- A zoning hearing will likely take place during April or May, and we must have our zoning finalized no later than August.
- Final funding awards take place in July

Please don't hesitate to reach out to me with any questions as they come up. Talk soon!



ALICE WOODS

Development Associate

Saigebrook Development | O-SDA Industries

[AWoods@saigebrook.com](#) | C: 314.540.5355

5501-A Balcones Dr. #302 Austin, TX 78731

Alice Woods

From: Alice Woods
Sent: Tuesday, February 8, 2022 2:30 PM
To: lhguerrero9[REDACTED]; Hugh Bender; coan.dillahunty[REDACTED]; Bart Whatley; mebaneaustin[REDACTED]
Cc: Sally Gaskin; Megan Lasch
Subject: RE: Cady Lofts
Attachments: Cady Lofts Draft Resolution 220203.pdf; Cady Lofts Agenda Recommendation 220203.pdf; Austin City Council Action 220203.pdf

Hello Hancock NA Zoning Committee,

I want to keep everyone updated and let you know that Cady Lofts received City Council support at the Feb 3 council meeting. I have attached the draft resolution (which has now passed), as well as the backup information that staff gave to council when recommending support for the project, and the actions taken at the meeting (Cady was Item 22). Please let me know if you have any questions about the attached information or the project in general.

Best,



ALICE WOODS
Development Associate
 Saigebrook Development | O-SDA Industries
 AWoods[REDACTED] | C: 314.540.5355
 5501-A Balcones Dr. #302 Austin, TX 78731

From: Alice Woods
Sent: Wednesday, February 2, 2022 4:35 PM
To: lhguerrero9[REDACTED]; Hugh Bender <[REDACTED]>; coan.dillahunty[REDACTED]; Bart Whatley <bart.whatley[REDACTED]>
Cc: Sally Gaskin <[REDACTED]>; Megan Lasch <[REDACTED]>; emily[REDACTED]
Subject: Cady Lofts

Thank you all for making the time to meet with us. Please find our presentation at this link for your review:
<https://www.dropbox.com/s/oxq1tm9j1mrc5bo/Cady%20Lofts%20Presentation%2020111.pdf?dl=0>

Our timeline is as follows:

- February 3 – City Council will consider a resolution of general support for the project
- We will submit our zoning application and neighborhood plan amendment during February
- March 1 – We submit our application for funding of the project to the state
- A zoning hearing will likely take place during April or May, and we must have our zoning finalized no later than August.
- Final funding awards take place in July

Please don't hesitate to reach out to me with any questions as they come up. Talk soon!

Alice Woods

From: Alice Woods
Sent: Thursday, February 17, 2022 11:19 AM
To: lhguerrero9[REDACTED]; Hugh Bender; coan.dillahunty[REDACTED]; Bart Whatley; mebaneaustin[REDACTED]
Cc: Sally Gaskin; Megan Lasch
Subject: RE: Cady Lofts

Hello Hancock Neighborhood Association Zoning Committee,

I wanted to give everyone an update on the proposed Cady Lofts project: we have determined that we will have to do a FLUM amendment on all three lots, instead of only one, which we had originally discussed. We are not changing anything that we are proposing in terms of the development itself (height, density, etc.), we just received guidance that LO-MU needs to be modified for our proposed use.

We will plan to send you a site plan in the next week and will be happy to discuss further or answer any questions you may have at that point, but I wanted to keep you updated in the meantime, as this is a change from what we discussed at our last meeting.

Please feel free to reach out with any questions.

All the best,



ALICE WOODS
Development Associate
 Saigebrook Development | O-SDA Industries
 AWoods[REDACTED] C: 314.540.5355
 5501-A Balcones Dr. #302 Austin, TX 78731

From: Alice Woods
Sent: Tuesday, February 8, 2022 2:30 PM
To: lhguerrero9[REDACTED]; Hugh Bender <hbender[REDACTED]>; coan.dillahunty[REDACTED]; Bart Whatley <bart.whatley[REDACTED]>; mebaneaustin[REDACTED]
Cc: Sally Gaskin <[REDACTED]>; Megan Lasch [REDACTED]
Subject: RE: Cady Lofts

Hello Hancock NA Zoning Committee,

I want to keep everyone updated and let you know that Cady Lofts received City Council support at the Feb 3 council meeting. I have attached the draft resolution (which has now passed), as well as the backup information that staff gave to council when recommending support for the project, and the actions taken at the meeting (Cady was Item 22). Please let me know if you have any questions about the attached information or the project in general.

Best,

Alice Woods

From: Alice Woods
Sent: Thursday, February 24, 2022 4:09 PM
To: Hugh Bender
Cc: Linda Guerrero; coan dillahunty; Bart Whatley; mebaneaustin; Sally Gaskin; Megan Lasch
Subject: RE: Cady Lofts
Attachments: aerialoverlay2a.jpg; Cady Lofts Elevation 220224.pdf

Hi Hugh,

Thanks for your patience. Please find attached a site plan for the combined three lots, and building elevations. Please feel free to give Megan, Sally, or I a call if you have any questions.



ALICE WOODS
Development Associate
 Saigebrook Development | O-SDA Industries
 AWoods [redacted] | C: 314.540.5355
 5501-A Balcones Dr. #302 Austin, TX 78731

From: Hugh Bender <hbender [redacted]>
Sent: Wednesday, February 23, 2022 7:10 PM
To: Alice Woods <AWoods [redacted]>
Cc: Linda Guerrero <lguerrero9 [redacted]>; coan dillahunty <[redacted]>; Bart Whatley <[redacted]>; mebaneaustin <[redacted]>; Sally Gaskin <[redacted]>; Megan Lasch <[redacted]>
Subject: Re: Cady Lofts

Alice, please let us know how soon you can provide the information mentioned. We will have a zoning Committee mtg ass soon as possible with plans on the HNA considering the **zoning change and FLUM amendments**. But we do have deadlines to notify neighbors. Look forward to receiving this info. Thanks Hugh

From: "AWoods" <[redacted]>
To: "Linda Guerrero" <[redacted]>, "Hugh Bender" <[redacted]>, "coan dillahunty" <[redacted]>, "Bart Whatley" <[redacted]>, "mebaneaustin" <[redacted]>
Cc: "Sally Gaskin" <[redacted]>, "Megan Lasch" <[redacted]>
Sent: Thursday, February 17, 2022 11:18:59 AM
Subject: RE: Cady Lofts

Hello Hancock Neighborhood Association Zoning Committee,

I wanted to give everyone an update on the proposed Cady Lofts project: we have determined that we will have to do a FLUM amendment on all three lots, instead of only one, which we had originally discussed. We are not changing anything that we are proposing in terms of the development itself (height, density, etc.), we just received guidance that LO-MU needs to be modified for our proposed use.

Alice Woods

From: Alice Woods
Sent: Tuesday, March 1, 2022 4:39 PM
To: Hugh Bender
Cc: Linda Guerrero; coan dillahunty; Bart Whatley; mebaneaustin; Sally Gaskin; Megan Lasch
Subject: RE: Cady Lofts

Hi Hugh,

I wanted to make sure that this was all received. I also wanted to confirm that your next neighborhood meeting is scheduled for March 16? Will this be a virtual or in-person meeting?

Thanks,



ALICE WOODS
Development Associate
Saigebrook Development | O-SDA Industries
AWoods@saigebrook.com | C: 314.540.5355
5501-A Balcones Dr. #302 Austin, TX 78731

From: Alice Woods
Sent: Thursday, February 24, 2022 4:09 PM
To: Hugh Bender <[REDACTED]>
Cc: Linda Guerrero <[REDACTED]>; coan dillahunty <[REDACTED]>; Bart Whatley <[REDACTED]>; mebaneaustin <[REDACTED]>; Sally Gaskin <[REDACTED]>; Megan Lasch <[REDACTED]>
Subject: RE: Cady Lofts

Hi Hugh,

Thanks for your patience. Please find attached a site plan for the combined three lots, and building elevations. Please feel free to give Megan, Sally, or I a call if you have any questions.



