

**APPLICANT**

Housing Authority of the City of Austin (HACA)  
1124 South IH 35  
Austin, TX 78704

**CONSULTANT**

Carter Design Associates  
817 W. 11th St.  
Austin, TX 78701

**CONTACT**

Donna Carter, FAIA  
cda@carterdesign.net  
512.476.1812

# Section 106 Review

CARTER • DESIGN  
ASSOCIATES

817 WEST ELEVENTH STREET  
AUSTIN • TEXAS • 78701  
(P) 512.476.1812 (F) 512.476.1819  
ARCHITECTURE • PRESERVATION • PLANNING

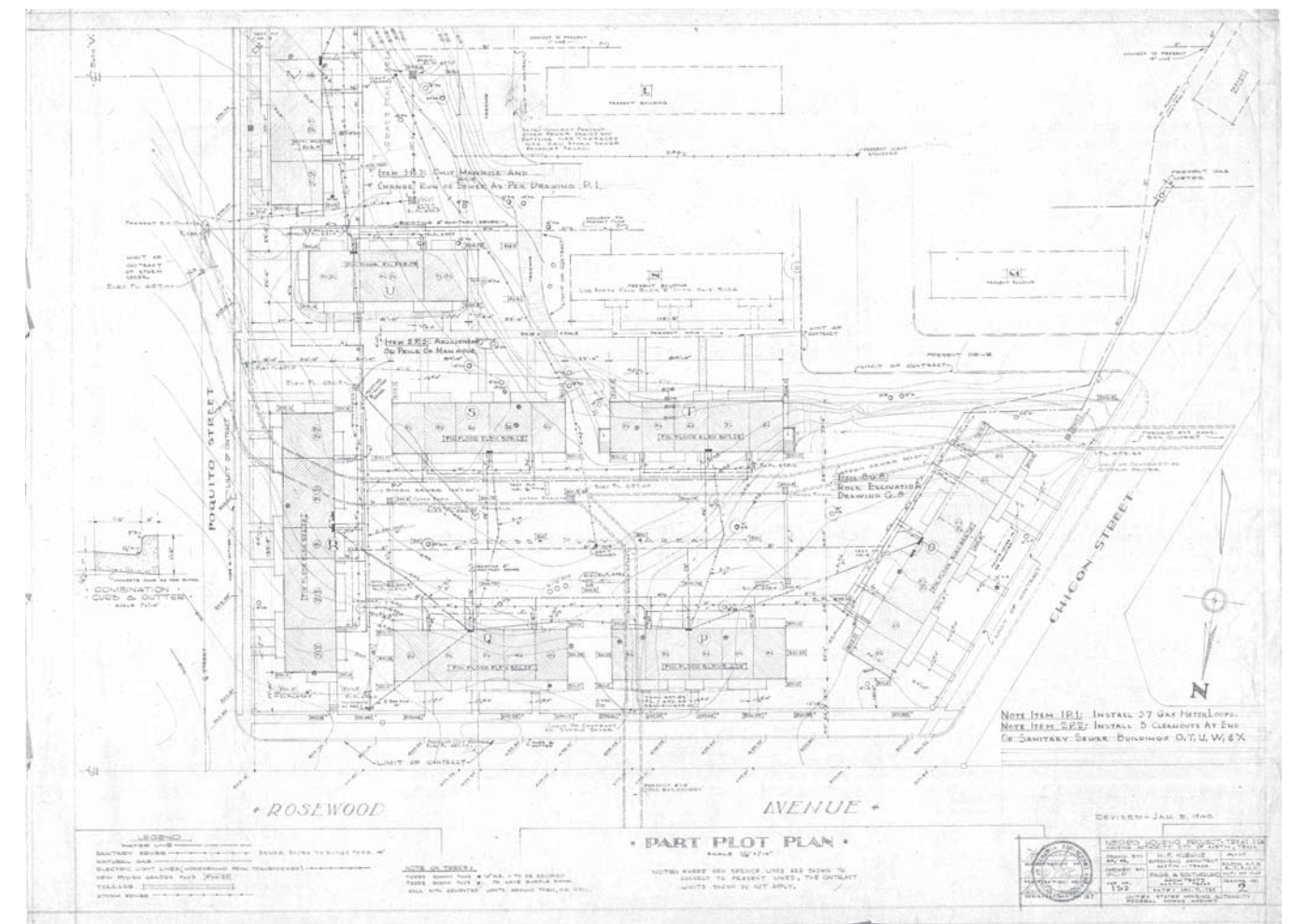
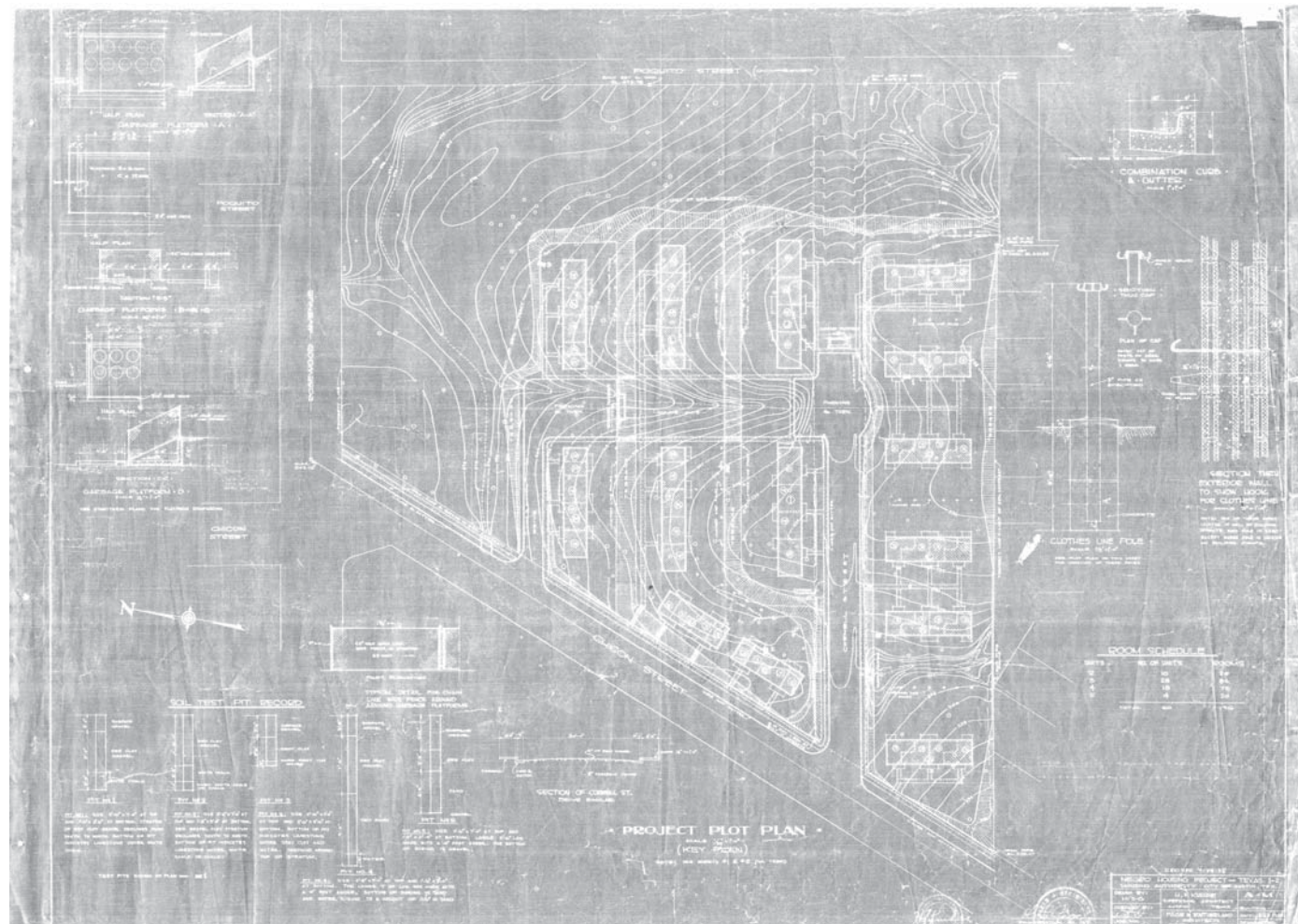
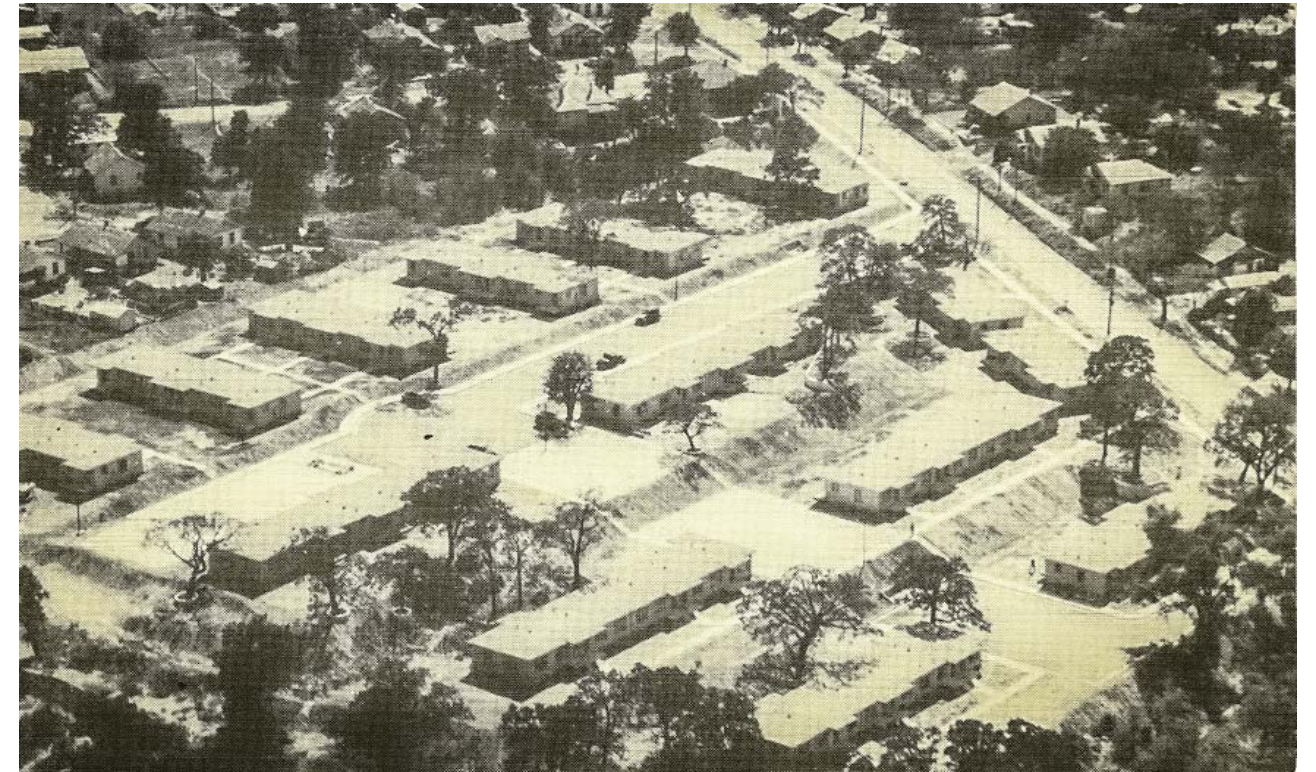
02 September 2021



