

**Testimony by Florence Briceño to Joint Land Use Committee on codeNEXT  
Our Lady of Guadalupe Catholic Church | Austin Interfaith**  
April 28, 2018

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Hello, my name is Florence Briceño, and I am a leader with Our Lady of Guadalupe Catholic Church, which is a member of Austin Interfaith. Last week we held a community forum with our parishioners to share and explain CodeNEXT and how it could possibly impact our community. We had 120 in attendance and broke out into groups to hear people's stories and concerns relating to zoning.

One historic story discussed was about our church. In 1907, OLG was originally located at 5<sup>th</sup> and Guadalupe, West of IH-35 until outside consultants influenced the mayor and council members to forcibly displace Mexicans and African-Americans families. As a result of the Master Plan, OLG was re-located to East Austin at 9<sup>th</sup> and Lydia.

A subsequent zoning change led to a meeting between developers and representatives of OLG, one developer pointed at our deacon and said, "YOU people need to MOVE East of 183."

On a personal note, in the 1940's my grandparents purchased their home at 97 Rainey Street. I was fortunate to have had both sets of my grandparents live in East Austin and was able to walk to their home and visit often. However, in 2004, the City of Austin rezoned their neighborhood; developers and real estate agents pressured my grandparents to sell, with the intent to encourage development near the Austin Convention Center; subsequently my grandparents moved.

Conversely, what developed was the "fast life" now known as the Rainey Street Entertainment District with multiple high-rise condominium buildings; this continual cultural change is destroying generations of families, neighborhood's racial/ethnic composition and Austin history. Sadly, the City of Austin didn't preserve the Rainey Street's historic and residential character. So, we are here today, this time BEFORE the change in zoning, to explain that if CodeNEXT Version 3 passes, parishioners and longtime residents of East Austin (including seniors and families of color) will once again be displaced.

Restrictions on nonconforming lots and unnecessary up-zoning of SF-3 lots will lead to displacement. Moreover, the change from use-based to "form-based" zoning in our neighborhood will accelerate displacement.

Our church was displaced once due to zoning. Today, we are here to work with you so that people of the East Austin community are not displaced again. Single family zoning needs to remain single family zoning so that generations of families and cultural traditions remain intact.