



May 1, 2020

Re: File Number 10076-1901

Attn: Mashell Smith  
Real Estate Supervisor

To Whom It May Concern:

Last year, the Guadalupe Neighborhood Development Corporation (GNDC) applied for an alley vacation for the 10-foot remainder of an alley located adjacent to the rear of our property at 809 East Street. City of Austin notification regarding this application first went out to the public on or around October 25, 2019. The Urban Transportation Commission and the Planning Commission reviewed the application in November 2019 and both supported the request on consent. On February 20, 2020, the Austin City Council approved the sale of the remainder of the alley to GNDC, also on consent.

It is my understanding that, due to a notification error in 2019, a new notification was sent out in 2020. At the end of March, I learned from our engineering firm that numerous owners of condominiums at the Tyndall on Robertson Hill, adjacent to our property, responded to the notice with objections. On April 9<sup>th</sup>, City staff provided us with scanned copies of the hard copy objection letters they had received and on April 15<sup>th</sup>, staff provided us with copies of the emailed objections.

On April 14<sup>th</sup>, I sent a letter by US mail to each Tyndall owner who had sent hard copy objection letters and I copied Mashell Smith, City of Austin Real Estate Supervisor, by email on the letter and the mailing labels. On April 15<sup>th</sup>, I sent an email letter responding to every one of the Tyndall owners who had emailed an objection and again copied Ms. Smith and Land Management on the email. My letter to the Tyndall owners addressed their concern about fire and safety which was the focus of the objections by the Tyndall owners. La Vista de Lopez will be a safer project with the inclusion of the remainder of alley.

In my response, I let the Tyndall owners know that, because of COVID-19, we were open to a virtual meeting if they wished. I provided the owners my office address, my phone number and my email address. Despite providing a variety of ways to be contacted, at this time I have not received a single response from anyone. I also should note that my office is across the street from the Tyndall condominiums.

Just as the developers of the Tyndall used the 10 feet of adjacent alley, GNDC would like to use the remainder of the alley for its development. La Vista de Lopez will be a beautiful and affordable home for persons over the age of 62 with low to moderate income. Austin needs 60,000 units of affordable housing over the next 10 years. Please help us move a little closer towards achieving that goal.

Sincerely,

Mark C. Rogers, Executive Director

**From:** Mark Rogers  
**To:** [Smith, Mashell](#); [CLMD Land Management](#)  
**Cc:** [Nhat M. Ho](#); [Rachel Stone](#); [Fayez Kazi](#)  
**Subject:** GNDC Update Ltr 5.3.20 File #10076-1901  
**Date:** Sunday, May 3, 2020 12:05:20 PM  
**Attachments:** [GNDC File #10076-1901 809 E 9 ROW.pdf](#)

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\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Smith,

I have attached a letter that I'm hoping provides the pertinent background and an update related to our application for the alley vacation adjacent to our property at 809 East 9th Street. As you probably are aware, the application was approved on consent by both the Urban Transportation Commission and Planning Commission late last year. In February of this year, also on consent, the City Council approved selling the remainder of the alley to GNDC. You already should have copies of the letter and email that I sent last month to all of the condominium owners at the Tyndall who submitted objection letters to the alley vacation. In my letter and email, I offered to meet virtually if the Tyndall owners wished to and I provided my phone number, email address and mailing address. I have had no responses of any kind from anyone.

Despite their statements regarding safety, I'm quite certain the Tyndall owners are actually concerned about the loss of views of our downtown. While such a concern is reasonable, had anyone investing in a west-facing condominium at the Tyndall asked about the development potential of the Lopez Property-- 809 East 9th Street-- the developers of the Tyndall undoubtedly knew that the entitlements are the same as those for the Tyndall. While it is an investor's responsibility to understand the pros and cons of their investment, it is my responsibility to develop property owned by our corporation to its highest and best use in order to most effectively fulfill our mission. Had the developers of the Tyndall acquired the Lopez Property, their project certainly would have been built as far to the west and as tall as we plan to build on that same property. And, just as certainly, they would have wished to build using the 572 feet of the remainder of alleyway, just as we would like to do. Their objections suggest our property is not right for seniors, yet I'm also quite sure that the real estate agents for the Tyndall are not trying to dissuade any potential buyers who are 62 years of age or older from acquiring units in the Tyndall that are along East 9th Street. GNDC has a long history of developing high quality housing in Austin. La Vista de Lopez will exemplify our commitment to providing the best affordable homes developed in our city.

Thank you for your time and consideration.

--

Mark C. Rogers, Executive Director  
Guadalupe Neighborhood Development Corporation  
813 East 8th Street, Austin Texas 78702  
512-479-6275 ext. 6

[www.guadalupecdc.org](http://www.guadalupecdc.org)

**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 [CSIRT@austintexas.gov](mailto:CSIRT@austintexas.gov).



April 14, 2020

Bruner Interests LLC  
800 Embassy Drive, Unit #336  
Austin, Texas 78702

Re: File #10076-1901

Dear Bruner Interests LLC:

Guadalupe Neighborhood Development Corporation (GNDC) is aware of the concern you have expressed regarding a possible fire hazard created by vacating the alley at the back of our property. On behalf of GNDC, I would like you to know that our organization wanted to provide an opportunity to meet with owners at the Tyndall at Robertson Hill to discuss in person, yet is unable to do so because of the current COVID-19 constraints. If you and others wish to set up a virtual meeting, we are open to that idea.

In lieu of such a meeting, please accept this letter as a means to address the concern you have expressed regarding fire hazard created by the vacation of a 572 square foot portion of an alley at the back of our property located at 809 East 9<sup>th</sup> Street. GNDC is confident that the vacation of the alley and this project in general will enhance the safety of the entire neighborhood for the following reasons:

- The vacation of the alley will ensure a safer environment, not only for our La Vista de Lopez project, but for all nearby developments. Extensive review by City of Austin code and fire department officials has determined that by being included in the development of La Vista de Lopez the current "no man's land" will be able to be maintained as an area accessible to fire department and other health and safety personnel.
- Vacation of the alley will create a safer condition for all residents and property owners in the area by decreasing the risk of fire and by establishing better access to Austin Fire Department and other City service personnel.
- Although it is totally unrelated to the alley vacation, it should be known that, as part of the development of La Vista de Lopez, a code-compliant fire suppression system and other safety measures, as required by building and fire code, will be installed in the historic home making it safer than it has ever been during the past century it has existed.
- La Vista de Lopez will meet all the current building and fire code requirements and, therefore, will be as safe, if not safer, than the slightly older Tyndall Condominiums and considerably older AMLI Eastside Apartments.