# 01 Archeology

## SUBSURFACE CONSTRUCTION

The project will provide foundations for 3 new 4 level (+/-) residential apartment buildings, 5 duplexes and 1 triplex home ownership units. New utilities and other site improvements will be provided for the new units. An existing drainage culvert will be widened but not made deeper. Multiple heritage trees will be relocated on site. The project involves site disturbance and demolition of foundations constructed during the terracing in 1939 and it is anticipated that only previous construction backfill will be encountered as the site is prepared for new work.





## PRE - HISTORICAL ARCHEOLOGY

The existing multifamily housing complex was completed in 1939. The original terracing, utilities, site improvements and building foundations were constructed at that time. It is highly unlikely that the current development will involve additional undisturbed land. The site is unlikely to contain undisturbed strata and highly unlikely to yield additional information or provide answers to research questions concerning prehistory or settlement along Boggy Creek and its tributaries.

## HISTORICAL ARCHEOLOGY

The design and construction team is aware that recent historical artifacts may be uncovered and revealed during the course of construction. The Team is equally aware that often these items have been overlooked on African American sites. There may be items that were buried at the time of the original construction that are revealed during the course of demolition and site preparation for the new work. There may also be artifacts that have been “lost” over time by residents and visitors. The team is aware that older items discovered in this manner shall be reviewed and evaluated in situ for their significance.

It is anticipated that any artifacts discovered in this manner will be evaluated, documented and retained by the Owner for use in the historic and / or interpretive displays currently being planned for the site. Should display not be possible, or if the questions raised by the observation are extensive the services of an archaeologist will be retained. At this time, it is anticipated that any artifact discovered in this manner, will be cataloged through the city archive system at the Carver Museum and Cultural Center (or other appropriate repository) and will be available for research, interpretation and potentially display.













