



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

February 13, 2023 Urban Renewal Board

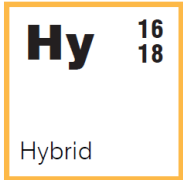
Block 16 & 18 Disposition- Final Analysis Draft

EXECUTIVE SUMMARY



• Community Prioritization

Through the review of prior studies and community engagement throughout the study process, community priorities were outlined. The East Austin community and specific residents around these parcels have a strong desire that future development reinforce the area's position as the heart of Austin's Black Cultural District. A cultural facility in support of this historic position, as well as creative facilities for black-owned business should be given priority for future non-residential spaces. Residential development should prioritize affordable housing opportunities, particularly for families and previously-displaced residents.



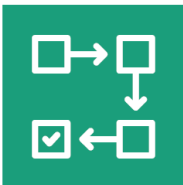
• Hybrid Scenario

A hybrid scenario was developed as a reflection of multiple program and density scenarios tested throughout the study. It reflects a balancing of programmatic preferences, maximization of housing accommodations, while not overburdening the neighborhood with excessive height that would be disruptive to existing and historic uses on adjacent properties.



• Market Feasibility

Development of Blocks 16 and 18 was determined to be market feasible based on the prioritization of community preferences. The study does assume additional funding sources will be available to a selected developer, including but not limited to tax credit programs. Depending on the size of the cultural facility, amount of affordable housing, and level of rent affordability, more or less subsidy may be required to achieve the desired outcome.



• Process Summary

Beginning with data collection stage, early community engagement, and site due diligence analysis, design test fits were created to illustrate possible design solutions. Upon the completion of each design scenario, market feasibility analysis was conducted to ensure it was possible for developers to financially able to construct. After each design scenario test fit, both the public and the Urban Renewal Board were presented to in order to gain feedback that would allow for the most optimal development for the community.

[Link to Report Draft:](#)

[20230208_AEDC_East_11th
Study Report-2nd
DRAFT.pdf - Google Drive](#)

**Link to Submit
Comments:**

**[https://forms.gle/ns
n6sR3Yqyn8aqp7](https://forms.gle/nsn6sR3Yqyn8aqp7)**

Block 16 & 18 Disposition- Criteria Structure

■ **Goal Outcome Statements** *(Updated 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

.... & additional.....

Block 16 & 18 Disposition- Criteria Structure

■ Program

REQUIRED

Mixed Income Residential Units-Majority Affordable

Cultural Venue (s)

HIGH PRIORITY

Food based Retail-Small Grocery

Outdoor Public Space

Outdoor Performance Space

PRIORITY

Retail (Neighborhood Based)

Studios/Workspace

Block 16 & 18 Disposition- Criteria Structure

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

Priority will be given to projects that provide over 75% of program area to public benefit (affordable housing plus cultural venues).

Maximize the Number of Affordable Housing Units. A majority of units should be restricted affordable (More than 50% of the units), and points will:

- Priority will be given to projects that maximize the number of units that are restricted to household earning at or below 60% AMI for rental units and 80% AMI for ownership units, on average, assuming that all restrictions will need to be for long terms (as financing allows).
- Align the Size and Distribution of Multi-Unit Apartments to Align with Proposed Demonstrated Market Demand.
- Optional/Desired Strategies: The Evaluation Committee welcomes opportunities to include alternative housing models such as shared equity/cooperative ownership or renter wealth creation funds that permit equity-building options for residents.
- 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>)