ALICE WOODS
Development Associate
Saigebrook Development | O-SDA Industries
AWoods@saigebrook.com | C: 314.540.5355
5501-A Balcones Dr. #302 Austin, TX 78731

From: Hugh Bender <[REDACTED]>
Sent: Wednesday, February 23, 2022 7:10 PM
To: Alice Woods <[REDACTED]>
Cc: Linda Guerrero <[REDACTED]>; coan dillahunty <[REDACTED]>; Bart Whatley <[REDACTED]>; mebaneaustin <[REDACTED]>; Sally Gaskin <[REDACTED]>; Megan Lasch <[REDACTED]>
Subject: Re: Cady Lofts

Alice Woods

From: Alice Woods
Sent: Wednesday, March 2, 2022 9:17 AM
To: Hugh Bender
Cc: Linda Guerrero; coan dillahunty; Bart Whatley; mebaneaustin; Sally Gaskin; Megan Lasch; Abby Penner
Subject: RE: Cady Lofts

Hi Hugh,

The westernmost of the three sites is zoned SF-3-NP, the other two are zoned LO-MU-NP. We are seeking a zoning designation of MF-6-NP on all three sites. This is not a change in density or height from what we originally proposed, but we ran into a building coverage conflict, which is why we are seeking this new zoning category for all three lots instead of staying with LO-MU.

Please let me know if any further clarification is needed.



ALICE WOODS
Development Associate
 Saigebrook Development | O-SDA Industries
 AWoods [REDACTED] | C: 314.540.5355
 5501-A Balcones Dr. #302 Austin, TX 78731

From: Hugh Bender <[REDACTED]>
Sent: Tuesday, March 1, 2022 5:11 PM
To: Alice Woods <[REDACTED]>
Cc: Linda Guerrero <[REDACTED]>; coan dillahunty <[REDACTED]>; Bart Whatley <[REDACTED]>; mebaneaustin <[REDACTED]>; Sally Gaskin <[REDACTED]>; Megan Lasch <[REDACTED]>
Subject: Re: Cady Lofts

Alice, one item we do need is a letter (email) with your zoning and neighborhood requesting the current designations and what you are requesting. I can post the PPT and other docs on our site unless you want to provide other info. Thanks Hugh

From: "Hugh Bender" <[REDACTED]>
To: "AWoods" <[REDACTED]>
Cc: "Linda Guerrero" <[REDACTED]>, "coan dillahunty" <[REDACTED]>, "Bart Whatley" <[REDACTED]>, "mebaneaustin" <[REDACTED]>, "Sally Gaskin" <[REDACTED]>, "Megan Lasch" <[REDACTED]>
Sent: Tuesday, March 1, 2022 4:59:55 PM
Subject: Re: Cady Lofts

That is the next meeting and I believe it will be virtual. We will have a zoning committee meeting prior and working to set that up. Hugh

Alice Woods

From: Hugh Bender <[REDACTED]>
Sent: Thursday, March 3, 2022 7:33 AM
To: Alice Woods
Cc: Linda Guerrero; coan dillahunty; Bart Whatley; mebaneaustin; Sally Gaskin; Megan Lasch; Abby Penner
Subject: Re: Cady Lofts

Follow Up Flag: Follow up
Flag Status: Completed

Alice, thanks for the information. Given your timeline and the short time frame between getting the info and our next HNA meeting, we have decided to put you on the net HNA General Meeting agenda at 7pm as it is important to get this information out to the members quickly & correctly. Following that information meeting we will schedule the require Zoning & Development Committee Meeting. We will be in touch about the March 16th meeting details. Hugh

From: "AWoods" <[REDACTED]>
To: "Hugh Bender" <[REDACTED]>
Cc: "Linda Guerrero" <[REDACTED]> "coan dillahunty" <[REDACTED]>, "Bart Whatley" <[REDACTED]> "mebaneaustin" <[REDACTED]> "Sally Gaskin" <[REDACTED]>, "Megan Lasch" <[REDACTED]>, "Abby Penner" <[REDACTED]>
Sent: Wednesday, March 2, 2022 9:17:10 AM
Subject: RE: Cady Lofts

Hi Hugh,

The westernmost of the three sites is zoned SF-3-NP, the other two are zoned LO-MU-NP. We are seeking a zoning designation of MF-6-NP on all three sites. This is not a change in density or height from what we originally proposed, but we ran into a building coverage conflict, which is why we are seeking this new zoning category for all three lots instead of staying with LO-MU.

Please let me know if any further clarification is needed.



ALICE WOODS
Development Associate
 Saigebrook Development | O-SDA Industries
 AWoods <[REDACTED]> | C: 314.540.5355
 5501-A Balcones Dr. #302 Austin, TX 78731

From: Hugh Bender <[REDACTED]>
Sent: Tuesday, March 1, 2022 5:11 PM
To: Alice Woods <[REDACTED]>
Cc: Linda Guerrero <[REDACTED]> coan dillahunty <[REDACTED]> Bart Whatley <[REDACTED]> mebaneaustin <[REDACTED]> Sally Gaskin <[REDACTED]> Megan Lasch <[REDACTED]>

Alice Woods

From: Alice Woods
Sent: Wednesday, March 16, 2022 4:27 PM
To: Coan Dillahunty
Cc: Hugh Bender; Linda Guerrero; Bart Whatley; mebaneaustin; Sally Gaskin; Megan Lasch; Abby Penner
Subject: RE: Cady Lofts

Coan, please find the link to our presentation for tonight below:

<https://www.dropbox.com/s/vvjykdltzcfkqo/Cady%20Hancock%20Presentation%20220316.pptx?dl=0>



ALICE WOODS
Development Associate
Saigebrook Development | O-SDA Industries
AWoods [REDACTED] | C: 314.540.5355
5501-A Balcones Dr. #302 Austin, TX 78731

From: Coan Dillahunty <[REDACTED]>
Sent: Wednesday, March 16, 2022 1:46 PM
To: Alice Woods <[REDACTED]>
Cc: Hugh Bender <[REDACTED]> Linda Guerrero <[REDACTED]> Bart Whatley <[REDACTED]> mebaneaustin <[REDACTED]> Sally Gaskin <[REDACTED]> Megan Lasch <[REDACTED]> Abby Penner <[REDACTED]>
Subject: Re: Cady Lofts

Hello Alice,

That sounds great. Will see you at the meeting today. Thanks again.

Best regards,

Coan

On Wed, Mar 16, 2022 at 11:05 AM Alice Woods <[REDACTED]> wrote:

Hi Coan,

Great, thank you.

We are still planning to send the presentation before the meeting but it might be later this afternoon- apologies we are still waiting on a couple of slides from our partners.

I will plan to control the slides for our team. Happy to jump on 5 minutes early to make sure all is working.

ALICE WOODS
Development Associate
Saigebrook Development | O-SDA Industries
[REDACTED] | C: 314.540.5355
5501-A Balcones Dr. #302 Austin, TX 78731

Alice Woods

Subject: Hancock NA Meeting
Location: <https://nasuni.zoom.us/j/99936179191?pwd=K3JMSjAvUzl5TDJLdVc2UVVRRUdXZz09&from=addon>
Start: Wed 3/16/2022 7:00 PM
End: Wed 3/16/2022 8:00 PM
Recurrence: (none)
Meeting Status: Meeting organizer
Organizer: Alice Woods
Required Attendees: Megan Lasch; Sally Gaskin
Optional Attendees: Abby Penner; Joy Horak-Brown; Emily Abeln

We will have 30 minutes to present.

Meeting <https://nasuni.zoom.us/j/99936179191?pwd=K3JMSjAvUzl5TDJLdVc2UVVRRUdXZz09&from=addon>
URL:
Meeting 999 3617 9191
ID:
Passcode:897982

Join by Telephone

For higher quality, dial a number based on your current location.

