

From: [Alice Woods](#)
To: [Coan Dillahunt](#)
Cc: [Hugh Bender](#); [Bart Whatley](#); [Linda Guerrero](#); [Abby Penner](#); [Sally Gaskin](#); [Megan Lasch](#)
Subject: RE: Cady Lofts - Continuing Discussion
Date: Monday, May 23, 2022 11:28:00 AM
Attachments: [image001.png](#)

Hi all,

I just wanted to check in to see whether there are any additional questions we can answer before planning commission tomorrow. We are available for a phone call or meeting today or tomorrow before then.



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

From: Alice Woods
Sent: Friday, May 13, 2022 11:34 AM
To: Coan Dillahunt <[REDACTED]>
Cc: Hugh Bender [REDACTED]; Bart Whatley [REDACTED]; Linda Guerrero [REDACTED]; Abby Penner [REDACTED]; Sally Gaskin [REDACTED]; Megan Lasch [REDACTED]
Subject: RE: Cady Lofts - Continuing Discussion

Coan,

Please see attached slides showing the two options proposed and a table addressing your questions. Please note that in the City of Austin, zoning does not lock in a site plan, and we are happy to continue altering the site plan with the neighborhood after zoning, if that is desired. Our site plan is not fixed until we go through site plan review with the City, which we anticipate starting in the fall of this year.

As far as comparable properties I know that New Hope would be happy to tour any interested neighbors around their existing projects in Houston. They will also be at the CANPAC meeting to answer any questions about their existing projects in greater detail.

Please continue reaching out with questions and let us know if you want to have a discussion on Monday before the CANPAC meeting.

ALICE WOODS
Development Associate
Saigebrook Development | O-SDA Industries
[REDACTED]



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

From: Coan Dillahunt <[REDACTED]>
Sent: Friday, May 13, 2022 10:26 AM
To: Alice Woods <[REDACTED]>
Cc: Hugh Bender <[REDACTED]>; Bart Whatley <[REDACTED]>; Linda Guerrero <[REDACTED]>; Abby Penner <[REDACTED]>; Sally Gaskin <[REDACTED]>; Megan Lasch <[REDACTED]>
Subject: Re: Cady Lofts - Continuing Discussion

Hello Alice,

Thank you for following up. We have two questions we could use help with in advance of the CANPAC meeting:

On Tuesday, Megan mentioned that option 1 no longer required MF6 zoning based on your recent analysis and code be done with another zoning type (MF4?). Could you please share the zoning option 1 would require for all 3 lots along with expected height, setbacks, impervious cover, and building cover? Could you also please provide that information alongside the same information for the original option and option 2. That would be helpful to make an informed decision about the zoning case during the CANPAC meeting.

Regarding touring the existing properties, we do have a question about comparable facilities. Do you have an existing facility that is a match for this project? We'd be interested to hear about your or New Hope's experience with 100 SRO units of supportive housing in or adjacent to single-family zoning.

Thank you,

Coan Dillahunt

On **Fri, May 13, 2022** at 10:15 AM Alice Woods <[REDACTED]> wrote:

Hi Coan,

Just wanted to follow up and loop in the rest of the zoning committee to see if we can get together for a meeting today or next week—we are available in person or for a zoom call, and also would love to show you all one of our existing properties if there is interest in that.

Please let us know how you'd like to proceed.



ALICE WOODS

Development Associate

Saigebrook Development | O-SDA Industries

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

From: Megan Lasch <[REDACTED]>
Sent: Wednesday, May 11, 2022 8:59 PM
To: Alice Woods <[REDACTED]>; coan dillahunty <[REDACTED]>
Cc: Abby Penner <[REDACTED]>; Sally Gaskin <[REDACTED]>
Subject: RE: Cady Lofts - Continuing Discussion

Hi Coan,

Following up on Alice's email below to make sure it was received. Do you all have any availability Friday afternoon for a discussion or Monday?