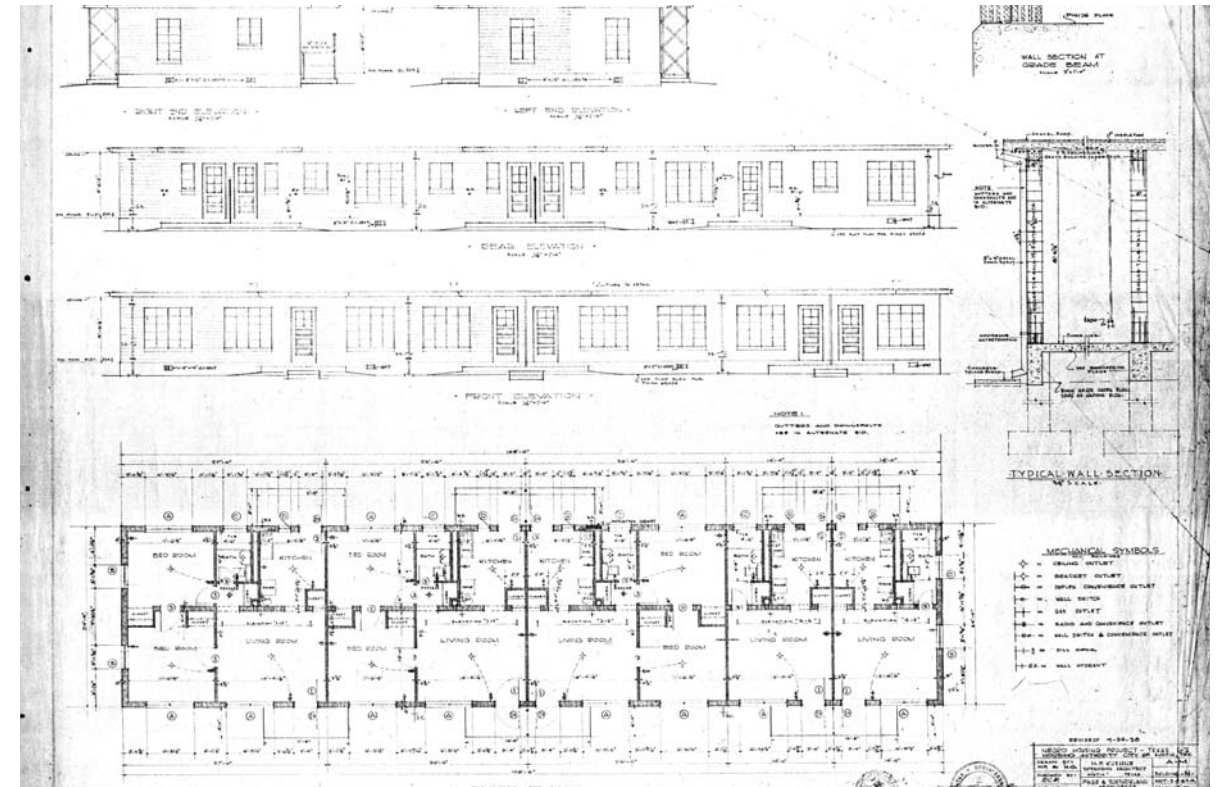
# 02 Structures

## DESCRIPTION OF EXISTING CONSTRUCTION

Built on the site of Emancipation Park, one of the original Juneteenth parade grounds in America, Rosewood Courts in Austin, Texas was commissioned by the United States Housing Authority Federal Works Agency in the 1930s. The architect of record was Page & Southerland Architects with H.F. Kuehne acting as the supervising architect. The project was completed in two phases. Phase 1 drawings were issued in September of 1938 and consisted of 14 one-story brick buildings, five different building, and 60 individual residential units. Phase 2 drawings were issued in December of 1939 and consisted of 11 two-story brick buildings, six different buildings, and 70 individual residential units. The eleven building types are differentiated by size of the enclosed units. The overall form of the buildings yield six basic building types. Construction occurred between 1939 and 1941. At completion, Rosewood Courts consisted of 25 buildings and 130 residential units on a +/- 8-acre parcel of land in East Austin.

The buildings were designed to be fire-proof, so they were built with non-combustible materials. The exterior walls and interior load-bearing walls consist of two wythes of brick with an air gap in between. Non-load-bearing interior partition walls consist of a single wythe of brick. The exterior brickwork was unpainted but it is unclear whether the interior brick walls were painted originally. The windows were operable steel casements with horizontal muntin divided lights, and single-pane glass. The foundation, floors, ceilings, stairs, and roofs were cast-in-place concrete. Decorative features included steel trellises, at the front entries, shaped metal door frames and custom-designed clothes lines.

The dwelling unit layouts were functional and modern for their time. The kitchens were plumbed for gas and the water heaters were installed inside the units. There were wooden shelves, cabinets and built-in closets. Many of the units also provided for flow through ventilation and easy access to fresh air and outdoor areas. As modern as the units were when built, by today's standards, they are barely adequate. Stairwells that are too steep and too narrow are a safety hazard difficult to alter due to the load bearing walls. Doorways are less





than 30 inches. In 2 story units the bathroom plumbing is routed over and visible in the kitchen. Any leaks become an immediate health hazard.

The buildings and individual units have been maintained over time, many systems are beyond their useful life. Plan modifications required for accessibility and life safety result in less than optimal floor plans. There have been few modifications to the building form, but there are cumulative changes over the years. The “flat” concrete roofs have been covered with hipped gables. Hot water heaters have been relocated into outdoor utility closets and some units have been more extensively remodeled to provide for limited accessibility.

There have been some site changes, although the site would be recognizable to the original designers and residents. Some trees are no longer in the original planters. Some of the retaining walls have been rebuilt and faced with split faced CMU lock blocks or painted concrete. The site built clothes lines have been replaced with 50-60s era umbrella style drying poles. Additional play areas with new equipment have also been added.





# 03 Project

## PROJECT DESCRIPTION

In December 2018, the Housing Authority of the City of Austin (HACA) successfully converted Rosewood Courts to project based rental assistance through HUD's Rental Assistance Demonstration Program. Minor repairs were completed as part of the conversion; the scope of repairs was minor because the intention was to redevelop Rosewood within a few years of conversion.

Redevelopment of the site is necessary due to the obsolescence of its antiquated building systems, plumbing, electrical and gas line infrastructure. There is very little accessibility for persons with mobility needs, and there is no central air conditioning. The redevelopment of the site will occur in phases.

In 2021, Austin Affordable Housing Corporation (AAHC) and Carleton Companies submitted an application to the TDHCA under the 2021 9%, at-risk-set aside, low income housing tax credit program for the redevelopment, Pathways at Rosewood Courts East. The development owner will be Pathways at Rosewood Courts East, LP, the general partner will be Pathways at Rosewood Courts East GP, LLC, and AAHC will be the sole member of the general partner. AAHC and Carleton Residential Limited Partnership will be co-developers.

This redevelopment contemplates a new build of approximately 164 units with modern, energy efficient appliances and amenities, which will replace 17 of the existing 25 buildings on the site. HACA and AAHC also recognize the historic significance of the property and as such the redevelopment also contemplates a robust historic preservation component consisting of the restoration of 8 existing buildings. The redevelopment plan will significantly improve the quality of life for the residents of Rosewood Courts East and allow AAHC to provide more affordable housing by moderately increasing density.

