



MEMORANDUM

TO: Mayor and Council Members

FROM: Mandy DeMayo, Interim Director, Housing Department *Mandy DeMayo*

DATE: February 1, 2024

SUBJECT: **Updates Regarding Development Solicitation for Blocks 16 & 18 of the Urban Renewal Plan (URP) Area & 2024 Check-In Regarding the URP**

This memorandum follows the [memorandum published on September 12, 2023](#), and provides an update on [Resolution Number 20210902-048](#) directing the City Manager, in collaboration with the Urban Renewal Agency (URA) and Austin Economic Development Corporation (AEDC), to develop a plan to solicit proposals for the holistic development of the 900 and 1100 Blocks of East 11th Street (Blocks 16 and 18, respectively). Related to this effort, this memorandum also provides an update on the efforts of the [Urban Renewal Plan \(URP\)](#) in anticipation of the 2024 check-in set forth in the [twelfth plan modification](#) to the East 11th and 12th Streets Urban Renewal Plan.

Blocks 16 & 18 Solicitation

On August 22, 2023, AEDC on behalf of the URA released a solicitation for the holistic development of these Blocks. See both the [memorandum published on September 12, 2023](#), and the memorandum published on April 4, 2023, for more background. Responses to the first phase of the solicitation were due by November 8, 2023. The Evaluation Committee has evaluated the conforming responses, and the URA has advanced proposers to Phase 2 of the RFP.

The second phase of the solicitation will center around project specifics, finances, and plans for project execution. AEDC anticipates releasing refined requirements and community feedback to the teams advanced to Phase 2 in early 2024, with responses due in Spring 2024. The Evaluation Committee will convene again to review the Phase 2 proposals and recommend a team for selection. The Urban Renewal Board (URB) is anticipated to vote on a recommendation to the City Council; the Council is anticipated to vote on the award of the development opportunity in Spring/Summer 2024.

Urban Renewal Plan

In December 2018, and in support of the URP, the Council extended the URP's expiration date until 2028. The modified URP also set forth a requirement for the City Manager to evaluate whether there is a continued need for the URP and the URA in 2024. The Urban Renewal Board's work on the Blocks 16 & 18 solicitation advances the URP vision of a mixed-use, urban community on East 11th Street. The development opportunity is anticipated to be awarded in 2024, and partnership documents executed by 2025; construction is anticipated to commence in 2025 or 2026, with completion and stabilization anticipated for 2028. It is critical that the URP remain in effect while these efforts are underway.

AEDC has and will continue to publish all updates regarding the solicitation on the [Blocks 16 & 18 webpage](#).

Questions

Please contact Mandy DeMayo, Interim Director with the Housing Department, at Mandy.DeMayo@austintexas.gov, or Anne Gatling Haynes, Chief Transactions Officer with the Austin Economic Development Corporation, at Anne@austinedc.org with any questions about this memorandum.

cc: Jesús Garza, Interim City Manager
Veronica Briseño, Assistant City Manager
Theresa Alvarez, President and CEO, Austin Economic Development Corporation