

## 1.9.23

# Austin Urban Renewal Board-11<sup>th</sup> Street Redevelopment of Blocks 16 & 18

Drafted by Austin Economic Development Corporation, based on Urban Renewal Board and Community input to date. The following is anticipated to be further edited and refined and integrated with other relevant/typical development solicitation sections and requirements. Please note that significant input has come through an open community survey (2022) and prior outreach (2019) for reference here:

**2019:**

[https://drive.google.com/file/d/1dDzaVcxMgVHTToU0t0vSmf-c1RXeKLse/view?usp=share\\_link](https://drive.google.com/file/d/1dDzaVcxMgVHTToU0t0vSmf-c1RXeKLse/view?usp=share_link)

**2022:**

[https://drive.google.com/file/d/1dIta2o1K9Y6394DOhoz4abMupJo9HN2/view?usp=share\\_link](https://drive.google.com/file/d/1dIta2o1K9Y6394DOhoz4abMupJo9HN2/view?usp=share_link)

## **Draft Overarching Goals**

The following statements could be edited, expanded and modified to fit the vision/goals of the Board and community. These are a starting point:

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) at the heart of the Six Square Cultural District while catalyzing a contemporary and vibrant arts/culture/business and living hub that is open to all Austinites.

Details/Comments:

The Development will achieve best practice in equitable development strategies by considering 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 through development and operations.

Details/Comments:

The Development will promote neighborhood retention, and encourage the return of prior residents, while preventing further displacement by reducing exposure to market rate rent increases for residents and small businesses and other related operating and administrative expenses.

Details/Comments:

Additional?

### **Program Criteria**

Based on input to date this is a summary for review and comment:

The following programs will be required:

- Affordable Housing
- Cultural venue(s)

The following programs have been identified as high priorities (will be directly reflected on scoring)

- Food-based retail/small grocery
- Pocket park/outdoor performance space

The following program areas have been identified as priorities (will improve your score with bonus)

- Retail/Restaurant (affordable for neighborhood-based businesses)
- Office space (complementary- creative/non-profit)

### **Site Criteria**

It is recommended to include as qualitative (and quantitative) criteria

- Design of urban realm (sidewalks)
- Existing trees on site
- Parking
- Other?

### **Affordability**

This section will include policy-goals for the development as it relates to Affordability (usually Housing, but could include other program areas)

- Amount of units to be restricted—minimum floor
- How affordable should the units be (typically tagged to Median Family Income MFI)
- Types of units (minimum size or bedrooms)

- Length of time for affordability (are the units restricted)
- Any program policy or operational models to be considered
- Any subsidy directly named, or indirectly referenced.

Example summary statement (AHFC Tannehill Road, highlighted are variables):

**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 **50% MFI**. 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**

**Urban Character**

How would you describe the quality and character of the development desired?

**Developer engagement with the community:**

What expectations does the Urban Renewal Board have related to engagement with the community and current or additional temporary site use during the pre-development and development process?

e.g. Continuation of Kenny Dorham Backyard, Juneteenth supportive festivals, Arts/Cultural festivals supporting local artists, ACL/SXSW support programming that highlights the local cultural district—either directly or in partnership

What ways could the developer help support ongoing District Management—to help provide the capacity for increased cultural venues, activation, marketing, maintenance ?

**City of Austin Policies** (relevant to this project)