Austin's City Council, Planning Commission and Historical Landmark Commission unanimously approved the preservation of the 8 buildings identified by HACA which has become the basis for the preservation plan as part of the redevelopment.

Residents of Rosewood Courts will have the first right to return to the newly rebuilt Pathways at Rosewood Courts. During construction, Rosewood Courts residents will be supported with comprehensive relocation assistance, ensuring each household's needs are accounted for and are offered options that minimize having to leave their immediate neighborhood. It is anticipated that Chalmers West will also be a viable relocation option for Rosewood families while Rosewood East is being rebuilt.

Rosewood Courts is located in the City of Austin's Homestead Preservation Reinvestment Zone No. 1, which is a qualifying Concerted Revitalization Plan under Texas Department of Housing and Community Affairs (TDHCA) rules. As part of this resolution request, the sponsors are requesting recognition by the Austin City Council that Pathways at Rosewood Courts most significantly contributes to the goals of the Homestead Preservation Reinvestment Zone No. 1. All required documentation related to this request is being provided to the City of Austin.





## ROSEWOOD PRESERVATION UNITS

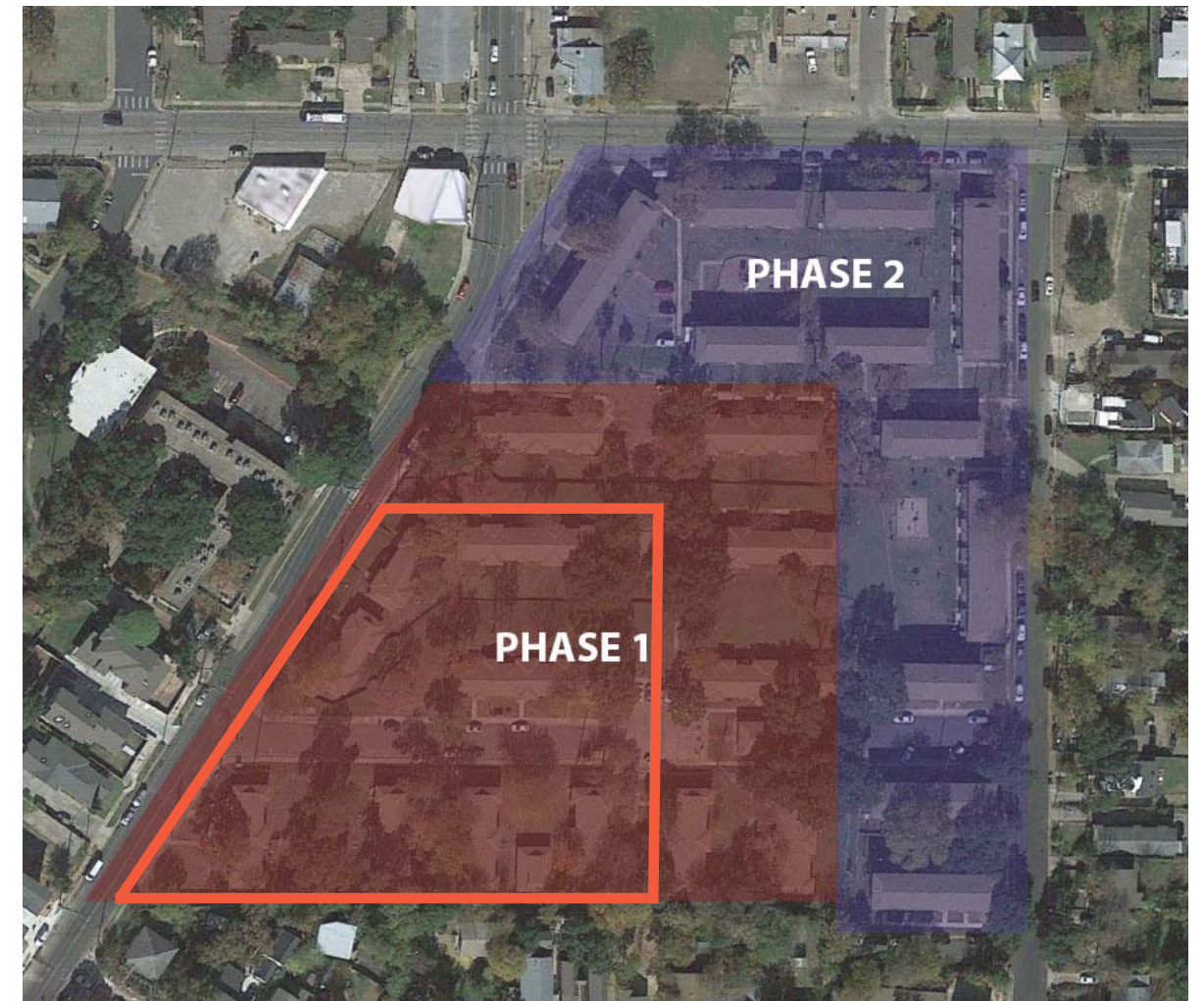
Historic Rosewood Courts will preserve 8 existing buildings, site retaining walls, and numerous heritage trees. All of these elements contribute to the historic character of this property and will be restored to their historic exterior appearance. Over half of Phase 1 of the original Rosewood Courts Public Housing project will be preserved with the restoration of the 8 units.

The scope of the exterior work on the buildings restores the historic facades to their original appearance, including restoring the original roof profile, removing paint and repairing brickwork, new style and rail entry doors, and replica casement windows. The original construction documents will be used as the source for applicable detail and materials.

The interior of the buildings will be redesigned to meet current building code regulations, including energy efficiency and accessibility standards. The existing apartment units are substandard, so they will be reconfigured into larger units with more modern floor plans for better comfort and livability for residents. This work will include all new fixtures and finishes so that these units will be of equivalent size, style, and finish to the new units being built on site; striving for parity for all residents.

The spatial relationship between buildings plays an important role in creating the character of Rosewood Courts. The open courts between buildings are further defined by large trees and retaining walls that sculpt the steep topography. For this reason, all the retaining walls located within the historic district boundaries of the property will be repaired and preserved in place and the large heritage trees will remain.

The complete Design Development drawings and specifications for the new housing and preservation units of Pathways at Rosewood are transmitted separately.