Dial: US: +1 346 248 7799

Meeting 999 3617 9191

ID:

Passcode:897982

Alice Woods

Subject: FW: Cmtly Mtg: NPA-2022-0019.01.SH_1004 E. 39th St. (Central Austin Combined NP Area)

Start: Thu 4/7/2022 6:00 PM

End: Thu 4/7/2022 7:30 PM

Recurrence: (none)

Meeting Status: Accepted

Organizer: Meredith, Maureen

-----Original Appointment-----

From: Meredith, Maureen [REDACTED]

Sent: Thursday, March 17, 2022 10:31 AM

To: Meredith, Maureen; Walters, Mark; Megan Lasch; Abby [REDACTED]

Cc: Ikemefuna Enemkpali; Sally Gaskin; Joy Horak-Brown; Emily Abeln

Subject: Cmtly Mtg: NPA-2022-0019.01.SH_1004 E. 39th St. (Central Austin Combined NP Area)

When: Thursday, April 7, 2022 6:00 PM-7:30 PM (UTC-06:00) Central Time (US & Canada).

Where:

Microsoft Teams meeting

Join on your computer or mobile app

[Click here to join the meeting](#)

Or call in (audio only)

[+1 512-831-7858,,471940973#](#) United States, Austin

Phone Conference ID: 471 940 973#

[Find a local number](#) | [Reset PIN](#)

[Learn More](#) | [Meeting options](#)

Alice Woods

From: Hugh Bender [REDACTED]
Sent: Friday, April 8, 2022 10:50 AM
To: Alice Woods
Cc: Sally Gaskin; Megan Lasch; Abby Penner
Subject: Re: Cady Lofts

Follow Up Flag: Follow up
Flag Status: Completed

Alice, The HNA Zoning & Development Committee would like to have a meeting Wednesday April 20th at 7pm (zoom mtg) on your zoning request. Will you be able to have some representatives to present & answer questions. FYI - Email chatter by members is building rapidly the past two days. Thanks Hugh

From: "AWoods" <[REDACTED]>
To: "coan dillahunty" <[REDACTED]>
Cc: "Hugh Bender" <[REDACTED]>, "Linda Guerrero" <[REDACTED]>, "Bart Whatley" <[REDACTED]>, "mebaneaustin" <[REDACTED]>, "Sally Gaskin" <[REDACTED]>, "Megan Lasch" <[REDACTED]>, "Abby Penner" <[REDACTED]>

Sent: Wednesday, March 16, 2022 11:05:20 AM
Subject: Re: Cady Lofts

Hi Coan,

Great, thank you.

We are still planning to send the presentation before the meeting but it might be later this afternoon- apologies we are still waiting on a couple of slides from our partners.

I will plan to control the slides for our team. Happy to jump on 5 minutes early to make sure all is working.

ALICE WOODS**Development Associate**

Saigebrook Development | O-SDA Industries
 [REDACTED] | C: 314.540.5355
 5501-A Balcones Dr. #302 Austin, TX 78731

On Mar 16, 2022, at 11:01 AM, Coan Dillahunty <[REDACTED]> wrote:

Hello Alice,

Just checking in before tonight's meeting. We've got you scheduled to present at 7:10 pm. Are you still planning to send the presentation before the meeting?

From: [Alice Woods](#)
To: [Hugh Bender](#)
Cc: [Sally Gaskin](#); [Megan Lasch](#); [Abby Penner](#)
Subject: RE: Cady Lofts
Date: Friday, April 8, 2022 11:39:00 AM
Attachments: [image001.png](#)

Hi Hugh,

This works for us. Would you like me to send a zoom invite or will you set this up?

Please let us know if there is any specific chatter that it would be helpful for us to address—we are always available to answer neighbors' questions.



ALICE WOODS
Development Associate
 Saigebrook Development | O-SDA Industries
 [REDACTED] C: 314.540.5355
 5501-A Balcones Dr. #302 Austin, TX 78731

From: Hugh Bender [REDACTED]
Sent: Friday, April 8, 2022 10:50 AM
To: Alice Woods [REDACTED]
Cc: Sally Gaskin <[REDACTED]>; Megan Lasch <[REDACTED]>; Abby Penner <[REDACTED]>
Subject: Re: Cady Lofts

Alice, The HNA Zoning & Development Committee would like to have a meeting Wednesday April 20th at 7pm (zoom mtg) on your zoning request. Will you be able to have some representatives to present & answer questions. FYI - Email chatter by members is building rapidly the past two days. Thanks Hugh

From: "AWoods" <AWoods@Saigebrook.com>
To: "coan dillahunty" <coan.dillahunty@gmail.com>
Cc: "Hugh Bender" <hbender@bendertx.com>, "Linda Guerrero" <lhguerrero9@gmail.com>, "Bart Whatley" <bart.whatley@gmail.com>, "mebaneaustin" <mebaneaustin@aol.com>, "Sally Gaskin" <Sally@sgventures.net>, "Megan Lasch" <megan@o-sda.com>, "Abby Penner" <Abby@Saigebrook.com>
Sent: Wednesday, March 16, 2022 11:05:20 AM
Subject: Re: Cady Lofts

Hi Coan,

Great, thank you.

From: [Hugh Bender](#)
To: [Megan Lasch](#)
Cc: [Alice Woods](#); [Sally Gaskin](#); [Abby Penner](#); [coan.dillahunt](#)
Subject: Re: Cady Lofts
Date: Tuesday, April 19, 2022 8:10:58 PM
Attachments: [image001.png](#)

Megan, for tomorrow's 7 pm meeting. Members of the HNA are able to attend and participate in the first part of this meeting.

You are the only item on the agenda and we will give you the floor to provide a brief overview of the project but mostly to focus on the following - below. You may present and ask questions at the end or you may handle questions as you present- your choice.

- A brief overview of this affordable housing process with the COA vs regular process
- Update on the timeline for FLUM, Zoning Committee, City Council and other state approval
- Details on the Zoning Specifics requests
- Present the current site plan focusing on elevations, neighborhood impacts, and what parts of the plan are locked in stone and what could change in the future?

The last part of the meeting is for the 4 - four Committee members to discuss and make a recommendation that goes to the HNA membership. (HNA members and your staff may continue to watch but will not participate unless asked a question.)

We are going to try to keep this to an hour. Thanks Hugh

From: "Megan Lasch" <[REDACTED]>
To: "Hugh Bender" <[REDACTED]>, "AWoods" <[REDACTED]>
Cc: "Sally Gaskin" <[REDACTED]>, "Abby Penner" <[REDACTED]>
Sent: Wednesday, April 13, 2022 4:26:05 PM
Subject: RE: Cady Lofts

Hi Hugh,

Checking to see if we got a location nailed down for this meeting



MEGAN LASCH
President
 O-SDA Industries, LLC
 O: 512.383.5470 | C: 830.330.0762
www.o-sda.com
 5501-A Balcones Dr. #302 Austin, TX 78731

From: Hugh Bender <[REDACTED]>
Sent: Friday, April 8, 2022 10:50 AM
To: AWoods <[REDACTED]>
Cc: Sally Gaskin <[REDACTED]>; Megan Lasch <[REDACTED]>; Abby Penner <[REDACTED]>
Subject: Re: Cady Lofts

Alice, The HNA Zoning & Development Committee would like to have a meeting Wednesday April 20th at 7pm (zoom mtg) on your zoning request. Will you be able to have some representatives to present & answer questions. FYI - Email chatter by members is building rapidly the past two days. Thanks Hugh

From: "AWoods" <AWoods@Salgebrock.com>
To: "coan dillahunt" <coandillahunt@gmail.com>

Alice Woods

Subject: HNA Zoning Committee Meeting
Location: <https://nasuni.zoom.us/j/96400769934?pwd=ZkdWcGFicHV2TTV2TIBEV0xPMjIHUT09&from=addon>
Start: Wed 4/20/2022 7:00 PM
End: Wed 4/20/2022 8:00 PM
Recurrence: (none)
Meeting Status: Meeting organizer
Organizer: Alice Woods
Required Attendees: Alice Woods; Megan Lasch; Sally Gaskin
Optional Attendees: Abby Penner; Sally Gaskin; Meesha Afkani

Meeting

URL: <https://nasuni.zoom.us/j/96400769934?pwd=ZkdWcGFicHV2TTV2TIBEV0xPMjIHUT09&from=addon>

Join by Telephone: [+1 346 248 7799](tel:+13462487799)

Meeting ID: [964 0076 9934](#)

Passcode: 544338

Call to Order 7:00 pm

Members: Hugh Bender, Linda Guerreo, Bart Whatley, Bob Mebane

Guests: Cady Loft Developer Representatives
 Alice Woods, Sally Gaskin, Megan Lasch, Abby Penner