We are confident La Vista de Lopez will be a wonderful addition to the area. The building will follow all City code requirements, and will be as safe a place to live as the Tyndall, the AMLI Eastside and all the newly developed residential projects of our thriving East Austin community.

Sincerely,

Mark C. Rogers, Executive Director  
Guadalupe Neighborhood Development Corporation  
(512) 479 6275 x 6





April 14, 2020

Tonya Walton  
800 Embassy Drive, Unit #405  
Austin, Texas 78702

Re: File #10076-1901

Dear Tonya Walton:

Guadalupe Neighborhood Development Corporation (GNDC) is aware of the concern you have expressed regarding a possible fire hazard created by vacating the alley at the back of our property. On behalf of GNDC, I would like you to know that our organization wanted to provide an opportunity to meet with owners at the Tyndall at Robertson Hill to discuss in person, yet is unable to do so because of the current COVID-19 constraints. If you and others wish to set up a virtual meeting, we are open to that idea.

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Sincerely,

Mark C. Rogers, Executive Director  
Guadalupe Neighborhood Development Corporation  
(512) 479 6275 x 6





**GNDC**  
Guadalupe Neighborhood Development Corporation

April 14, 2020

Richard Papalian  
800 Embassy Drive, Unit #317  
Austin, Texas 78702

Re: File #10076-1901

Dear Richard Papalian:

Guadalupe Neighborhood Development Corporation (GNDC) is aware of the concern you have expressed regarding a possible fire hazard created by vacating the alley at the back of our property. On behalf of GNDC, I would like you to know that our organization wanted to provide an opportunity to meet with owners at the Tyndall at Robertson Hill to discuss in person, yet is unable to do so because of the current COVID-19 constraints. If you and others wish to set up a virtual meeting, we are open to that idea.

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Sincerely,

Mark C. Rogers, Executive Director  
Guadalupe Neighborhood Development Corporation  
(512) 479 6275 x 6



April 14, 2020

Victoria Papalian  
800 Embassy Drive, Unit #318  
Austin, Texas 78702

Re: File #10076-1901

Dear Victoria Papalian:

Guadalupe Neighborhood Development Corporation (GNDC) is aware of the concern you have expressed regarding a possible fire hazard created by vacating the alley at the back of our property. On behalf of GNDC, I would like you to know that our organization wanted to provide an opportunity to meet with owners at the Tyndall at Robertson Hill to discuss in person, yet is unable to do so because of the current COVID-19 constraints. If you and others wish to set up a virtual meeting, we are open to that idea.

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Sincerely,

Mark C. Rogers, Executive Director  
Guadalupe Neighborhood Development Corporation  
(512) 479 6275 x 6





April 14, 2020

Alexander Papalian  
800 Embassy Drive, Unit #511  
Austin, Texas 78702

Re: File #10076-1901

Dear Alexander Papalian:

Guadalupe Neighborhood Development Corporation (GNDC) is aware of the concern you have expressed regarding a possible fire hazard created by vacating the alley at the back of our property. On behalf of GNDC, I would like you to know that our organization wanted to provide an opportunity to meet with owners at the Tyndall at Robertson Hill to discuss in person, yet is unable to do so because of the current COVID-19 constraints. If you and others wish to set up a virtual meeting, we are open to that idea.

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Sincerely,

Mark C. Rogers, Executive Director  
Guadalupe Neighborhood Development Corporation  
(512) 479 6275 x 6



April 14, 2020

Charlotte & Robert Kaminski  
800 Embassy Drive, Unit #123  
Austin, Texas 78702

Re: File #10076-1901

Dear Charlotte and Robert Kaminski:

Guadalupe Neighborhood Development Corporation (GNDC) is aware of the concern you have expressed regarding a possible fire hazard created by vacating the alley at the back of our property. On behalf of GNDC, I would like you to know that our organization wanted to provide an opportunity to meet with owners at the Tyndall at Robertson Hill to discuss in person, yet is unable to do so because of the current COVID-19 constraints. If you and others wish to set up a virtual meeting, we are open to that idea.

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Sincerely,

Mark C. Rogers, Executive Director  
Guadalupe Neighborhood Development Corporation  
(512) 479 6275 x 6





April 14, 2020

Caroline Du  
800 Embassy Drive, Unit #331  
Austin, Texas 78702

Re: File #10076-1901

Dear Caroline Du:

Guadalupe Neighborhood Development Corporation (GNDC) is aware of the concern you have expressed regarding a possible fire hazard created by vacating the alley at the back of our property. On behalf of GNDC, I would like you to know that our organization wanted to provide an opportunity to meet with owners at the Tyndall at Robertson Hill to discuss in person, yet is unable to do so because of the current COVID-19 constraints. If you and others wish to set up a virtual meeting, we are open to that idea.

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Sincerely,

Mark C. Rogers, Executive Director  
Guadalupe Neighborhood Development Corporation  
(512) 479 6275 x 6

Jennifer Estrada  
813 East 8<sup>th</sup> Street #101  
Austin, Texas 78702

April 29, 2020

City of Austin  
Office of Real Estate Services, Suite 1350  
P.O. Box 1350  
Austin, Texas  
Attn: Mashell Smith

Re: File #10076-1901 Alley Vacation

To Whom It May Concern:

I reside at 813 East 8<sup>th</sup> Street unit #101 a short distance, several hundred feet, from the remainder of the alley that the Guadalupe Neighborhood Development Corporation (GNDC) would like to acquire from the City of Austin. GNDC has done great things in this neighborhood and I am blessed to be a tenant in housing developed by GNDC. I am writing to express my wholehearted support for GNDC's request.

I think it would be wonderful for GNDC to build a senior project at that location. It is so close to amenities, services and the UT Dell Medical Center. Your commissions and our City Council should help GNDC serve more people in this awesome neighborhood that is in dire need of more affordable housing. There are so many people who do not have the opportunity that I have been given, to rent a high quality home for an amount I can afford. I take pride my unit and know that GNDC truly does serve the people from this community.