**SITE BUILDING PLAN LEGEND**

- SERVICE AREA
- VISITOR CENTER
- AMENITY SPACE
- 1 BR UNIT
- 2 BR UNIT
- 3 BR UNIT
- 4 BR UNIT

**NEW CONSTRUCTION**  
3 BUILDINGS @ 4 STORIES EA.  
164 UNITS

**HISTORIC DISTRICT**  
8 BUILDINGS @ 1 STORY EA.  
20 UNITS



# 04 Maps

- 1

**7 min USGS Map**  
Area Map
- 2

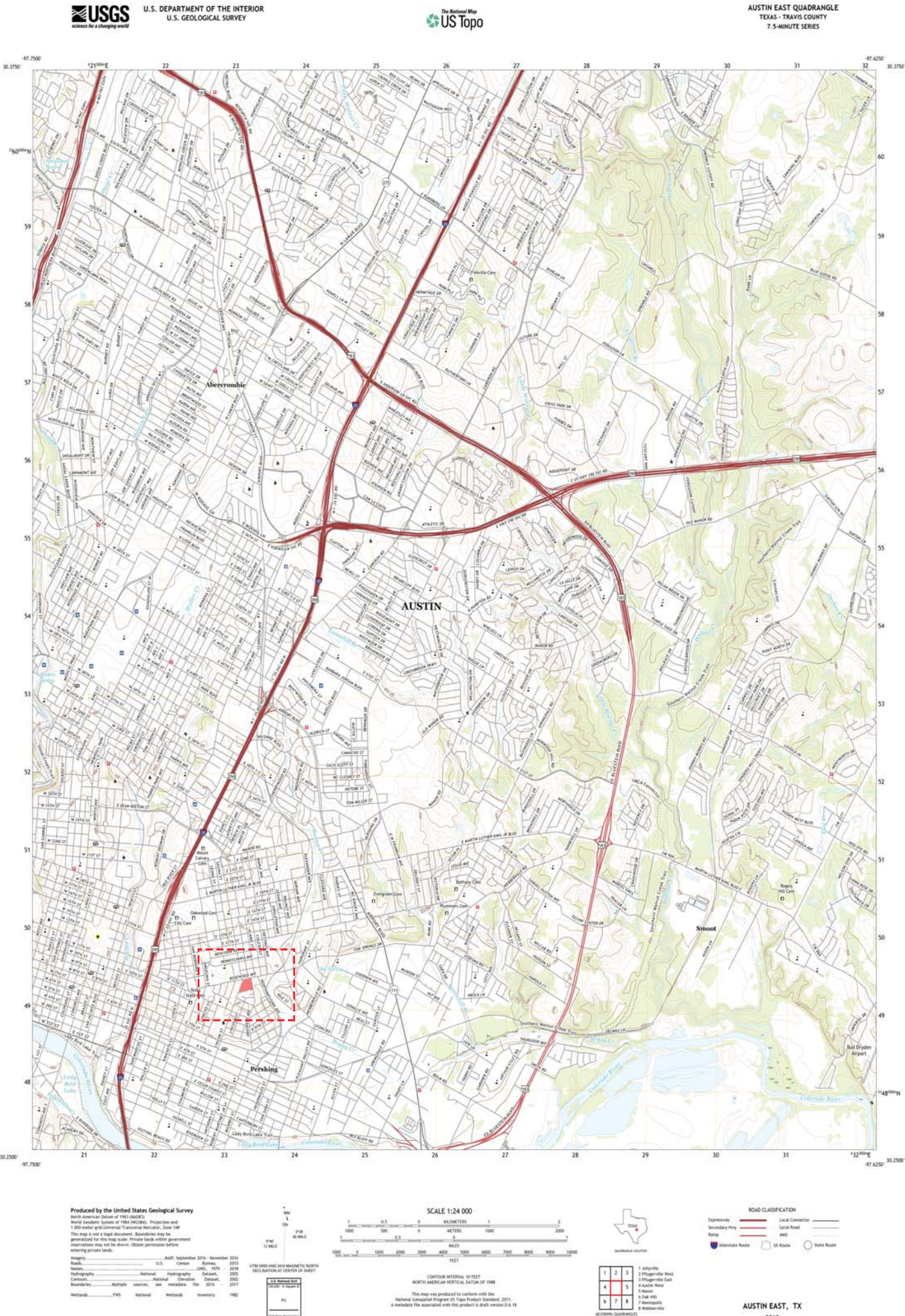
**7 min USGS Map with Terrain**  
Area Map
- 3

**7 min USGS Map with Terrain**  
Site Detail
- 4

**Historic Maps**
- 5

**Community Map**

PATHWAYS AT ROSEWOOD COURTS





1

### 7 min USGS Map

### Area Map

2

## 7 min USGS Map with Terrain

### Area Map

### 3

## 7 min USGS Map with Terrain

## Site Detail

4

## Historic Maps

5

## Community Map



**Produced by the United States Geological Survey**

North American Datum of 1983 (NAD83)  
World Geodetic System of 1984 (WGS84). Projection and  
1:200-meter grid Universal Transverse Mercator, Zone 14E.

This map is not a legal document. Boundaries may be  
generated for this map scale. Private lands without government  
interests may not be shown. Obtain permission before  
entering private lands.

Inquiry.....AUP, Septem  
Roads.....U.S.  
Name.....Census  
Hydrography.....National Hydrography  
.....National Hydrography  
Boundaries.....multiple sources; see metadata

Wetlands.....FWS National Wetlands

**TEXAS**

**SPRINGFIELD LOCATION**

1	2	3
4		5
6	7	8

- 1 Julyville
- 2 Pflugerville West
- 3 Pflugerville East
- 4 Austin West
- 5 Manor
- 6 Oak Hill
- 7 Montopkita

**ROAD CLASSIFICATION**

Expressway	—————	Local Connector	—————
Secondary Hwy	—————	Local Road	—————
Ramp	—————	Arts	—————