CONSIDERATION:: Zoning Change Request for Cady Lofts Development 39th St

The westernmost of the three sites is zoned SF-3-NP, the other two are zoned LO-MU-NP. Cady Lofts is seeking a zoning designation of MF-6-NP on all three sites

- 1) Presentation on Cady Lofts Development and Operations
- 2) Questions and Discussion by members and then HNA members.
- 3) Action: Recommendation by the Zoning and Development Committee to the HNA General Membership
- 4) Adjourn Mtg

From: Coan Dillahunty <[REDACTED]>
Date: April 21, 2022 at 7:52:08 PM CDT
To: Megan Lasch <[REDACTED]>, Sally Gaskin <[REDACTED]>, lisa <[REDACTED]>
Cc: Bart Whatley <[REDACTED]>, "Bruce H. Fairchild" <[REDACTED]>, "Laura T." <[REDACTED]>
Subject: HNA Zoning Committee Meeting Follow-up

Dear Cady Lofts Team,

Thank you again for your presentation last night. It was interesting and provided new plans for us to review. I've attached two documents for your review:

- HNA Zoning 4-20-22 Recommendation.docx
- 04-21-22 HNA - Cady Lofts Letter.docx

The first attachment summarizes our Zoning Committee meeting last night, along with their recommendation to move the issue to the Hancock Neighborhood Association for further consideration. Based on that recommendation, the second attachment outlines the Hancock Neighborhood Association's request for both additional information and time to complete that analysis once we receive it.

Thank you,

Coan Dillahunty
Hancock Neighborhood Association President

Attachment 1 to previous email

Minutes of the meeting of the Hancock Neighborhood Association (“HNA”) Zoning Committee held April 20, 2022:

The Committee discussed the proposed ‘Cady Lofts” project intended for 1004, 1006, 1008 39th St., Austin, Texas - parcels within the HNA boundaries. It entertained a presentation from one of the many developers involved, Megan Lasch. It had a question and answer period with members of the HNA and Ms. Lasch.

Wherefore, it was RESOLVED that inasmuch as the presentation by Ms. Lasch contained three different options (two of which had not been seen by HNA before) for the proposed project, the Committee advised that there was a need for the HNA to study more information and conduct further discussions with the development group and then to make a report to the HNA members and to City Staff, the Planning and Zoning Commission and City Council, and it was

FURTHER RESOLVED that in order to carry out such further review and necessary actions, the President of the HNA, in accordance with the powers of the President stated in the HNA’s Bylaws, should carry out further investigations and should discuss matters with relevant experts, the City of Austin, other agencies and neighborhood associations, prepare and submit reports as needed, and seek postponements of present hearings with the Planning and Zoning Commission and City Council.

Foregoing was approved by HNA Zoning Committee on April 20, 2022

Date: April 21, 2022

To: Sally Gaskin – Officer of SGI Ventures, Inc. - via email to [REDACTED]
To: Megan Lasch - Officer of O-SDA Industries LLC - via email to [REDACTED]
To: Lisa Stephens – Officer Saigebrook Development - via email to [REDACTED]
(all of the above are collectively referred to as the “Addressees”)

From: Hancock Neighborhood Association

Dear Addressees:

Re: “Cady Lofts” - 1004, 1006, 1008, East 39th St, Austin, Travis county, Texas, a large rental project of 100 units of 400 s.f. each on a small parcel - hereafter called the “Rental Housing Project”

Thank you for the presentation made last night by Megan Lasch. It was interesting and provided new information.

I just wanted to bring you up to date on a few things concerning the Rental Housing Project proposed for our neighborhood.

The Hancock Neighborhood Association (“HNA”) has been chartered to preserve the Hancock neighborhood as may be seen by the heading and title of our website at <https://www.hancockna.org>.

The Zoning Committee of the HNA met last night with one of the developers. After the meeting, it resolved that the President of the HNA should continue to investigate the nature of the proposed project, work with experts as necessary, and work with the City staff, agencies, commissions, and City Council as necessary. Please see attached recommendation.

This recommendation is in addition to the powers that the President of HNA already possesses under Article 10 of the HNA bylaws:

The President shall coordinate all activities of the Association. The President shall be in charge of the program and arrangements for all regular meetings. The President shall preside over Association meetings, appoint members to committees and the CANPAC representatives, establish ad hoc committees, assign duties to officers and members as required, and serve as the official representative for the Association. The President shall be responsible for receiving site plans and other zoning information at any time there is not a chairperson for the Zoning Committee. The President shall be responsible for attending and ensuring that a designate attend all meetings of the Austin Neighborhoods Council or its successor.

The historic character of HNA is well known to all in central Austin. In fact, in 2018, I wrote to Mr. Sadowsky at the City of Austin as follows:

Dear Mr. Sadowsky,
I am Co-chair of Hancock Neighborhood Local Historic District Committee and we were excited to hear about the opportunity to apply for this year's Texas Historical Commission grant program. The Hancock Neighborhood is the largest historic, architecturally intact neighborhood in the City of Austin

and we are doing our best to protect it from the ongoing threat of demolitions and preserve it for future generations.

I've attached our completed letter of intent to this email and look forward to hearing from you.

Best regards,

Coan Dillahunt

Co-chair, Hancock Local Historic District Committee

[REDACTED]

512-694-4388

Also, the bylaws of the HNA state that the HNA is charged as follows:

Article 4 - Purposes

The Purposes of the Association are:

- a) to improve the safety and quality of life in the neighborhood;
- b) to address matters of interest to Association members and non-member residents.
- c) to strengthen the influence of Association members and non-member residents of the neighborhood upon governmental and other entities in matters of interest to the neighborhood.

It has only recently come to the attention of the HNA that the addressees have submitted numerous documents to the City of Austin, TDHCA, HACA, and AAFC, some of which exceed 250 pages. We learned recently that unbeknownst to the HNA, Addressees have submitted documents concerning the Housing Project to the City of Austin concerning certain applications as far back as 2020. This indicates that the Housing Project has been planned for years in advance by Addressees - who have ample time to assemble documents and prepare presentations and submittals for City of Austin, TDHCA, HACA, and AAFC.

Additionally, the addressees have had numerous communications with these governmental groups over the last several months, preparing and submitting various documents, letters, and applications.

However, the HNA has only, within the last day become aware of new site plans and proposed zoning options for the Rental Housing Project, that differ in significant measure from earlier proposals, complicating our ability evaluate options and garner feedback from our residents.

The Hancock neighborhood is a quiet historic area that has for years maintained its unique character through SF-3 zoning.

Because of the foregoing, especially due to the charge of the HNA as per its Article 4 (mentioned above), the HNA must uphold its obligations to its Bylaws and to its neighborhood and assure that it has full and adequate information about the request for the zoning change and Houston Project, before it can make a final recommendation.

Therefore, the HNA respectfully formally requests the Addressees provide the HNA with the complete set of all documents that it has submitted to any government agency, among others. Specially, the HNA respectfully requests the Addressees provide the following to HNA as soon as reasonably practicable:

1. from 2020 to date, any and all documents concerning the Housing Project submitted to any department of the City of Austin, TDHCA, HACA, and AAFC, including all exhibits and attachments thereto.
2. from 2020 to date, any and all emails concerning the Housing Project sent to or received from any department of the City of Austin, TDHCA, HACA, and AAFC, including all exhibits and attachments thereto.
3. any expert reports concerning traffic flow and pedestrian use of streets or sidewalks

on I-35 feeder, Harmon St., 381/2 St., 39th St., 40th St. Wilbert St., Becker St., and Red River.

3. any site plan relating to the project.
4. all architectural drawings or blueprints relating to the project, including elevations and interior plans for each floor.
5. complete environmental Phase 1 or Phase 2 reports
6. complete title reports for all three lots showing the entire deed history of each lot, including deeds, easements, or deed restrictions

When HNA receives them, it will promptly review. In the meantime, so that HNA may make fully and adequately informed decisions, HNA is in the process of consulting with its own experts in affordable housing, historical issues, traffic flow, architecture, and engineering and legal.