I strongly encourage you to do the right thing and help GNDC put an otherwise useless strip of land to great use for more affordable housing. And who better deserves a safe and affordable place to live than our beloved seniors?

Thank you for your consideration.

Respectfully,





Celestino and James Gonzales  
813 East 8<sup>th</sup> Street #102  
Austin, Texas 78702

April 29, 2020

City of Austin  
Office of Real Estate Services, Suite 1350  
P.O. Box 1350  
Austin, Texas  
Attn: Mashell Smith

Re: File #10076-1901 Alley Vacation

To Whom It May Concern:

I reside at 813 East 8<sup>th</sup> Street unit #102 a short distance, several hundred feet, from the remainder of the alley that the Guadalupe Neighborhood Development Corporation (GNDC) would like to acquire from the City of Austin. GNDC has done great things in this neighborhood and I am blessed to be a tenant in housing developed by GNDC. I am writing to express my wholehearted support for GNDC's request.

I think it would be wonderful for GNDC to build a senior project at that location. It is so close to amenities, services and the UT Dell Medical Center. Your commissions and our City Council should help GNDC serve more people in this awesome neighborhood that is in dire need of more affordable housing. There are so many people who do not have the opportunity that I have been given, to rent a high quality home for an amount I can afford. I take pride my unit and know that GNDC truly does serve the people from this community.

I strongly encourage you to do the right thing and help GNDC put an otherwise useless strip of land to great use for more affordable housing. And who better deserves a safe and affordable place to live than our beloved seniors?

Thank you for your consideration.

Respectfully,

A handwritten signature in cursive script that reads "James Gonzales".A handwritten signature in cursive script that reads "Celestino Gonzales".

Antonia Quintero  
813 East 8<sup>th</sup> Street #103  
Austin, Texas 78702

April 29, 2020

City of Austin  
Office of Real Estate Services, Suite 1350  
P.O. Box 1350  
Austin, Texas  
Attn: Mashell Smith

Re: File #10076-1901 Alley Vacation

To Whom It May Concern:

I reside at 813 East 8<sup>th</sup> Street unit #103 a short distance, several hundred feet, from the remainder of the alley that the Guadalupe Neighborhood Development Corporation (GNDC) would like to acquire from the City of Austin. GNDC has done great things in this neighborhood and I am blessed to be a tenant in housing developed by GNDC. I am writing to express my wholehearted support for GNDC's request.

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I strongly encourage you to do the right thing and help GNDC put an otherwise useless strip of land to great use for more affordable housing. And who better deserves a safe and affordable place to live than our beloved seniors?

Thank you for your consideration.

Respectfully,

*Antonia Quintero*



Ruth Garza  
813 East 8<sup>th</sup> Street #202  
Austin, Texas 78702

April 30, 2020

City of Austin  
Office of Real Estate Services, Suite 1350  
P.O. Box 1350  
Austin, Texas  
Attn: Mashell Smith

Re: File #10076-1901 Alley Vacation

To Whom It May Concern:

I reside at 813 East 8<sup>th</sup> Street unit #202 a short distance, several hundred feet, from the remainder of the alley that the Guadalupe Neighborhood Development Corporation (GNDC) would like to acquire from the City of Austin. GNDC has done great things in this neighborhood and I am blessed to be a tenant in housing developed by GNDC. I am writing to express my wholehearted support for GNDC's request.

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I strongly encourage you to do the right thing and help GNDC put an otherwise useless strip of land to great use for more affordable housing. And who better deserves a safe and affordable place to live than our beloved seniors?

Thank you for your consideration.

Respectfully, Ruth Ann Garza

A handwritten signature in cursive script, appearing to read "Ruth Garza", written in dark ink.

Yolanda Molina  
813 East 8<sup>th</sup> Street #203  
Austin, Texas 78702

April 30, 2020

City of Austin  
Office of Real Estate Services, Suite 1350  
P.O. Box 1350  
Austin, Texas  
Attn: Mashell Smith

Re: File #10076-1901 Alley Vacation

To Whom It May Concern:

I reside at 813 East 8<sup>th</sup> Street unit #203 a short distance, several hundred feet, from the remainder of the alley that the Guadalupe Neighborhood Development Corporation (GNDC) would like to acquire from the City of Austin. GNDC has done great things in this neighborhood and I am blessed to be a tenant in housing developed by GNDC. I am writing to express my wholehearted support for GNDC's request.

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I strongly encourage you to do the right thing and help GNDC put an otherwise useless strip of land to great use for more affordable housing. And who better deserves a safe and affordable place to live than our beloved seniors?

Thank you for your consideration.

Respectfully,





Victoria Perez  
813 East 8<sup>th</sup> Street #204  
Austin, Texas 78702

April 30, 2020

City of Austin  
Office of Real Estate Services, Suite 1350  
P.O. Box 1350  
Austin, Texas  
Attn: Mashell Smith

Re: File #10076-1901 Alley Vacation

To Whom It May Concern:

I reside at 813 East 8<sup>th</sup> Street unit #204 a short distance, several hundred feet, from the remainder of the alley that the Guadalupe Neighborhood Development Corporation (GNDC) would like to acquire from the City of Austin. GNDC has done great things in this neighborhood and I am blessed to be a tenant in housing developed by GNDC. I am writing to express my wholehearted support for GNDC's request.

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Thank you for your consideration.

Respectfully,



Margaret Tucker  
813 East 8<sup>th</sup> Street #205  
Austin, Texas 78702

April 30, 2020

City of Austin  
Office of Real Estate Services, Suite 1350  
P.O. Box 1350  
Austin, Texas  
Attn: Mashell Smith

Re: File #10076-1901 Alley Vacation

To Whom It May Concern:

I reside at 813 East 8<sup>th</sup> Street unit #205 a short distance, several hundred feet, from the remainder of the alley that the Guadalupe Neighborhood Development Corporation (GNDC) would like to acquire from the City of Austin. GNDC has done great things in this neighborhood and I am blessed to be a tenant in housing developed by GNDC. I am writing to express my wholehearted support for GNDC's request.

I think it would be wonderful for GNDC to build a senior project at that location. It is so close to amenities, services and the UT Dell Medical Center. Your commissions and our City Council should help GNDC serve more people in this awesome neighborhood that is in dire need of more affordable housing. There are so many people who do not have the opportunity that I have been given, to rent a high quality home for an amount I can afford. I take pride my unit and know that GNDC truly does serve the people from this community.