 Interstate Route    US Route    State Route

**AUSTIN EAST, TX**

AUSTIN EAST, TX

201

2



- 1

7 min USGS Map

Area Map
- 2

7 min USGS Map with Terrain

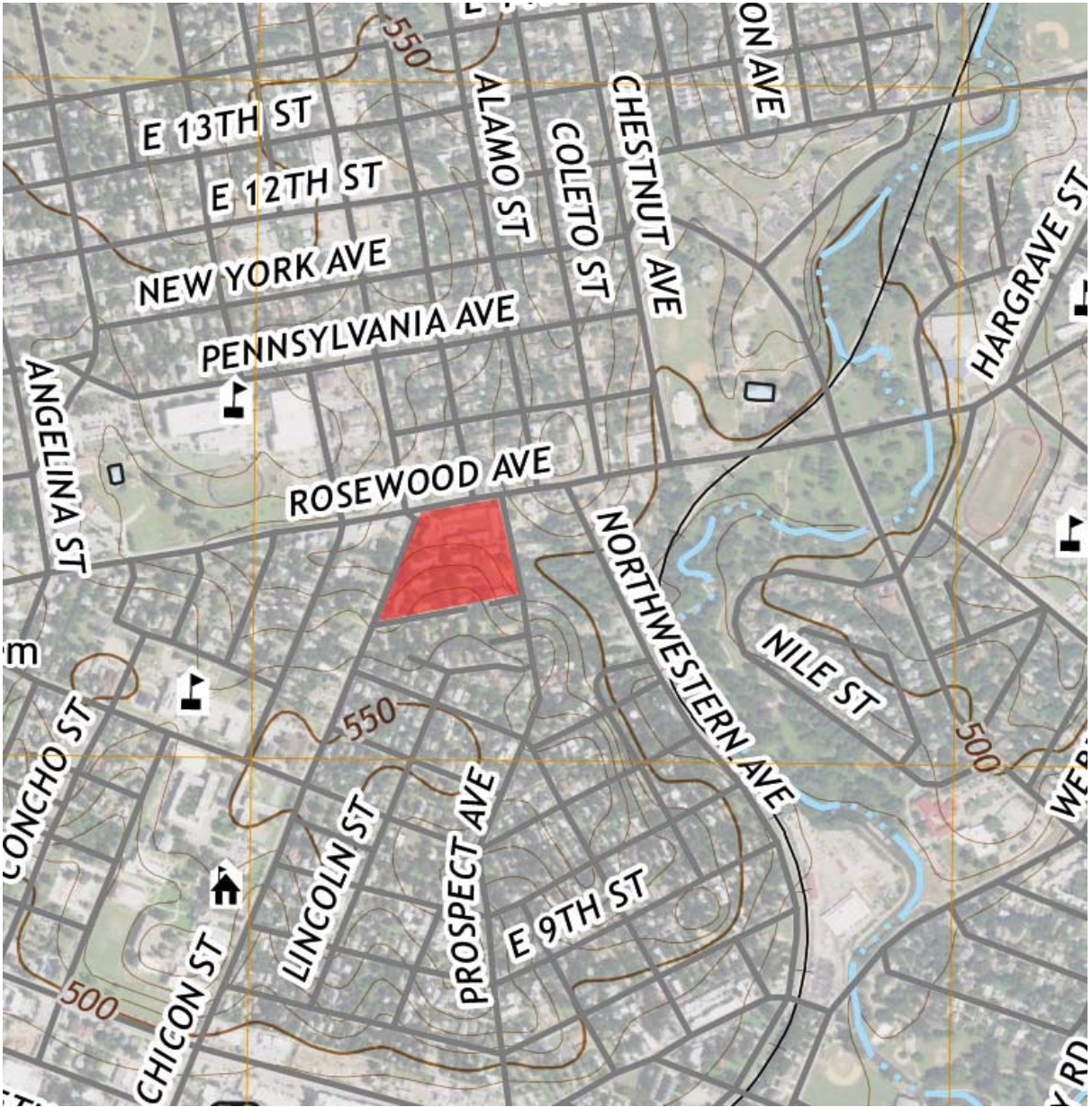
Area Map
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Community Map





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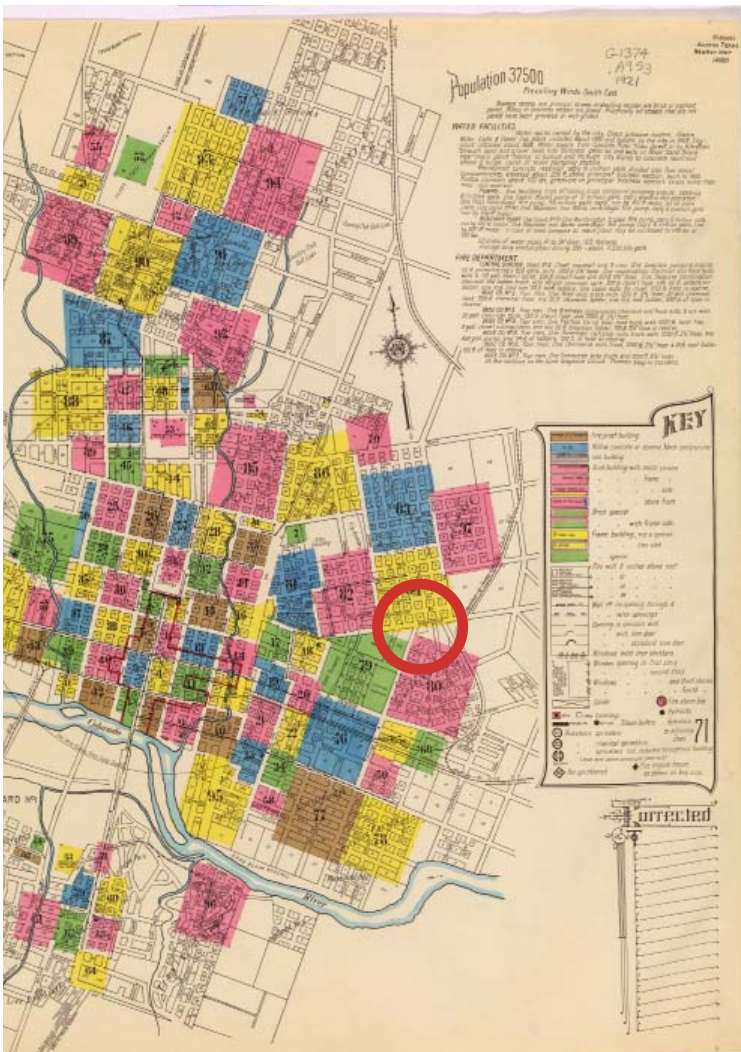
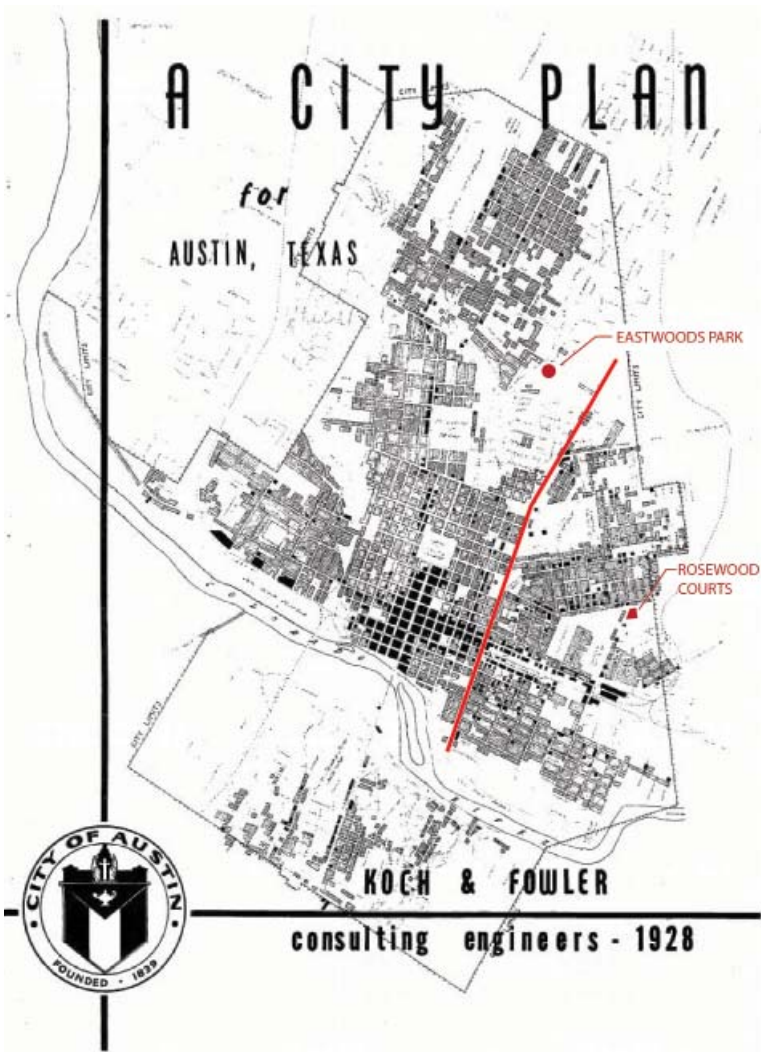
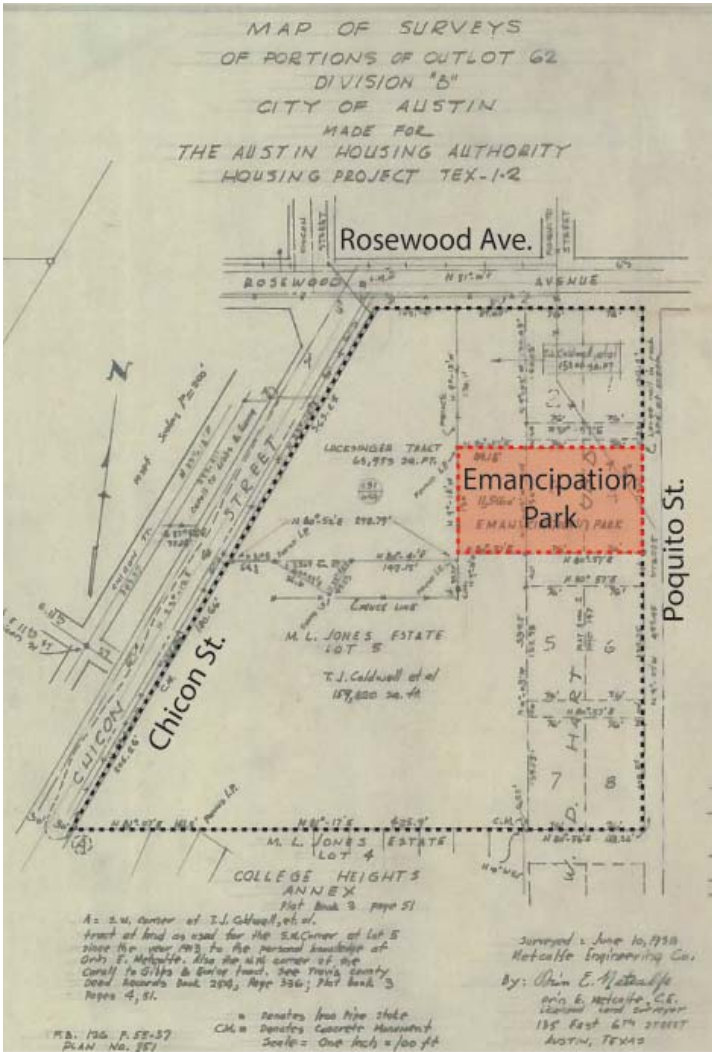
Area Map
- 3