Inasmuch as Addressees have had planning for this project started as far back as 2020, we are sure that the Addressees agree that HNA now needs a reasonable period of time to review all matters and submit their report and opinion to the Planning and Zoning Commissions and to City Council. The law entitles the owners in the area and HNA a fair and full notice of relevant information and a fair and full opportunity to assemble its own experts and the full and fair opportunity to be heard - we are sure that the Addressees would agree with that.

Therefore, we would respectfully formally request the Addressees to postpone all set hearings with the Planning and Zoning commission and City Council for at least 90 days from today's date. Will you agree to this 90-day postponement of both dates?

In addition, will you agree to provide the above documents to us? We would greatly appreciate it as it would save time and effort. Please advise.

Thank you.

Hancock Neighborhood Association
By its President: Coan Dillahunty

[REDACTED]

From: Megan Lasch

Sent: Friday, April 22, 2022 5:46 PM

To: 'Coan Dillahunt' [REDACTED]; Sally Gaskin [REDACTED]; Lisa [REDACTED]

Cc: Bart Whatley [REDACTED]; Bruce H. Fairchild [REDACTED]; Laura T. [REDACTED]

Subject: RE: HNA Zoning Committee Meeting Follow-up

Dear Hancock Neighborhood Association ("HNA"),

We are in receipt of your letter dated April 21, 2022, and request for additional information on the Cady Lofts community. We appreciate the engagement of the HNA in the zoning process for our Cady Lofts development.

While we do not feel our finance application is fully relevant to the zoning case at hand, below is a link to both the Pre-Application and Full TDHCA application.

We also do not feel a 90 day delay on the zoning case is warranted to review these finance applications. We are happy to continue to work with the neighborhood association through the zoning process on items such as ingress/ egress, architectural elements, landscaping, etc.

TDHCA 2022 Imaged app #22274 <https://www.tdhca.state.tx.us/multifamily/docs/imaged/2022-9-challenges/22274.pdf> and [22274.pdf \(state.tx.us\)](#)

Please feel free to reach out if you have any further questions or feedback on presentations made to date.

Have a nice weekend!

Megan

From: [Scott Morris](#)
To: [Alice Woods](#)
Cc: [sknapp@centralaustincdc.org](#), [flayne@centralaustincdc.org](#), [aclements@centralaustincdc.org](#),
[info@centralaustincdc.org](#), [Megan Lasch](#)
Subject: Re: Cady Lofts TDHCA Application Notification
Date: Friday, January 7, 2022 3:04:20 PM
Attachments: [image001.png](#)

Dear Ms. Woods:

Thank you for reaching out. A mutual friend got in touch to let us know you needed evidence of notification. I'm sorry of our receipt of the email was delayed.

We have several programs under the Central Austin CDC that you may also be trying to reach, such as My Guadalupe and Friends of Sparky Park.

Good luck with the project.

Sincerely,

Scott Morris

--

Scott Morris
Central Austin Community Development Corporation
[smorris@centralaustincdc.org](#)
512-371-7961
[centralaustincdc.org](#)
[@cdcatx](#)
[@crimeatx](#)

On 2022-01-07 14:17, Alice Woods wrote:

Hello Central Austin CDC Executive Team,

Apologies for the multiple emails. As part of our TDHCA application, we are required to provide acknowledgement of receipt of this application notification, and for some reason I am not receiving an automatic delivery receipt from the email addresses associated with your organization.

Please could a member of the executive team acknowledge receipt of this email so that I can make sure it was received? Otherwise, we will need to send out a notification via certified mail by the end of the day.

Thank you for your help,



ALICE WOODS
Development Associate
Saigebrook Development | O-SDA Industries
[REDACTED] | C: 314.540.5355
5501-A Balcones Dr. #302 Austin, TX 78731

From: Alice Woods

Sent: Friday, January 7, 2022 1:59 PM

To: sknapp [REDACTED] flayne [REDACTED] aclements [REDACTED]

Cc: info [REDACTED] smorris [REDACTED]

Subject: Cady Lofts TDHCA Application Notification

Dear Official:

Cady Lofts, LLC is making an application for the Housing Tax Credit Program and possibly the Multifamily Direct Loan Program with the Texas Department of Housing and Community Affairs (TDHCA) for Cady Lofts to be located at the NWQ of E 39th St and N IH 35, Austin, TX 78751 in Travis County. The residential density of the Development, i.e., the number of Units per acre, is estimated at a maximum of 176.6. This proposed new construction development is an apartment community that will be a maximum of 130 units of which 120 units will be reserved for residents at or below 60% of Area Median Income or averaging up to 60% of Area Median Income. The proposed development will serve permanent supportive housing residents.

In the spring, TDHCA will hold public hearings in various locations around the state or virtually to gather input on Competitive Housing Tax Credit applications. The hearing schedule along with contact information for written public comment will be posted on TDHCA's Public Comment Center website (<http://www.tdhca.state.tx.us/public-comment.htm>) later this year. An interested party or Neighborhood Organization can provide comments on any and all applications at each hearing, or can provide written comments to the Department by email at HTCPC@tdhca.state.tx.us, or by mail at: Texas Department of Housing and Community Affairs, Public Comment - Multifamily Finance Division, P.O. Box 13941, Austin, TX 78711-3941.

Note that in order for input on Competitive Housing Tax Credit applications to be included in the materials relating to presentation for awards to be provided to the Governing Board of TDHCA, such input must be received by TDHCA by 5:00 p.m., Austin TX local time, on June 1, 2022.

Sincerely,

Lisa Stephens

Consultant, Saigebrook Development LLC

Representative for Cady Lofts, LLC

5501-A Balcones Dr. #302

Austin, TX 78731

Phone: (352) 213-8700

lisa@saigebrook.com

ALICE WOODS
Development Associate

From: [Meredith, Maureen](#)
To: [Harden, Joi](#); [Sirwaitis, Sherri](#)
Subject: FW: Public Comment RE: Plan Amendment Case #: NPA-2022-0019.01.SH
Date: Monday, April 11, 2022 10:54:07 AM
Attachments: [image.png](#)
[NPA-2022-0019.01.SH Public Comment Carpenter.pdf](#)

Joi and Sherri:
 FYI. I sent this to Megan Lasch, Abby and Sally Gaskin.
 Maureen

From: Victoria Scott Carpenter <victoriascottcarpenter@gmail.com>
Sent: Friday, April 8, 2022 11:39 AM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Public Comment RE: Plan Amendment Case #: NPA-2022-0019.01.SH

*** External Email - Exercise Caution ***

Maureen,

I'd like to apologize in advance for the lengthy e-mail/attached letter. I can assure you I did limit myself.

Also, thank you for doing your job and collecting feedback from interested parties. I am grateful for our City's transparent process.

You don't know me, so I'd like to offer a few qualifiers:

- My husband and I live within 500 feet of the property in question in our first home.
- I myself was a Smart Housing resident between 2015 and 2020.
- I am a Texas architect.
- I was once a representative of a re-zoning case to the Bouldin Creek NA Zoning Committee that received a unanimous favorable vote.
- I am generally in favor of progressive planning and development. And I have never spoken in opposition before.

I would like to express my opposition to this planning amendment application, first and foremost because the application is mis-represented, and furthermore because the proposed planning amendment is out of question without further planning evaluation especially for a project that frankly doesn't need it.

First:

The applicant has stated in their application that this project has been preliminarily approved as an Affordability Unlocked Type 2 project. The applicant is at fault of two eligibility requirements of Type 2 development:

- "At least 50 percent of the affordable dwelling units include two or more bedrooms" (§25-1-722-C-1). The applicant has clearly stated and filed with TDHCA that the project will consist of 100% efficiency units.
- "Is located within ¼ mile of an activity corridor designated in the Imagine Austin Comprehensive Plan..." (§25-1-722-C-4). The location is a half mile away from Airport Boulevard which is the nearest corridor, and that's if you could physically walk there at either of the inaccessible highway crossings at 38th Street or at the old Sears.

MF-6 zoning change is an easy way out for the applicant, at a high price to the City of Austin's comprehensive planning efforts, and at a high risk to our neighborhood. I urge you to recommend against this application. We all deserve better than this.