I strongly encourage you to do the right thing and help GNDC put an otherwise useless strip of land to great use for more affordable housing. And who better deserves a safe and affordable place to live than our beloved seniors?

Thank you for your consideration.

Respectfully,

A handwritten signature in black ink, appearing to read "Margaret Tucker", written in a cursive style.



Joyce Richardson  
813 East 8<sup>th</sup> Street #206  
Austin, Texas 78702

April 30, 2020

City of Austin  
Office of Real Estate Services, Suite 1350  
P.O. Box 1350  
Austin, Texas  
Attn: Mashell Smith

Re: File #10076-1901 Alley Vacation

To Whom It May Concern:

I reside at 813 East 8<sup>th</sup> Street unit #206 a short distance, several hundred feet, from the remainder of the alley that the Guadalupe Neighborhood Development Corporation (GNDC) would like to acquire from the City of Austin. GNDC has done great things in this neighborhood and I am blessed to be a tenant in housing developed by GNDC. I am writing to express my wholehearted support for GNDC's request.

I think it would be wonderful for GNDC to build a senior project at that location. It is so close to amenities, services and the UT Dell Medical Center. Your commissions and our City Council should help GNDC serve more people in this awesome neighborhood that is in dire need of more affordable housing. There are so many people who do not have the opportunity that I have been given, to rent a high quality home for an amount I can afford. I take pride my unit and know that GNDC truly does serve the people from this community.

I strongly encourage you to do the right thing and help GNDC put an otherwise useless strip of land to great use for more affordable housing. And who better deserves a safe and affordable place to live than our beloved seniors?

Thank you for your consideration.

Respectfully,

*Joyce Richardson*

Joe Sepeda  
813 East 8<sup>th</sup> Street #304  
Austin, Texas 78702

April 30, 2020

City of Austin  
Office of Real Estate Services, Suite 1350  
P.O. Box 1350  
Austin, Texas  
Attn: Mashell Smith

Re: File #10076-1901 Alley Vacation

To Whom It May Concern:

I reside at 813 East 8<sup>th</sup> Street unit #304 a short distance, several hundred feet, from the remainder of the alley that the Guadalupe Neighborhood Development Corporation (GNDC) would like to acquire from the City of Austin. GNDC has done great things in this neighborhood and I am blessed to be a tenant in housing developed by GNDC. I am writing to express my wholehearted support for GNDC's request.

I think it would be wonderful for GNDC to build a senior project at that location. It is so close to amenities, services and the UT Dell Medical Center. Your commissions and our City Council should help GNDC serve more people in this awesome neighborhood that is in dire need of more affordable housing. There are so many people who do not have the opportunity that I have been given, to rent a high quality home for an amount I can afford. I take pride my unit and know that GNDC truly does serve the people from this community.

I strongly encourage you to do the right thing and help GNDC put an otherwise useless strip of land to great use for more affordable housing. And who better deserves a safe and affordable place to live than our beloved seniors?

Thank you for your consideration.

Respectfully,

*Joe Sepeda*



Rita Herrera  
813 East 8<sup>th</sup> Street #305  
Austin, Texas 78702

April 30, 2020

City of Austin  
Office of Real Estate Services, Suite 1350  
P.O. Box 1350  
Austin, Texas  
Attn: Mashell Smith

Re: File #10076-1901 Alley Vacation

To Whom It May Concern:


I reside at 813 East 8<sup>th</sup> Street unit #305 a short distance, several hundred feet, from the remainder of the alley that the Guadalupe Neighborhood Development Corporation (GNDC) would like to acquire from the City of Austin. GNDC has done great things in this neighborhood and I am blessed to be a tenant in housing developed by GNDC. I am writing to express my wholehearted support for GNDC's request.

I think it would be wonderful for GNDC to build a senior project at that location. It is so close to amenities, services and the UT Dell Medical Center. Your commissions and our City Council should help GNDC serve more people in this awesome neighborhood that is in dire need of more affordable housing. There are so many people who do not have the opportunity that I have been given, to rent a high quality home for an amount I can afford. I take pride my unit and know that GNDC truly does serve the people from this community.

I strongly encourage you to do the right thing and help GNDC put an otherwise useless strip of land to great use for more affordable housing. And who better deserves a safe and affordable place to live than our beloved seniors?

Thank you for your consideration.

Respectfully,



Maria Guadalupe Flores  
813 East 8<sup>th</sup> Street #306  
Austin, Texas 78702

April 30, 2020

City of Austin  
Office of Real Estate Services, Suite 1350  
P.O. Box 1350  
Austin, Texas  
Attn: Mashell Smith

Re: File #10076-1901 Alley Vacation

To Whom It May Concern:

I reside at 813 East 8<sup>th</sup> Street unit #306 a short distance, several hundred feet, from the remainder of the alley that the Guadalupe Neighborhood Development Corporation (GNDC) would like to acquire from the City of Austin. GNDC has done great things in this neighborhood and I am blessed to be a tenant in housing developed by GNDC. I am writing to express my wholehearted support for GNDC's request.

I think it would be wonderful for GNDC to build a senior project at that location. It is so close to amenities, services and the UT Dell Medical Center. Your commissions and our City Council should help GNDC serve more people in this awesome neighborhood that is in dire need of more affordable housing. There are so many people who do not have the opportunity that I have been given, to rent a high quality home for an amount I can afford. I take pride my unit and know that GNDC truly does serve the people from this community.

I strongly encourage you to do the right thing and help GNDC put an otherwise useless strip of land to great use for more affordable housing. And who better deserves a safe and affordable place to live than our beloved seniors?

Thank you for your consideration.

Respectfully,

 4-30-20



Stephanie Nuncio  
813 East 8<sup>th</sup> Street #401  
Austin, Texas 78702

April 30, 2020

City of Austin  
Office of Real Estate Services, Suite 1350  
P.O. Box 1350  
Austin, Texas  
Attn: Mashell Smith

Re: File #10076-1901 Alley Vacation

To Whom It May Concern:

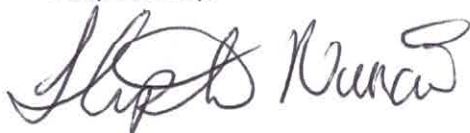
I reside at 813 East 8<sup>th</sup> Street unit #401 a short distance, several hundred feet, from the remainder of the alley that the Guadalupe Neighborhood Development Corporation (GNDC) would like to acquire from the City of Austin. GNDC has done great things in this neighborhood and I am blessed to be a tenant in housing developed by GNDC. I am writing to express my wholehearted support for GNDC's request.

