

Meredith, Maureen

To: Susana Almanza; Rhoades, Wendy; Rivera, Andrew; Shaw, Todd - BC; Hempel, Claire - BC; Rodney K. Bennett; Llanes, Carmen - BC; Thompson, Jeffrey - BC; Schneider, Robert - BC
Cc: Fred McGhee; Noe Elias; Anita Villalobos; Monica Allen; Pedro Hernandez; Eric Paulus; Peter Simonite; Mary Garza; Corazon Renteria
Subject: RE: 2404 Thrasher Lane C14-2022-0114 NPA-2022-0005.02 - MNPCT

From: Susana Almanza

Sent: Tuesday, January 10, 2023 9:48 AM

To: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Rivera, Andrew <Andrew.Rivera@austintexas.gov>; Shaw, Todd - BC <BC-Todd.Shaw@austintexas.gov>; Hempel, Claire - BC <BC-Claire.Hempel@austintexas.gov>; Rodney K. Bennett <jb.rbconsulting@yahoo.com>; Llanes, Carmen - BC <bc-Carmen.Llanes@austintexas.gov>; Thompson, Jeffrey - BC <bc-Jeffrey.Thompson@austintexas.gov>; Schneider, Robert - BC <BC-Robert.Schneider@austintexas.gov>

Cc: Fred McGhee <>; Noe Elias <>; Anita Villalobos <>; Monica Allen <>; Pedro Hernandez <>; Eric Paulus <>; Peter Simonite <>; Mary Garza <>; Corazon Renteria <>

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*** External Email - Exercise Caution ***

Hello Planning Commissioners- The Montopolis Neighborhood Plan Contact Team does not oppose single family zoning in our community. The Contact Team has fought hard to protect and preserve single family zoning in our community, especially single family housing that is truly affordable. We recommend that some of the units being built at 2404 Thrasher Lane be affordable.

Montopolis is one of the neighborhoods that is within Project Connect's Anti-Displacement protection area. Montopolis is also a State designated Opportunity Zone Development area.

It cannot be stressed enough: the median family income for Montopolis is different from the MFI for Travis County. According to 2019 American Community survey data, the per capita income for Montopolis is \$20,859 and the median household income is \$42,344. Our overall poverty rate is 26.4%, our childhood poverty rate (under 18) stands at 30%, and the poverty rate for seniors (over 65) is 32%. These numbers reflect increases in both population and income caused by already occurring gentrification. The construction of rental housing at 60% MFI and ownership housing at 80% MFI will just exacerbate displacement and gentrification.

Stop the Displacement,
Susana Almanza, President Montopolis Neighborhood Plan Contact Team

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