Sincerely,

- Victoria

VICTORIA CARPENTER, AIA, RID
M: (804) 836-4047

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to cybersecurity@austintexas.gov.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

Case Number: C14-2022-0019.SH

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: May 10, 2022, Planning Commission

James Racanelli

Your Name (please print)

1001 E 39th Austin, TX 78751

☐ I am in favor
☒ I object

Your address(es) affected by this application (optional)

Jim Racanelli

5-3-22

Signature

Date

Daytime Telephone (Optional):

210 771 8332

Comments: ① Density too high for .74 acre in an existing small lot neighborhood,

② The developers intentionally did not want input. They had initial plans in early 2020.

We live 100' to 150' away and had no idea of mfb until March 2022.

③ 100 single men adjacent to two day cares. Is this the best planning Austin can do?

If you use this form to comment, it may be returned to:

City of Austin, Housing & Planning Department

Sherri Sirwaitis

P. O. Box 1088, Austin, TX 78767

Or email to:

sherri.sirwaitis@austintexas.gov

James Racanelli
1001 East 39th
Austin, TX 78751
(210)771-8332
James.racanelli@sentemortgage.com

April 12, 2022

Maureen Meredith
Senior Planner/Case Manager
City of Austin Planning and Zoning
(512)974-2695
Maureen.meredith@austintexas.gov

RE: Plan Amendment Case #: NPA-2022-0019-SH
Zoning Case #: C14-2022-0019.SH
Property Address:1004-1006 E. 39th Street (0.736 acres)

Maureen,

After listening to The Cady Lofts presentation on April 7, I realized the process of purchasing and developing the project was initiated without any Hancock community input or insight. It appears to me they were too busy struggling to make the project fit in a tight lot to consult the neighborhood. The project is a big stretch for this location. While understandable, this is certainly un-neighborly. My house is a few yards from the proposed project, and I would have gladly offered my opinions on the best use of the land for the homeless population as well as shared my experiences in developing a multi-unit condo complex in an historic district. My wife was a school district Homeless Director for years in a surrounding community and would have gladly offered her professional opinions. Our neighborhood is full of talented stakeholders who could have helped with this project.

As a Condo developer in a project in Gruene, Texas, steps were implemented to have the community support and buy-in. The process created an atmosphere of acceptance and participation among the stakeholders and all in all helped us to develop a condo complex that fit the character of the community. Initially, we had 40 two-bedroom units in a complex that did not match the district. With community input, the project changed to 23 units with three - bedrooms in order to have the stakeholders' desired family-oriented project. We also reduced the project from four floors to three so we wouldn't tower over neighbors. The result was we were able to make it work financially and have neighbors who are happy and at peace with the project. Imagine if the developers for Cady Lofts

included stakeholders and neighbors when planning. The April 7 meeting would have had a very different message.

Placing 100 efficiency units with unhoused male occupants who need significant support services on .74 acres is misuse of the land in relationship to the surrounding community and businesses. East 39th street is already a high traffic area which includes many pedestrians and parked cars daily. I would surmise that the area is at capacity in its current state. The project will certainly change the character of our small community.

The developers spent two years (as stated in the aforementioned meeting) coming up with very detailed plans to include budgets and nonprofit participants. Because of the late notice, to the neighborhood, it looks like they are basically trying to "pull the wool over our eyes" because they assumed the community would not want public supported housing in their backyard. It is not fair to the neighborhood that we must be the bad guys and oppose a project that the city clearly wants.

All in all, I am against allowing this SUPER HIGH-DENSITY MF-6 PROJECT after one or two meetings with the developers. This is the same sort of behavior that caused the city to lose the CodeNext lawsuit. Please deny the current zoning change so we can have reasonable input into a project that will be there for the rest of our lives.

Sincerely,

A handwritten signature in cursive script that reads "James Racanelli". The signature is written in dark ink and is positioned below the word "Sincerely,".

James Racanelli

From: Coan Dillahunt
To: [Meredith, Maureen](#); [Sirwaitis, Sherri](#); [Jones, Nathan](#)
Cc: [Bart Whatley](#); [Laura T.](#); [Bruce H. Fairchild](#)
Subject: Hancock Neighborhood Association Cady Lofts Update
Date: Friday, April 22, 2022 8:01:42 AM
Attachments: [04-21-22 HNA - Cady Lofts Letter.docx](#)
[HNA Zoning 4-20-22 Recommendation.docx](#)

*** External Email - Exercise Caution ***

To: Maureen Meredith COA NPA - via email to maureen.meredith@austintexas.gov
 To: Sherri Sirwaitis COA Zoning - via email to sherri.sirwaitis@austintexas.gov
 To: Nathan Jones COA AU - via email to nathan.jones@austintexas.gov

From: Hancock Neighborhood Association, by its President, Coan Dillahunt

Dear Maureen, Sherri, and Nathan:

Re: “Cady Lofts” - 1004, 1006, 1008, East 39th St, Austin, Travis county, Texas, a large rental project of 100 units of 400 s.f. each on a small parcel - hereafter called the “Rental Housing Project”

I just wanted to bring you up to date on a few things concerning the Rental Housing Project proposed for our neighborhood. The Hancock Neighborhood Association (“HNA”) has been chartered to preserve the Hancock neighborhood as may be seen by the heading and title of our website at <https://www.hancockna.org>.

The Zoning Committee of the HNA met one Wednesday night (04/20/22) with one of the developers. After the meeting it recommended that the President of the HNA should continue to investigate the nature of the proposed project, work with experts as necessary, and work with the City staff, agencies, commissions, and City Council as necessary. Please see attached resolution.

This resolution is in addition to the powers that the President of HNA already possesses under Article 10 of the HNA bylaws:

The President shall coordinate all activities of the Association. The President shall be in charge of the program and arrangements for all regular meetings. The President shall preside over Association meetings, appoint members to committees and the CANPAC representatives, establish ad hoc committees, assign duties to officers and members as required, and serve as the official representative for the Association. The President shall be responsible for receiving site plans and other zoning information at any time there is not a chairperson for the Zoning Committee. The President shall be responsible for attending and ensuring that a designate attend all meetings of the Austin Neighborhoods Council or its successor.

I wanted you to have this information. I am respectfully requesting that you keep me advised of any material developments concerning any applicable information that you have now or will receive concerning this project, including all relevant deadline dates for submitting information.

Also, I wanted you to have the letter that I sent to the developers yesterday. This will give you

an understanding of why it appears to the HNA that there is much more material information that the developers have that HNA has not yet become aware of and why it is a critical prerequisite to our ability to make an informed decision and thereafter submit reasoned comments and/or objections to City staff and the Planning and Zoning Commission.

We have asked the developers to provide this information on a timely basis and to also agree to a postponement of present hearings before the Planning and Zoning Commission and City Council. We will let you know their answer.

In order that the HNA can plan its investigation and review of this project, it is important for it to know the dates by which it must present and submit its report with comments/objections to each of your city staff departments.

Would each of you kindly reply to me as to the deadline that HNA has to submit documents to each of your city staff departments?

HNA thanks all of you in advance for your professional consideration of this matter.

Sincerely,

Hancock Neighborhood Association
By its President, Coan Dillahunt

Contact info: (512) 694-4388, coan.dillahunt@gmail.com

Attachments:

HNA Zoning 4-20-22 Resolution
04-21-22 HNA Cady Lofts Developer Letter

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**RESOLUTION
BY THE HANCOCK NEIGHBORHOOD ASSOCIATION (“HNA”)**

Whereas, the Hancock neighborhood is valued for its residential character that is unique in Austin and one of the few remaining central city neighborhoods with a unique mix of land uses and residents; and

Whereas, the Hancock Neighborhood Plan explicitly calls for the preservation of SF-3 zoning on lot 1004 E-39TH and no mixed-family development to the West of Harmon; and

Whereas, SGI Ventures (the “Applicant” henceforth) with support from the Housing Authority of Austin (HACA) has applied with the State of Texas for 9% tax credits to develop and operate a building containing 100 SRO efficiency rental units (of approximately 451 s.f. each) for permanent supportive housing (“PSH”) to be located partly on land now zoned SF-3 in a residential family area of the Hancock Neighborhood; and

Whereas, the Applicant has applied for a zoning change and FLUM amendment for parcels of land at 1004, 1006, and 1008 E39th to change zoning so as to the highest allowed density (MF-6-NP) and has asked for an Affordability Unlocked certification so as to avoid compatibility requirements, among other things; and

Whereas, the Hancock Neighborhood has had its density increased by 1200 units in recent years in the former Concordia campus with promises for affordable housing that have been unmet; and

Whereas, the Applicant has previously proposed designs of a building that indicated that a mix of efficiency units and one and two-bedroom units was economically viable but now has recently indicated to HNA that they could build 100 rental units of 451 s.f. each without a zoning change; and

Whereas, the HNA was first briefly notified in January 2022 in a short email about the possibility of state tax credits for a “potential project” but HNA was never informed of the developer’s request for a zoning change, FLUM amendment, the large involvement of the Housing Authority of the City of Austin until a few weeks ago, nor have the developers of this project yet provided the HNA (despite requests) with important material information about the project, its ultimate ownership, its final design or details of its management over the 50 years minimal life of the rental housing project.