I think it would be wonderful for GNDC to build a senior project at that location. It is so close to amenities, services and the UT Dell Medical Center. Your commissions and our City Council should help GNDC serve more people in this awesome neighborhood that is in dire need of more affordable housing. There are so many people who do not have the opportunity that I have been given, to rent a high quality home for an amount I can afford. I take pride my unit and know that GNDC truly does serve the people from this community.

I strongly encourage you to do the right thing and help GNDC put an otherwise useless strip of land to great use for more affordable housing. And who better deserves a safe and affordable place to live than our beloved seniors?

Thank you for your consideration.

Respectfully,

A handwritten signature in dark ink, appearing to read 'Steph Nuncio', written in a cursive style.

Gloria and Joe Esparza  
813 East 8<sup>th</sup> Street #402  
Austin, Texas 78702

April 30, 2020

City of Austin  
Office of Real Estate Services, Suite 1350  
P.O. Box 1350  
Austin, Texas  
Attn: Mashell Smith

Re: File #10076-1901 Alley Vacation

To Whom It May Concern:

I reside at 813 East 8<sup>th</sup> Street unit #402 a short distance, several hundred feet, from the remainder of the alley that the Guadalupe Neighborhood Development Corporation (GNDC) would like to acquire from the City of Austin. GNDC has done great things in this neighborhood and I am blessed to be a tenant in housing developed by GNDC. I am writing to express my wholehearted support for GNDC's request.

I think it would be wonderful for GNDC to build a senior project at that location. It is so close to amenities, services and the UT Dell Medical Center. Your commissions and our City Council should help GNDC serve more people in this awesome neighborhood that is in dire need of more affordable housing. There are so many people who do not have the opportunity that I have been given, to rent a high quality home for an amount I can afford. I take pride my unit and know that GNDC truly does serve the people from this community.

I strongly encourage you to do the right thing and help GNDC put an otherwise useless strip of land to great use for more affordable housing. And who better deserves a safe and affordable place to live than our beloved seniors?

Thank you for your consideration.

Respectfully,

Gloria Esparza & Joe Esparza  
GNDC → #402

**Meredith Sisnett**

813 East 8<sup>th</sup> Street #403

Austin, Texas 78702

April 29, 2020

City of Austin

Office of Real Estate Services, Suite 1350

P.O. Box 1350

Austin, Texas

Attn: Mashell Smith

Re: File #10076-1901 Alley Vacation

To Whom It May Concern:

I reside at 813 East 8<sup>th</sup> Street unit #403 a short distance, several hundred feet, from the remainder of the alley that the Guadalupe Neighborhood Development Corporation (GNDC) would like to acquire from the City of Austin. GNDC has done great things in this neighborhood and I am blessed to be a tenant in housing developed by GNDC. I am writing to express my wholehearted support for GNDC's request.

I think it would be wonderful for GNDC to build a senior project at that location. It is so close to amenities, services and the UT Dell Medical Center. Your commissions and our City Council should help GNDC serve more people in this awesome neighborhood that is in dire need of more affordable housing. There are so many people who do not have the opportunity that I have been given, to rent a high quality home for an amount I can afford. I take pride my unit and know that GNDC truly does serve the people from this community.

I strongly encourage you to do the right thing and help GNDC put an otherwise useless strip of land to great use for more affordable housing. And who better deserves a safe and affordable place to live than our beloved seniors?

Thank you for your consideration.

Respectfully,

**Meredith Sisnett**



Monique Limon-Perkins and Javier Perkins  
813 East 8<sup>th</sup> Street #404  
Austin, Texas 78702

April 30, 2020

City of Austin  
Office of Real Estate Services, Suite 1350  
P.O. Box 1350  
Austin, Texas  
Attn: Mashell Smith

Re: File #10076-1901 Alley Vacation

To Whom It May Concern:

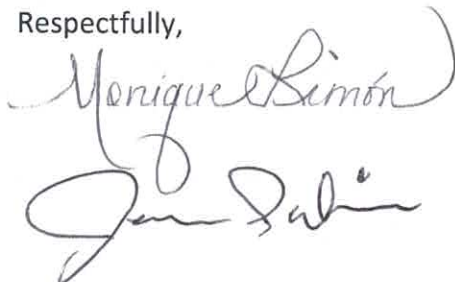
I reside at 813 East 8<sup>th</sup> Street unit #404 a short distance, several hundred feet, from the remainder of the alley that the Guadalupe Neighborhood Development Corporation (GNDC) would like to acquire from the City of Austin. GNDC has done great things in this neighborhood and I am blessed to be a tenant in housing developed by GNDC. I am writing to express my wholehearted support for GNDC's request.

I think it would be wonderful for GNDC to build a senior project at that location. It is so close to amenities, services and the UT Dell Medical Center. Your commissions and our City Council should help GNDC serve more people in this awesome neighborhood that is in dire need of more affordable housing. There are so many people who do not have the opportunity that I have been given, to rent a high quality home for an amount I can afford. I take pride my unit and know that GNDC truly does serve the people from this community.

I strongly encourage you to do the right thing and help GNDC put an otherwise useless strip of land to great use for more affordable housing. And who better deserves a safe and affordable place to live than our beloved seniors?

Thank you for your consideration.

Respectfully,

The block contains two handwritten signatures in black ink. The first signature is 'Monique Limon-Perkins' and the second is 'Javier Perkins'. Both are written in a cursive, flowing style.

