

EXHIBIT A

Primary St. John Property Redevelopment Objectives:

To support a complete community in an historic neighborhood by reinforcing its strengths and enhancing its services and quality of life through redevelopment. Vision includes:

- A mixed-income, mixed-use district with affordable housing, particularly accessible to current and past residents of the neighborhood;
- Open space for recreation and congregation; and
- Space for community retail and support services that is specific to the St. John neighborhood.

Project Requirements:

- At least half of the housing units must be affordable, with more preferred.
 - Affordability should be provided for all housing types offered at the site, including rental and ownership units.
 - An affirmative marketing plan should be included and presented to the City to ensure St. John residents become aware of affordable housing opportunities.
 - Developer should work with City to connect with local community organizations to ensure that community groups, especially those with ties to the St John community, participate in the affirmative marketing. The affirmative marketing should focus on communities that may not know about affordable housing opportunities, including families who have been displaced from Austin and families who speak a language other than English as their first language.
 - A significant number of affordable units should be multi-bedroom and family-friendly.
 - The developer and any housing partners should express willingness to work with the City to implement a potential affordable housing preference policy at the site that prioritizes applicants who were displaced or at risk of displacement in the neighborhood.
- Development should include community retail space for local vendors in support of the City's complete communities goal.
- Development should identify space that could potentially accommodate local non-profits that support our diverse community, especially for workforce and youth development.
- Development should include active and community-accessible green space. Options for splash pad, walking trails, community gardening, an active boulevard, and amenities for families and children should be explored.

- Development must highlight and respect the history of the St. John neighborhood.
- Construction should follow Better Builder Standards, prevailing wage rules, the City's Construction Training Program, and the City's MBE/WBE programs.
- Development should make best use of the community input received in the last 18 months, it should serve people who live there and the nearby community and feel a part of the community. From the UT study, the developer should take into account especially:
 - Community input from the last two years;
 - Environmental considerations, including pollution mitigation;
 - Connectivity of the urban landscape, rather than segregation; and
 - Ways to transform site constraints into site assets.
- Developer should present how the project can support the surrounding community, including area schools and ways to prevent further displacement;
- Developer must participate with upfront funds to defease remaining bond debt on the site, understanding that the City as partner will work to offset these costs and other necessary project expenditures through financial commitments to be determined during the negotiation period.