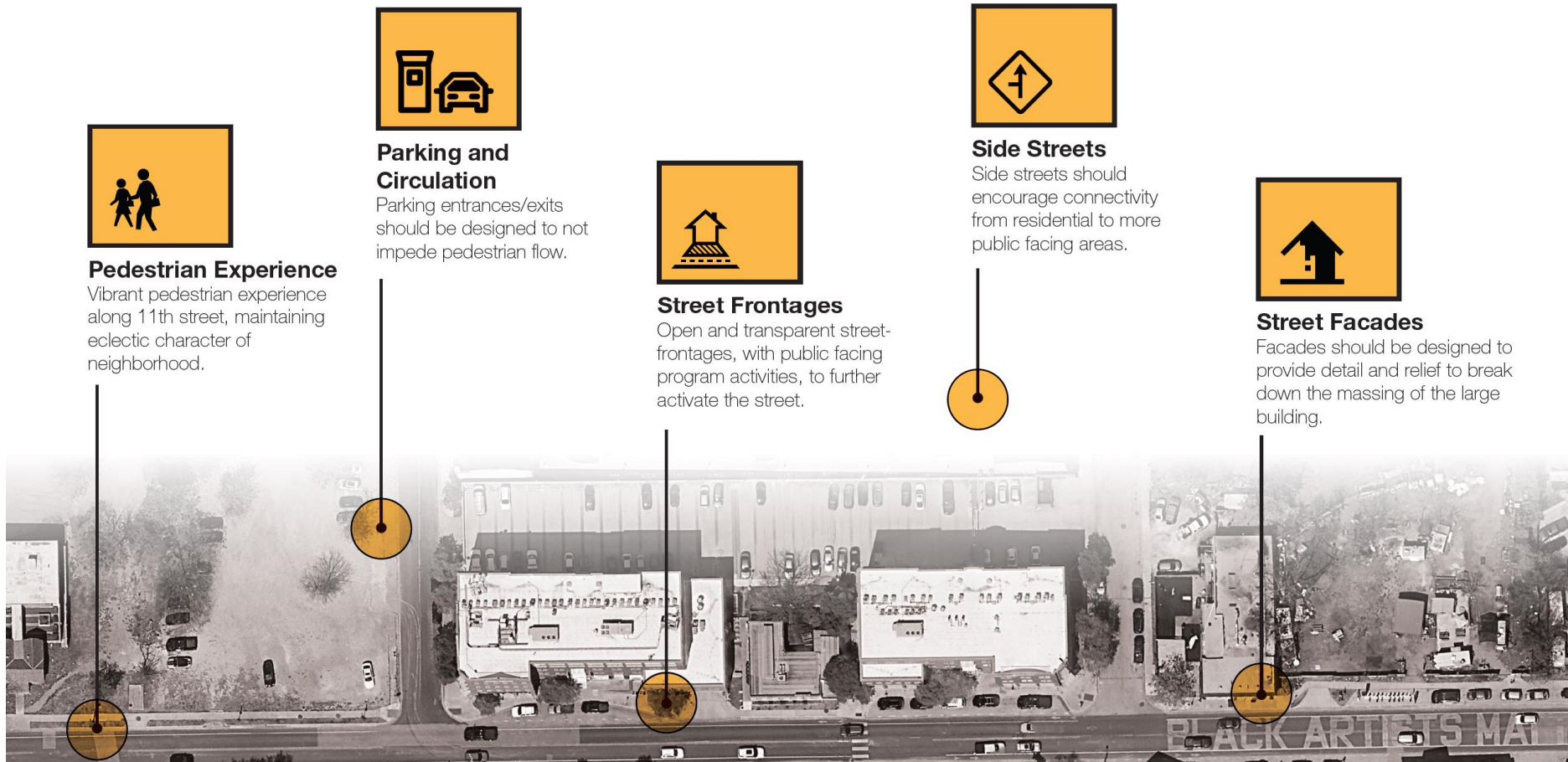
Block 16 & 18 Disposition- Affordability via AHFC RFP