MEGAN LASCH

President

O-SDA Industries, LLC

[REDACTED] www.o-sda.com

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

From: Alice Woods <[REDACTED]>
Sent: Wednesday, May 11, 2022 9:21 AM
To: coan dillahunty <[REDACTED]>
Cc: Megan Lasch <[REDACTED]>; Abby Penner <[REDACTED]>; Sally Gaskin <[REDACTED]>
Subject: Cady Lofts - Continuing Discussion

Hi Coan,

Thanks for the frank discussion after P&Z last night, and it was great to meet Jenn. Per our conversation, I wanted to follow up about whether you think there is a smaller CANPAC contact team that we should meet with before our meeting on the 16th.

As far as meeting with the Hancock NA, we are available this Friday and much of next week for in person or virtual meetings. I also want to reiterate Sally's offer for any interested neighbors to tour New Hope Housing's existing communities in Houston. We are also always excited to show anyone interested around our existing communities in Austin, especially the Abali as it is so close

to the neighborhood.

Please let me know what you would like to do as far as next steps, and of course feel free to loop in any other neighborhood representatives.



ALICE WOODS

Development Associate

Saigebrook Development | O-SDA Industries

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

**HANCOCK NEIGHBORHOOD ASSOCIATION'S ("HNA") OPPOSITION TO CITY
STAFF RECOMMENDATION TO APPROVE NEIGHBORHOOD PLAN AND ZONING
AMENDMENT FOR THE PURPOSE OF PERMITTING A HOMELESS SHELTER IN THE
HANCOCK NEIGHBORHOOD**

HNA SUPPORT FOR AFFORDABLE HOUSING

The HNA strongly supports projects such as the 65-unit affordable housing project composed of one, two, and three-bedroom units, which the developers proposed for the same site in 2020. Further, the HNA encourages coordination between the City and neighborhoods to identify properties that would allow the highest and best use of affordable and supportive housing.

Reasons for Opposing:

- 1. This Project will increase density dramatically in a zone and district zoned for low density.**
- 2. Various Neighborhood concerns have not yet been answered – our experts are compiling a list of questions for developers covering all areas that are relevant to a homeless shelter being constructed in a residential neighborhood – which will have an irreversible and permanent effect on the neighborhood for 50 years.**

We will share our expert reports with CANPAC, the developers, and the City. Now, unfortunately, many residents have been forced to pay independent experts to truly analyze ALL the likely effects of this large 100 room (451 sf per room) homeless shelter at the end of 39th street, a residential street.

- 3. HNA wants to explore the extensive contact that the developer has had with City Staff since February 2022.**
- 4. Due process - HNA is entitled to a fair and reasonable time period in which to gather evidence and information, and present the same to its experts for review and then to the administrative agency.**

Since key information will not be available from the City until June 16, 2022, HNA respectfully requests a 30-day postponement of the Planning Commission hearing on this matter. This request is not made for the purpose of delay but rather that HNA's due process rights may be preserved.

If a postponement for 30 days were not permitted, then HNA would clearly be prevented from the opportunity to have a fair hearing before the Planning Commission.

HNA has filed a Public Information Request with certain agencies, but that information will not

be available until June 16, 2022, according to the City. The City has failed to provide the information in a reasonably timely manner, despite requests made weeks ago for it.

Because of this, among many other reasons, the HNA requests a postponement of 30 days.

5. There is no expediency or other rationale that may be suggested to deny basic constitutional rights of due process

It is indeed unfortunate the developers claim they have certain “funding deadlines” and say everyone must rush – but HNA strongly disagrees. Developer’s deadlines do not override the due process rights of the hundreds of families that may be adversely affected by this project if it were approved in the form it now stands.

There are other properties and other funds available for developers to construct supportive housing in other more appropriate areas. The HNA does not object to a 65-unit affordable housing project which the developers proposed in 2020.

For the above reasons and also because HNA now needs time for its own experts to make a complete and accurate study of all relevant issues regarding the proposed homeless shelter project, the application to change Neighborhood Plan and zoning classification should be denied; or alternatively, this matter should be continued for 30 days.

Respectfully submitted,

Hancock Neighborhood Association
By: Coan Dillahunty
Its President

**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 Dillahunt
President, Hancock Neighborhood Association