Whereas, the HNA has been recently involved with TxDOT concerning TxDOT plans to enlarge I-35 so that it encroaches almost one city block further into E. 39th St, thereby eliminating present sidewalks and placing traffic flow closer to the SF-3 zone; and the HNA has noted that 39th St has no sidewalks on either side

Whereas, in just the last few short weeks, as the developer has revealed more details about its rental project, the HNA needs to obtain all relevant information and study it as HNA aspires to create a plan that enhances the character of the Hancock neighborhood, helps solve the affordable housing crisis in Austin through alternative two and three-bedroom ownership projects and permanent supportive housing while buffering the neighborhood from the I-35 redevelopment and further encroachment.

NOW, THEREFORE,

BE IT RESOLVED BY THE HANCOCK NEIGHBORHOOD ASSOCIATION OF THE AUSTIN CITY COUNCIL THAT:

To protect and maintain the single-family nature of one of Austin's most unique Central neighborhoods, and to enable a planned approach to redevelopment along the I-35 transit corridor in the near future; the Hancock Neighborhood Association makes the following recommendations on the Proposed Cady Lofts (100 rental units of 451 s.f. each) Zoning Change and FLUM Amendment.

The Hancock Zoning Neighborhood Association OPPOSES and recommends AGAINST the Zoning Change and FLUM Amendment for the following reasons:

1. The building is not compatible with the neighborhood from both a unit mix (non-family) and a density (x10 current use) point of view
2. As mentioned previously, the developer has not yet provided HNA with important information that has been requested and therefore we do not know what will be built on the land if we were to agree to the zoning change. We do not see sufficient evidence of committed and funded supportive services necessary to have a successful project.
3. The application is only competitive at the State due to misrepresentation by City Staff that the Hancock neighborhood is an area in need of revitalization. This is one of the last remaining opportunities for the City to correct its mistake.
4. We have been forced into an inappropriately tight timeline by late engagement from the Applicant and the failure to provide timely information resulting in a denial of HNA's right to make an informed decision and have a meaningful opportunity to be heard.
5. Premature densification in this area will hinder options for better use in the future.

Because of the foregoing, in addition to the OBJECTION to the proposed 100-unit rental project, the HNA formally requests a 90 DAY POSTPONEMENT of any hearing scheduled at the Planning Commission and or City Council so that such would not take place until at least August 2022 – this would provide the HNA with time to further study important material information and retain experts as needed.

BE IT FURTHER RESOLVED:

To request the City Manager, City Council, Planning Commission, and City Staff to consider the Hancock Neighborhood Association's recommendations related to land use in the Eastern section of the Hancock Neighborhood:

1. instead of unreasonable short notice, to engage with the HNA on an early and timely basis and allow ample time for reasonable notice and opportunity to be heard after full disclosures
2. to study, in advance, along with the HNA, the land with the highest and best use for affordable housing and Affordability Unlocked in the Hancock area - as the HNA could easily indicate that other tracts of land would be available for affordable housing without neighborhood disruption
3. to study and to make as necessary, certain clarifications as may be necessary with TDHCA with respect to the requirements of revitalization plans prior to offering further letters of support for 9% tax credit applications
4. to change present City policy regarding Affordability Unlocked (AU) applications so as to require that Neighborhood Associations **MUST** be notified in advance of all AU applications covering projects within a neighborhood. HNA has been surprised to learn that the developer, in this case, has had numerous communications with the Affordability Unlocked staff at the City but no person from any City staff department timely advised the HNA of this.

ADOPTED BY THE HANCOCK NEIGHBORHOOD ASSOCIATION: April 28, 2022

ATTEST:



Coan Dillahunty
President, Hancock Neighborhood Association

From: Guerrero <>
Sent: Tuesday, May 3, 2022 10:27 AM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Cady Lofts-

*** External Email - Exercise Caution ***

Maureen Meredith
Senior Planner/Case Manager
City of Austin Planning and Zoning (512) 974-2695 Maureen.meredith@austintexas.gov

RE: Plan Amendment Case #: NPA-2022-0019.01.SH Zoning Case #: C14-2022-0019.SH Property addresses:
1004-1006 E. 39th Street (0.736) acres

I am a resident of the Hancock Neighborhood Association. I'm writing to oppose the Cady Lofts proposal for a zoning change.

The best option for the Hancock residents will be a vote for no zoning change so there is a buffer for the existing residents that will be the most impacted.

My concerns regarding the higher zoning is that the Affordability Unlock on a MF-6 could allow 135' and more impervious cover.

Cady Lofts told the HNA in a presentation a few weeks ago that they could build on the current zoning.

The lower zoning advantage for our neighborhood is 60' and less impervious cover.

A better outcome for this potential project will foster a more balanced community.

Thank you for your consideration.

Respectfully,
Linda H. Guerrero

Guerrero
512-970-2035

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clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to cybersecurity@austintexas.gov.

From: [Meredith, Maureen](#)
To: [Mary Ann Osborne](#)
Cc: [Sirwaitis, Sherri](#)
Subject: RE: Cady Loft email
Date: Tuesday, May 3, 2022 12:18:45 PM

Thank you for your comments. We will add them to the staff case reports.
Maureen

-----Original Message-----

From: Mary Ann Osborne <mary.ann.osborne@gmail.com>
Sent: Tuesday, May 3, 2022 12:17 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Cady Loft email

*** External Email - Exercise Caution ***

Mary Ann Osborne
512 E. 39th St
Austin, TX 78751

May 3, 2022

Maureen Meredith
Senior Planner/Case Manager
City of Austin Planning and Zoning
(512) 974-2695
Maureen.meredith@austintexas.gov

RE: Plan Amendment Case #: NPA-2022-0019.01.SH
Zoning Case #: C14-2022-0019.SH
Property addresses: 1004-1006 E. 39th Street (0.736) acres

Ms. Meredith,

I am writing as a member of the Hancock Neighborhood to express my support for public supportive housing but not the Cady Lofts proposal. There is a better option, Lancaster, which is in a more appropriate development area and has neighborhood support. I hope Austin will move forward in a progressive but responsible way, meeting needs while also maintaining respect for neighborhoods. Thank you for your consideration.

Best regards,
Mary Ann Osborne

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May 4, 2022

RE: Letter of Support for Cady Lofts

To Whom It May Concern:

The Ending Community Homelessness Coalition (ECHO) is the lead Continuum of Care (CoC) agency for Austin/Travis County. ECHO is charged with creating and managing access to permanent housing on behalf of the homeless response system. The proposed Cady Lofts development at 1004-1008 E 39th Street will provide 100 Permanent Supportive Housing (PSH) units dedicated to single adults. Cady Lofts will dedicate 100% of the units to the Homelessness Response System and will exclusively take referrals through the Coordinated Entry system, which is coordinated by ECHO.

We currently have a gap of approximately 3000 PSH units for single households in Austin/Travis County and a gap of approximately 150 PSH units for families. These units will provide much needed PSH for our unhoused single household neighbors in a high opportunity area just west of I-35. The developers of Cady Lofts, SGI Ventures, and New Hope Housing approached ECHO in early March to begin conversations of how to set up a successful partnership at the property. In addition, SGI Ventures connected neighbors to ECHO. ECHO provided information to the neighborhood directly regarding the needs of the Homelessness Response System.

