



Implementing inclusive and equitable public development services as a non-profit partner to the City of Austin

December 19, 2022 Urban Renewal Board

Block 16 & 18 Disposition- Community Engagement

■ Community Conversations Sept 28-Oct 2, Nov 4, Dec 13



Upcoming:

- African American Community Resource Advisory: January 10 2023
- Proposed: January 11/12

Block 16 & 18 Disposition- Criteria Structure

■ Goal Outcome Statements *(Initial Draft, to be discussed)*

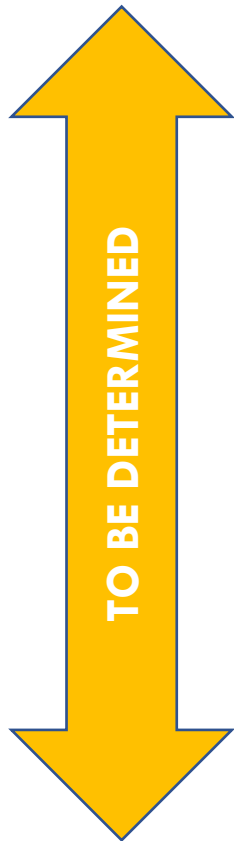
- The Development will demonstrate best practice to **achieve an inclusive and vibrant district** user experience , **anchored in the cultural identity** of this place. This project must **reinforce the historic legacy** of this area to African Americans (residents, businesses, and community institutions) while creating a **contemporary and vibrant arts/culture/business and living hub** that is open to all Austinites.
- The Development will achieve best practice in equitable development strategies by **addressing past inequities and the racial wealth gap** experienced by underserved, under-represented, and marginalized individuals and groups in all aspects of bringing these important blocks to fruition—development through operations
- The Development will **promote neighborhood retention, and prevent displacement** by reducing exposure to market rate rent increases for residents and small businesses and other related operating and administrative expenses

Block 16 & 18 Disposition- Criteria Structure

■ Program

REQUIRED

DESIRED



Block 16 & 18 Disposition- Criteria Structure

■ **Affordability** (*Initial Draft, to be discussed*)

EXAMPLE TEXT: (AHFC)

Maximize the Number of Affordable Units Priority will be given to proposals that maximize the number of affordable rental units restricted to households earning at or below In no case shall a successful proposal include less than 50 percent of total proposed units as income-restricted affordable units

Maximize the Proportion of Affordable Multi-Bedroom Units for Families

Priority will be given to proposals that include a higher proportion of affordable multibedroom units. In no case shall a successful proposal include less than XX percent of affordable units as multi-bedroom.

Prioritize Affordable Units for Households Who've Been Previously Displaced or are At-Risk of Being Displaced from the Area

Proposers must commit to working with AHFC to implement a Right to Stay/Return Preference Policy that meets the criteria described in AHFC's memo to City Council on November 6, 2020 (<http://www.austintexas.gov/edims/pio/document.cfm?id=330910>).

Minimize City Subsidy

ADDITIONAL CONSIDERATIONS

Opportunities for home ownership or equity building rental opportunities

Include strategies for providing affordable space for working—small and creative businesses/non profits

Provide marketing and incentive strategies to attract and retain creatives in housing and/or workspace

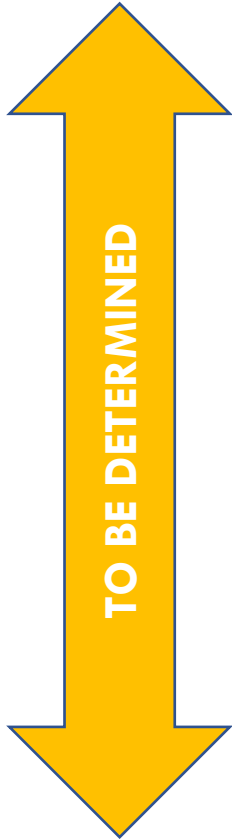
Block 16 & 18 Disposition- Criteria Structure

■ Urban Character (*Initial Draft, to be discussed*)

REQUIRED

EXAMPLES

DESIRED



- Vibrant pedestrian experience along 11th street, maintaining eclectic character of neighborhood
- Open and transparent street-frontages, with public facing program activities, to further activate the street
- Parking entrances/exits should be designed to not impede pedestrian flow
- Side streets should encourage connectivity from residential to more public facing areas
- Facades should be designed to provide detail and relief to break down the massing of the large building

Block 16 & 18 Schedule Update

- Final Massing/Financial Analysis: January 9, 2023/URB Meeting
- Public Meeting: January 11 (Zoom) & 12 (Office Hours)
- Draft RFP Criteria: February 13, 2023 URB Meeting

All updates will be posted **<http://www.austinedc.org/blocks-16-18>**