Sample RFPs and Preliminary Outcomes - AHFC

Address	Project Name	RFP Due	Partner(s) Awarded	# Units by Tenure Type	RFP Affordability Requirement - MFI	Resulting Affordability - MFI*	RFP Affordability Requirement - Term	Resulting Affordability - Term	RFP Bedroom Mix	Resulting Bedroom Mix*	Development Status
1127 Tillery	Rental: Live + Make Apartments Ownership: n/a	July 2020	Rental: Citrine Development, MRE Capital, Imagine Art	Rental: 66 Ownership: n/a	Rental: Priority for max. # of units ≤ 50% MFI Ownership: ≤ 80% MFI	Rental: ≤ 60% MFI Ownership: n/a	Rental: 40 years Ownership: 99 years	Rental: 55 years Ownership: n/a	-Min. 25% multi-bedroom, unless SRO -Priority for multi-bedroom and CoC units	Rental: -25.8% multi-bedroom units -7 CoC units	Construction starting Jan./Feb. 2023
900 Gardner Road	Rental: Libertad Austin at Gardner Ownership: Johnny Limon Village	July 2020	Rental: The Vecino Group Ownership: GNDC	Rental: 198 Ownership: 30	Rental: Priority for max. # of units ≤ 50% MFI Ownership: ≤ 80% MFI	Rental: ≤ 60% MFI Ownership: ≤ 80% MFI (includes some 60% MFI)	Rental: 40 years Ownership: 99 years	Rental: 55 years Ownership: 99 years	-Min. 25% multi-bedroom, unless SRO -Priority for multi-bedroom and CoC units	Rental: 70% multi-bedroom units -50 CoC units Ownership: 93% multi-bedroom units	Rental: Construction starting March 2023 Ownership: Const. est. start Jan. 2024
3811 Tannehill	Rental: Norman Commons Ownership: TBD	July 2021	Rental: Foundation Communities Ownership: GNDC	Rental: 156 Ownership: 32	Rental: Priority for max. # of units ≤ 50% MFI; min. 50% must be income-restricted affordable units Ownership: ≤ 80% MFI	Rental: ≤ 60% MFI Ownership: ≤ 80% MFI (includes some 60% MFI)	Rental: 40 years Ownership: 99 years	Rental: 55 years Ownership: 99 years	-Min. 35% multi-bedroom -Priority for multi-bedroom	Rental: 73% multi-bedroom units -16 CoC units Ownership: 100% multi-bedroom units	Rental: Construction start Oct. / Nov. 2023 Ownership: Const. est. start April 2024
3515 Manor Road	Rental: Seabrook Square Ownership: n/a	April 2022	Rental: The NHP Foundation, Capital A Housing	Rental: 265 units Ownership: n/a	Rental: Priority for max. # of units ≤ 80% MFI, min. 120 units must be ≤ 80% MFI; priority for max. # of units ≤ 50% MFI, min. 40% of all units must be ≤ 50% MFI Ownership: ≤ 80% MFI	Rental: ≤ 60% MFI Ownership: n/a	Rental: 40 years Ownership: 99 years	Rental: 55 years Ownership: n/a	-Min. 40% multi-bedroom -Priority for multi-bedroom reserved for ≤ 80% MFI -Min. 48 Permanent Supportive Housing (PSH) units	-40% multi-bedroom units -60 CoC units	Anticipated closing / construction start Aug. / Sep. 2023

Block 16 & 18 Disposition- Criteria Structure

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



Block 16 & 18 Disposition- Evaluation Criteria

■ ***Policy Alignment***

- Development Proposal
- Equitable Development Goal Alignment
- Innovation in Affordability Goals
- Community Engagement & Impact

■ ***Business & Partner Capacity***

- Project Financial Feasibility & Team Financial Capacity
- Track Record for Project Delivery
- Experience/Management Team & Partners

Block 16 & 18 Schedule Update

- Final Report Comment: February 13-March 10, 2023
To Submit Comments:

https://docs.google.com/forms/d/e/1FAIpQLSd_i03TK8esl3d85zaB15Zfj3Css6Kh1qxrHHKkz3Zpvwjkw/viewform?usp=sf_link

- Public Meeting: February 22 (Office Hours-Location TBD)
- Final RFP Criteria Discussion: March 20, 2023 URB Meeting

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