7 min USGS Map with Terrain

Site Detail
- 4

Historic Maps
- 5

Community Map





- 1

7 min USGS Map

Area Map
- 2

7 min USGS Map with Terrain

Area Map
- 3

7 min USGS Map with Terrain

Site Detail
- 4

Historic Maps
- 5

Community Map





# 05 Description of Resources

## NATURAL RESOURCES

The site has a natural steep terrain change and is crossed by Poquito Creek. Traditionally, the land around part of the creek area was owned by the Emancipation Park Association, also referred to as the Negro Park Association and was used as a park and gathering place for families to celebrate Juneteenth and reunions. The creek was filled in with the first development of the public housing in 1939. Nothing remains of the park on the surface and the depth of the channelization and enclosing the drainage culvert also means there is little or no potential of intact archaeological subsurface findings.

Due to the terrain, the original development of the site included terracing that remains to this day. Many of walls have been rebuilt using concrete masonry unit (CMU) slope block. The tall retaining wall running north to south on the east side of the property has been repaired and extended over the years, but is in the original location and rough configuration. There are historic concrete retaining walls on the west side of the project and they are incorporated in the historic preservation district.

The original construction photos, show trees protected and saved during construction. The trees have matured and now there are numerous, healthy protected and heritage trees on the site. The accompanying graphic is an initial inventory and determination protection and relocation.