ECHO is therefore in support of Cady Lofts housing development as it will produce long term resources to end homelessness in Austin/Travis County.

Please feel free to reach out with any questions.

Sincerely,

Kate Moore
Kate Moore (May 4, 2022 12:37 CDT)

Kate Moore
VP of Strategic Planning and Partnerships
katemoore@austinecho.org

May 4, 2022

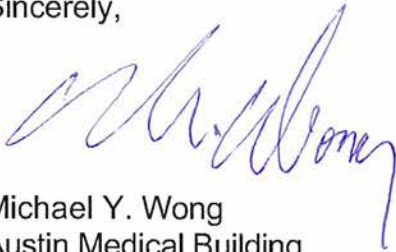
RE: Zoning Case #C14-2022-0019.SH for Cady Lofts Project (1004-1008 E 39th Street)

To whom it may concern:

I am writing this letter to voice my support of the zoning change proposed at 1004-1008 E 39th Street, Austin, TX 78751 and the Cady Lofts Project. This affordable housing is much needed, and would be an asset to the neighborhood and this part of Austin.

I represent the property owner of the: Austin Medical Building, 1009 E. 40th St., its back parking located at 1010 E. 39th St.; and 1007 E. 40th St., occupied by Stepping Stone School, all of which are contiguous to the site being discussed.

Sincerely,



Michael Y. Wong
Austin Medical Building
RMM Family Partnership, LP

From: Coan Dillahunt
To: [Meredith, Maureen](#); [Sirwaitis, Sherri](#); [Jones, Nathan](#)
Cc: [Bart Whatley](#); [Laura T.](#); [Bruce H. Fairchild](#)
Subject: Hancock Neighborhood Association Cady Lofts Update
Date: Friday, April 22, 2022 8:01:42 AM
Attachments: [04-21-22 HNA - Cady Lofts Letter.docx](#)
[HNA Zoning 4-20-22 Recommendation.docx](#)

*** External Email - Exercise Caution ***

To: Maureen Meredith COA NPA - via email to maureen.meredith@austintexas.gov
 To: Sherri Sirwaitis COA Zoning - via email to sherri.sirwaitis@austintexas.gov
 To: Nathan Jones COA AU - via email to nathan.jones@austintexas.gov

From: Hancock Neighborhood Association, by its President, Coan Dillahunt

Dear Maureen, Sherri, and Nathan:

Re: “Cady Lofts” - 1004, 1006, 1008, East 39th St, Austin, Travis county, Texas, a large rental project of 100 units of 400 s.f. each on a small parcel - hereafter called the “Rental Housing Project”

I just wanted to bring you up to date on a few things concerning the Rental Housing Project proposed for our neighborhood. The Hancock Neighborhood Association (“HNA”) has been chartered to preserve the Hancock neighborhood as may be seen by the heading and title of our website at <https://www.hancockna.org>.

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Would each of you kindly reply to me as to the deadline that HNA has to submit documents to each of your city staff departments?

HNA thanks all of you in advance for your professional consideration of this matter.

Sincerely,

Hancock Neighborhood Association
By its President, Coan Dillahunt

Contact info: (512) 694-4388, coan.dillahunt@gmail.com

Attachments:

HNA Zoning 4-20-22 Resolution
04-21-22 HNA Cady Lofts Developer Letter

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From: [Meredith, Maureen](#)
To: [Megan Lasch](#); [Abby Penner](#); [Sally Gaskin](#)
Cc: [Sirwaitis, Sherri](#); [Harden, Joi](#); [Rivera, Andrew](#)
Subject: FW: NPA - 2022-0019.01
Date: Tuesday, May 3, 2022 4:40:34 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

Megan, Abby, and Sally:

Looks like this is the final postponement request from Hancock NA and CANPAC NPCT. See below.
Maureen

From: Adam Stephens <>

Sent: Tuesday, May 3, 2022 4:17 PM

To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Bart Whatley
; Mary Ingle ; Betsy Greenberg

Cc: Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>; Harden, Joi <Joi.Harden@austintexas.gov>;
Coan Dillahunty <>; Rivera, Andrew <Andrew.Rivera@austintexas.gov>

Subject: RE: NPA - 2022-0019.01

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HNA (Coin Dillahunty) and CANPAC agree on a request for a postponement to 6/14. This is the final postponement request from the neighborhood association and CANPAC, our earlier requests can be disregarded. Sorry for any confusion, Adam

From: Meredith, Maureen <Maureen.Meredith@austintexas.gov>

Sent: Tuesday, May 3, 2022 1:57 PM

To: Adam Stephens <>; Bart Whatley
<>; Mary Ingle <>; Betsy Greenberg
<>

Cc: Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>; Harden, Joi <Joi.Harden@austintexas.gov>;
Coan Dillahunty <>; Rivera, Andrew <Andrew.Rivera@austintexas.gov>

Subject: RE: NPA - 2022-0019.01

Hi, Adam:

Megan said they will not ask for a PP to the May 24th PC hearing but they would not have objected

to a neighborhood PP request to that date. Do you want me to use your email below as CANPAC's official postponement request to the June 14 PC hearing?

It looks like there might be multiple postponement requests for various PC dates. I don't know at this time how those multiple requests will be presented to the Planning Commissioners at the May 10 PC hearing. I will keep you posted.

Maureen

From: Adam Stephens <>
Sent: Tuesday, May 3, 2022 11:15 AM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Bart Whatley <>; Mary Ingle <>; Betsy Greenberg <>
Cc: Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>; Harden, Joi <Joi.Harden@austintexas.gov>; Coan Dillahunt <>
Subject: RE: NPA - 2022-0019.01

*** External Email - Exercise Caution ***

Maureen, I wanted to follow up on this email from yesterday I have not seen a response on yet, and let me know if a phone call to go over this would be best. I'm looping in Coan Dallahunt, president of Hancock Neighborhood Association.

There has evidently been changes to the applicant's proposal since their city staff sponsored presentation that CANPAC will be presented at our 5/16 meeting. As complex as this case is, it appears a postponement to Planning Commission's June 14 meeting is more appropriate.

Does the applicant have their postponement in place? I want to make sure everything is in place. Thank you, Adam

From: Adam Stephens
Sent: Monday, May 2, 2022 3:03 PM
To: 'Meredith, Maureen' <Maureen.Meredith@austintexas.gov>; Bart Whatley <bart.whatley@gmail.com>; Mary Ingle <casamia22@att.net>; Betsy Greenberg <betsy.greenberg@gmail.com>
Cc: Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>; Harden, Joi <Joi.Harden@austintexas.gov>
Subject: RE: NPA -2022-0019.01

If the applicant has not postponed, then yes, we would like to ask for a postponement. For now 5/24 should be sufficient, we will know more after we meet with the applicant 5/16.

From: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Sent: Friday, April 29, 2022 12:45 PM
To: Adam Stephens <>; Bart Whatley

<bart.whatley@gmail.com>; Mary Ingle <casamia22@att.net>; Betsy Greenberg <betsy.greenberg@gmail.com>

Cc: Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>; Harden, Joi <Joi.Harden@austintexas.gov>

Subject: RE: NPA-2022-0019.01

Adam:

Megan Lasch has said they will ask for a postponement of the cases from the May 10 to the May 24 PC hearing. Is your postponement request a "just in case" provision? Also, your memo does not say what PC date you are requesting the cases to be postponed to. Is it a date other than what Megan has said would be her request for May 24th?

Maureen

From: Adam Stephens <>

Sent: Friday, April 29, 2022 10:23 AM

To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>

Cc: Bart Whatley <>; Betsy Greenberg <>; Mary Ingle <>

Subject: NPA - 2022-0019.01

*** External Email - Exercise Caution ***

Meredith,

Please see attached postponement request from the contact team for this Plan Amendment. We are scheduled to meet with the applicant later this month regarding this request.

Thank you,

Adam Stephens, CANPAC co-chair



Adam Stephens

Loan Officer | NMLS No. 216606

📞 512.459.2407 📠 512.689.7650



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