Mary Salazar  
813 East 8<sup>th</sup> Street #405  
Austin, Texas 78702

April 30, 2020

City of Austin  
Office of Real Estate Services, Suite 1350  
P.O. Box 1350  
Austin, Texas  
Attn: Mashell Smith

Re: File #10076-1901 Alley Vacation

To Whom It May Concern:

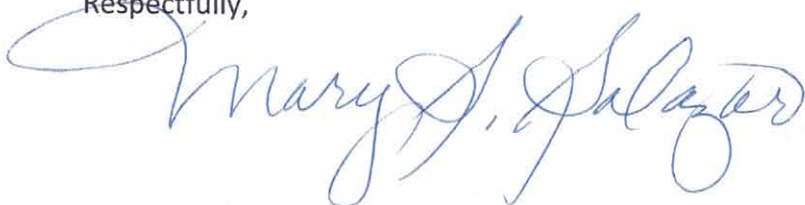
I reside at 813 East 8<sup>th</sup> Street unit #405 a short distance, several hundred feet, from the remainder of the alley that the Guadalupe Neighborhood Development Corporation (GNDC) would like to acquire from the City of Austin. GNDC has done great things in this neighborhood and I am blessed to be a tenant in housing developed by GNDC. I am writing to express my wholehearted support for GNDC's request.

I think it would be wonderful for GNDC to build a senior project at that location. It is so close to amenities, services and the UT Dell Medical Center. Your commissions and our City Council should help GNDC serve more people in this awesome neighborhood that is in dire need of more affordable housing. There are so many people who do not have the opportunity that I have been given, to rent a high quality home for an amount I can afford. I take pride my unit and know that GNDC truly does serve the people from this community.

I strongly encourage you to do the right thing and help GNDC put an otherwise useless strip of land to great use for more affordable housing. And who better deserves a safe and affordable place to live than our beloved seniors?

Thank you for your consideration.

Respectfully,

A handwritten signature in blue ink that reads "Mary J. Salazar". The signature is fluid and cursive, with the first name "Mary" being the most prominent part.

Rachel Davila  
813 East 8<sup>th</sup> Street #406  
Austin, Texas 78702

April 30, 2020

City of Austin  
Office of Real Estate Services, Suite 1350  
P.O. Box 1350  
Austin, Texas  
Attn: Mashell Smith

Re: File #10076-1901 Alley Vacation

To Whom It May Concern:

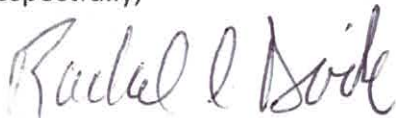
I reside at 813 East 8<sup>th</sup> Street unit #406 a short distance, several hundred feet, from the remainder of the alley that the Guadalupe Neighborhood Development Corporation (GNDC) would like to acquire from the City of Austin. GNDC has done great things in this neighborhood and I am blessed to be a tenant in housing developed by GNDC. I am writing to express my wholehearted support for GNDC's request.

I think it would be wonderful for GNDC to build a senior project at that location. It is so close to amenities, services and the UT Dell Medical Center. Your commissions and our City Council should help GNDC serve more people in this awesome neighborhood that is in dire need of more affordable housing. There are so many people who do not have the opportunity that I have been given, to rent a high quality home for an amount I can afford. I take pride my unit and know that GNDC truly does serve the people from this community.

I strongly encourage you to do the right thing and help GNDC put an otherwise useless strip of land to great use for more affordable housing. And who better deserves a safe and affordable place to live than our beloved seniors?

Thank you for your consideration.

Respectfully,

A handwritten signature in dark ink, appearing to read "Rachel Davila". The script is cursive and fluid, with the first name "Rachel" and last name "Davila" clearly distinguishable.



**From:** Aaron Michalovic  
**To:** [CLMD Land Management](#)  
**Subject:** Fwd:  
**Date:** Sunday, May 3, 2020 10:42:24 PM

---

\*\*\* External Email - Exercise Caution \*\*\*

Sent from my iPhone

Begin forwarded message:

**From:** Aaron Michalovic <michalovicwoodart@gmail.com>  
**Date:** May 3, 2020 at 10:41:35 PM CDT  
**To:** Mashell.Smith@austintexas.gov

April 29, 2020

Aaron Michalovic  
804 Waller St  
Austin Tx 78702

City of Austin  
Office of Real Estate Services, Suite 1350  
[P.O. Box 1350](#)  
[Austin, Texas](#)  
Attn: Mashell Smith

To Whom It May Concern:

I am aware that the Guadalupe Neighborhood Development Corporation (GNDC) has requested to acquire the remainder of the alley adjacent to their property located at [809 East 9<sup>th</sup> Street](#).

I strongly support GNDC's request for the vacation of 572 square feet of the remainder of the alley. For nearly 40 years GNDC has developed high quality affordable housing and worked for the revitalization and preservation of the neighborhoods of East Austin. Austin is facing an affordable housing crisis and East Austin is ground zero in our city, in Texas and in the United States in terms of the displacement of its traditional residents. GNDC is nationally recognized and was featured as a case study success story in the UT Uprooted report released in 2018 as an organization doing great work providing affordable housing that mitigates displacement.

Please help GNDC accomplish its desperately needed work by supporting the vacation of the remainder of alley. Doing so will help our city achieve the 60,000 affordable housing units needed in Austin over the next 10 years, as outlined in the Strategic Housing Blueprint that is adopted into the Imagine Austin Comprehensive Plan.

Thank you for your consideration.

Sincerely,

Aaron Michalovic

Sent from my iPhone

**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 [CSIRT@austintexas.gov](mailto:CSIRT@austintexas.gov).

**From:** Adam Talianchich  
**To:** [Smith, Mashell](#); [CLMD Land Management](#)  
**Cc:** [Mark Rogers](#); [Mango Mango](#)  
**Subject:** 809 E 9th St - Vacated Alley  
**Date:** Tuesday, May 5, 2020 3:48:21 PM

---

\*\*\* External Email - Exercise Caution \*\*\*

Howdy,

I understand that the Guadalupe Neighborhood Development Corporation (GNDC) has requested to acquire the remainder of the alley adjacent to their property located at 809 East 9th Street.

I strongly support GNDC's request for the vacation of 572 square feet of the remainder of the alley. For nearly 40 years GNDC has developed high quality affordable housing and worked for the revitalization and preservation of the neighborhoods of East Austin. Austin is facing an affordable housing crisis and East Austin is ground zero in our city, in Texas and in the United States in terms of the displacement of its traditional residents. GNDC is nationally recognized and was featured as a case study success story in the UT Uprooted report released in 2018 as an organization doing great work providing affordable housing that mitigates displacement.

Please help GNDC accomplish its desperately needed work by supporting the vacation of the remainder of alley. Doing so will help our city achieve the 60,000 affordable housing units needed in Austin over the next 10 years, as outlined in the Strategic Housing Blueprint that is adopted into the Imagine Austin Comprehensive Plan.

Thank you for your consideration.

Sincerely,

Adam Talianchich and Ashley Menger  
1004 E 9th St.  
Austin, TX 78702

**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 [CSIRT@austintexas.gov](mailto:CSIRT@austintexas.gov).



Ed and Letty McGarrahan

1105 East 8<sup>th</sup> Street

Austin, Texas 78702

May 3, 2020

City of Austin  
Office of Real Estate Services, Suite 1350  
P.O. Box 1350  
Austin, Texas  
Attn: Mashell Smith

To Whom It May Concern:

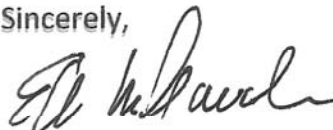
We are aware that the Guadalupe Neighborhood Development Corporation (GNDC) has requested to acquire the remainder of the alley adjacent to their property located at 809 East 9<sup>th</sup> Street.

We strongly support GNDC's request for the vacation of 572 square feet of the remainder of the alley. For nearly 40 years GNDC has developed high quality affordable housing and worked for the revitalization and preservation of the neighborhoods of East Austin. Austin is facing an affordable housing crisis and East Austin is ground zero in our city, in Texas and in the United States in terms of the displacement of its traditional residents. GNDC is an organization doing great work providing affordable housing that mitigates displacement.

Please help GNDC accomplish its desperately needed work by supporting the vacation of the remainder of alley. Doing so will help our city achieve the 60,000 affordable housing units needed in Austin over the next 10 years, as outlined in the Strategic Housing Blueprint that is adopted into the Imagine Austin Comprehensive Plan.

Thank you for your consideration.

Sincerely,



Ed McGarrahan



Letty McGarrahan

**From:** Francine McGarrahan  
**To:** [Smith, Mashell](#); [CLMD Land Management](#)  
**Cc:** [Mark Rogers](#)  
**Subject:** Support for La Vista de Lopez  
**Date:** Monday, May 4, 2020 8:49:11 AM

---

\*\*\* External Email - Exercise Caution \*\*\*

To Whom It May Concern:

I am aware that the Guadalupe Neighborhood Development Corporation (GNDC) has requested to acquire the remainder of the alley adjacent to their property located at 809 East 9<sup>th</sup> Street.

I strongly support GNDC's request for the vacation of 572 square feet of the remainder of the alley. For nearly 40 years GNDC has developed high quality affordable housing and worked for the revitalization and preservation of the neighborhoods of East Austin. Austin is facing an affordable housing crisis and East Austin is ground zero in our city, in Texas and in the United States in terms of the displacement of its traditional residents. GNDC is nationally recognized and was featured as a case study success story in the UT Uprooted report released in 2018 as an organization doing great work providing affordable housing that mitigates displacement.

Please help GNDC accomplish its desperately needed work by supporting the vacation of the remainder of alley. Doing so will help our city achieve the 60,000 affordable housing units needed in Austin over the next 10 years, as outlined in the Strategic Housing Blueprint that is adopted into the Imagine Austin Comprehensive Plan.

Thank you for your consideration.

Sincerely,

Francine McGarrahan  
1103 E 8th St  
Austin, TX 78702

**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 [CSIRT@austintexas.gov](mailto:CSIRT@austintexas.gov).

**From:** Ian McGarrahan  
**To:** [Smith, Mashell](#); [CLMD Land Management](#)  
**Cc:** [Mark Rogers](#)  
**Subject:** Support for La Vista de Lopez  
**Date:** Monday, May 4, 2020 8:52:28 AM

---

\*\*\* External Email - Exercise Caution \*\*\*

To Whom It May Concern:

I am aware that the Guadalupe Neighborhood Development Corporation (GNDC) has requested to acquire the remainder of the alley adjacent to their property located at 809 East 9<sup>th</sup> Street.

I strongly support GNDC's request for the vacation of 572 square feet of the remainder of the alley. For nearly 40 years GNDC has developed high quality affordable housing and worked for the revitalization and preservation of the neighborhoods of East Austin. Austin is facing an affordable housing crisis and East Austin is ground zero in our city, in Texas and in the United States in terms of the displacement of its traditional residents. GNDC is nationally recognized and was featured as a case study success story in the UT Uprooted report released in 2018 as an organization doing great work providing affordable housing that mitigates displacement.

Please help GNDC accomplish its desperately needed work by supporting the vacation of the remainder of alley. Doing so will help our city achieve the 60,000 affordable housing units needed in Austin over the next 10 years, as outlined in the Strategic Housing Blueprint that is adopted into the Imagine Austin Comprehensive Plan.

Thank you for your consideration.

Sincerely,

Ian McGarrahan  
1103 E 8th St  
Austin, TX 78702

**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 [CSIRT@austintexas.gov](mailto:CSIRT@austintexas.gov).



**From:** [Smith, Mashell](#)  
**To:** [Vasquez, Kim](#)  
**Subject:** FW: Sale of "alleyway" behind 809 E. Ninth Street (Lopez House), 78702  
**Date:** Thursday, April 30, 2020 11:02:34 AM

---

Can you make sure this gets in the right place ! We will need this letter of support as back up as well.

Thank you,  
Mashell

---

**From:** Jerry Garcia <jerry1005garcia@outlook.com>  
**Sent:** Thursday, April 30, 2020 10:54 AM  
**To:** Smith, Mashell <Mashell.Smith@austintexas.gov>  
**Cc:** mark@guadalupendc.org  
**Subject:** Sale of "alleyway" behind 809 E. Ninth Street (Lopez House), 78702

\*\*\* External Email - Exercise Caution \*\*\*

Hello M Smith,

I am in strong support of the sale of the alley property behind 809 E. Ninth Street, sometimes known as the Lopez House, to the Guadalupe Neighborhood Development Corporation.

I've been a home owner less than a block away for 30 years, and I am keenly aware of the need for safe, dignified and reasonably priced housing in our city.

**At one time, however, I too needed a roof over my head that I could afford and the neighborhood corporation came to my help--with a small rental house on San Marcos Street and with a rental duplex on E. Tenth Street!**

Doubtless you know of GNDC's impressive track record for accountability, fairness and respect for those searching for a place to live.

Please consider allowing the transfer of this land for such a good and necessary use.

*"I was a stranger and you took me in."--Matthew 25.*

Sincerely yours,

Jerry A. Garcia  
1005 E. Ninth Street

956 369-4292, c.

**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 [CSIRT@austintexas.gov](mailto:CSIRT@austintexas.gov).

April 30, 2020

B-23

Part 3 of 3

35 of 42

City of Austin  
Office of Real Estate Services, Suite 1350  
P.O. Box 1350  
Austin, Texas  
Attn: Mashell Smith

To Whom It May Concern:

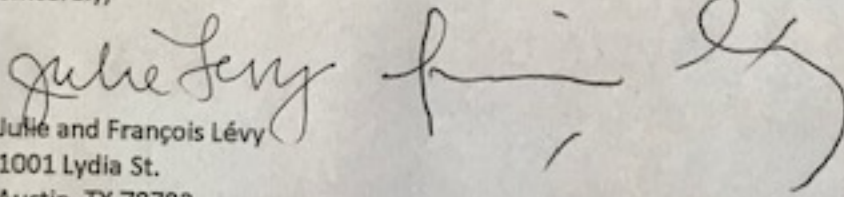
I am aware that the Guadalupe Neighborhood Development Corporation (GNDC) has requested to acquire the remainder of the alley adjacent to their property located at 809 East 9<sup>th</sup> Street.

GNDC's presence in the neighborhood and its attendant commitment to affordable housing was a positive consideration when we chose to live here.

I strongly support GNDC's request for the vacation of 572 square feet of the remainder of the alley. For nearly 40 years GNDC has developed high quality affordable housing and worked for the revitalization and preservation of the neighborhoods of East Austin. Austin is facing an affordable housing crisis and East Austin is ground zero in our city, in Texas and in the United States in terms of the displacement of its traditional residents. GNDC is nationally recognized and was featured as a case study success story in the UT Uprooted report released in 2018 as an organization doing great work providing affordable housing that mitigates displacement.

Please help GNDC accomplish its desperately needed work by supporting the vacation of the remainder of alley. Doing so will help our city achieve the 60,000 affordable housing units needed in Austin over the next 10 years, as outlined in the Strategic Housing Blueprint that is adopted into the Imagine Austin Comprehensive Plan. Thank you for your consideration.

Sincerely,

  
Julie and François Lévy  
1001 Lydia St.  
Austin, TX 78702



Linda Johnston  
1101 E 9<sup>th</sup> Street  
Austin, Texas  
78702

April 30, 2020

City of Austin  
Office of Real Estate Services, Suite 1350  
P.O. Box 1350  
Austin, Texas  
Attn: Mashell Smith

To Whom It May Concern:

I am aware that the Guadalupe Neighborhood Development Corporation (GNDC) has requested to acquire the remainder of the alley adjacent to their property located at 809 East 9<sup>th</sup> Street.

I strongly support GNDC's request for the vacation of 572 square feet of the remainder of the alley. For nearly 40 years GNDC has developed high quality affordable housing and worked for the revitalization and preservation of the neighborhoods of East Austin. Austin is facing an affordable housing crisis and East Austin is ground zero in our city, in Texas and in the United States in terms of the displacement of its traditional residents. GNDC is nationally recognized and was featured as a case study success story in the UT Uprooted report released in 2018 as an organization doing great work providing affordable housing that mitigates displacement.

Please help GNDC accomplish its desperately needed work by supporting the vacation of the remainder of alley. Doing so will help our city achieve the 60,000 affordable housing units needed in Austin over the next 10 years, as outlined in the Strategic Housing Blueprint that is adopted into the Imagine Austin Comprehensive Plan.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Linda Johnston". The signature is fluid and cursive, with the first name "Linda" written in a larger, more prominent script than the last name "Johnston".

Linda Johnston

**From:** [Smith, Mashell](#)  
**To:** [Vasquez, Kim](#)  
**Subject:** FW: 809 East 9th St  
**Date:** Thursday, April 30, 2020 11:40:03 AM

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

From: bguajardo3@grandecom.net <bguajardo3@grandecom.net>  
Sent: Thursday, April 30, 2020 11:34 AM  
To: Smith, Mashell <Mashell.Smith@austintexas.gov>  
Cc: Mark@guadalupendc.org  
Subject: 809 East 9th St

\*\*\* External Email - Exercise Caution \*\*\*

Robert Guajardo

April 29, 2020

City of Austin

Office of Real Estate Services, Suite 1350

P.O. Box 1350

Austin, Texas

Attn: Mashell Smith

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Thank you for your consideration.

Sincerely,

Robert Guajardo

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 [CSIRT@austintexas.gov](mailto:CSIRT@austintexas.gov).



Guadalupe Neighborhood  
Development Corporation  
813 East 8th Street  
Austin, TX 78702

Guadalupe Neighborhood  
Development Corporation  
813 East 8th Street  
Austin, TX 78702

Charlotte & Robert Karniski  
800 Embassy Drive, Unit #123  
Austin, TX 78702

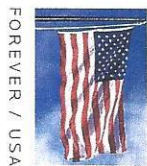
Caroline   
800 Embassy Drive, Unit #331  
Austin, TX 78702



Guadalupe Neighborhood  
Development Corporation  
813 East 8th Street  
Austin, TX 78702

40 of 42

Bruner Interests LLC  
800 Embassy Drive, Unit #336  
Austin, TX 78702



Guadalupe Neighborhood  
Development Corporation  
813 East 8th Street  
Austin, TX 78702

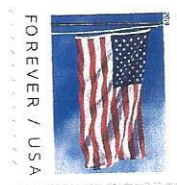
Alexander Papalian  
800 Embassy Drive, Unit #511  
Austin, TX 78702



B-23

Guadalupe Neighborhood  
Development Corporation  
813 East 8th Street  
Austin, TX 78702

Richard Papalian  
800 Embassy Drive, Unit #317  
Austin, TX 78702





Guadalupe Neighborhood  
Development Corporation  
813 East 8th Street  
Austin, TX 78702

Tonya Walton  
800 Embassy Drive, Unit #405  
Austin, TX 78702

Guadalupe Neighborhood  
Development Corporation  
813 East 8th Street  
Austin, TX 78702

Victoria Papalian  
800 Embassy Drive, Unit #318  
Austin, TX 78702