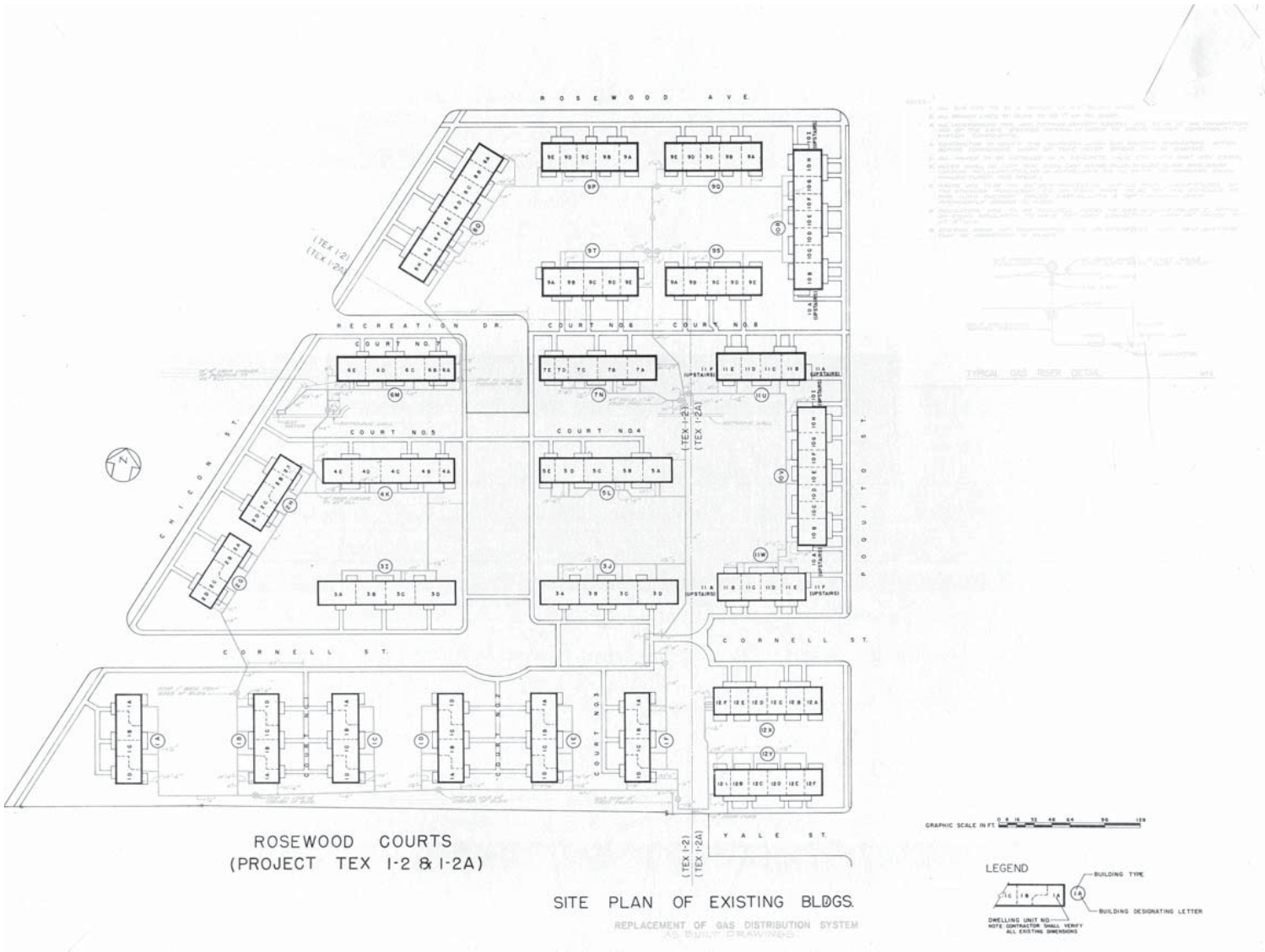




BUILDINGS

There are twenty-five 1 and 2 story buildings that were built in two phases from 1938 to 1940. There are also 2 non-historic accessory buildings on the property. The public housing was built for Austin’s African American (Negro) residents, and with the parallel Santa Rita (for Hispanic Residents) and Chalmers for Anglo (White) residents) is attributed as the first public housing in the United States. Although this heralded an advancement in social policy providing public housing for America’s middle class, it was deeply rooted both nationally and locally in policy about race relations and racial segregation. The property itself was secured using eminent domain and significantly acquired the land from the African American owned Emancipation Park.

There are 6 different building types, although they are all similar and vary only as required to accommodate different size apartments and their placement on the site. Phase II of the original construction also added 2 story buildings.





## SITE STRUCTURES

There are limestone and concrete retaining walls and tree wells on sites from the time of the original construction of Rosewood Courts. Some of the tree wells no longer have trees in them, but the wells are intact. The location of the land purchased from the Emancipation Park Association is known from surveys, however, there is nothing on site that shows where the park was located.





# 06 Photographs



R1



R2



R3



R4



R5



R6



R7



R8



R9



R10





R11



R12



R13



R14



R15



R16



R17



R18



R19



R20





R21



R22



R23



R24



R25



R26



# 07 Consulting Parties

HACA recognizes that the redevelopment and historic restoration of Rosewood Courts is an important and high-profile project. The prospect of changing the physical aspect of this site can and has evoked many emotions from a variety of stakeholders. HACA does not take this prospect lightly and has remained committed to an inclusive and transparent engagement process. HACA has continued to take proactive steps to notify the public and consulting parties since the revised project began in 2019. Comments, policies and design suggestions have been forwarded to the project Design Team.

In 2020, HACA engaged the services of local communications firm, to assist with delivering a comprehensive community outreach process that was inclusive and culturally responsive. With the firm's guidance, HACA's community engagement was both targeted and broad; and continues with both Rosewood residents and the community at large.

## OUTREACH AND EDUCATION STRATEGY

An Outreach and Education Program further defines the approach to the Rosewood Courts Redevelopment and includes goals, strategies and tactics and campaign timeline. The Community Engagement plan emphasizes how to best educate HACA residents, stakeholders, consulting parties and the communities across Austin.

## RESEARCH, COMPILE AND MAINTAIN PROJECT DATABASE (EXHIBIT A)

A stakeholder database was compiled that includes contact information for special interest groups, consulting parties (including Preserve Rosewood and Preservation Austin), residents, nonprofits, businesses, property owners, state and local elected officials, churches within the project area and stakeholders who represent the populations the project is designed to serve. The stakeholder list is racially and ethnically diverse and includes contacts from all sectors of the City. A copy of the complete database contact list is available for internal review and reference.

An informational brochure outlining the proposed plans for Rosewood's redevelopment was created and distributed to the people and organizations making up the database.

## GRASSROOTS AND COMMUNITY ENGAGEMENT

### Interested and Consulting Parties (EXHIBIT B)

The redevelopment of Rosewood is a complex project that will affect not only its residents but the community in which it is located. Over the years and as the project has become more refined and nuanced in its focus, HACA has engaged a core group of interested parties of both supporters and critics. The core group was instrumental in forging the Preservation Principles that inform the entirety of project,. The Preservation Principles led to the local historic designation of the 8 preservation units. 3 organizations (their designated representatives) have been identified and notified as Consulting Parties and will be engaged throughout the process including the ongoing programming, predesign, design continuing through construction.



Small Group and One-on-one Meetings (EXHIBIT C)

HACA hosted small group and one-on-one virtual meetings with elected officials, faith based leaders, neighborhood school administrators, consulting parties, neighborhood associations and African American community leaders. The purpose of these meetings was to introduce the project to stakeholders and gather their input around the Rosewood Courts Redevelopment and historic preservation project. The following groups were expressly sought out, but other meetings, as well as public meetings were held.

- ADAPT Texas
- Austin Area Urban League
- Black Leaders Collective
- Black Ministerial Alliance
- Black Professional Alliance
- Blackshear Elementary
- Blackshear Prospect Hill Neighborhood Association
- Boys & Girls Club of Austin
- City Wide Advisory Board
- Communities in Schools
- Community Development Commission
- Eastside Memorial High School
- Faith-based community leaders
- Hon. Sheryl Cole, Texas House of Representatives
- Kealing Middle School
- Midtex Mod
- Mayor ProTem Natasha Harper Madison
- Former Council Member Ora Houston
- Organization of Central East Austin Neighborhoods
- *Preservation Austin* \*
- *Preserve Rosewood* \*
- *Rosewood Courts Resident Council* \*
- Six Square – Austin’s Black Cultural District

\* Consulting Parties

Community Engagement (EXHIBITS D, E, F, G)

In 2021, a series of three virtual community workshops were held by HACA to engage the public and consulting parties on the history of Rosewood Courts, the overall redevelopment and preservation project, and timeline. Additionally we gathered feedback throughout the workshops on the proposed open green space area and the proposed welcome center and the types of community amenities that might exist in that space. (EXHIBIT D)

Keeping the Rosewood residents in mind, we wanted to make sure there was always a way to keep them and any stakeholders up-to-date with the most current information about the redevelopment project for Rosewood Courts. Examples of resident communication may be seen in (Exhibit E. HACA developed a website at <http://www.hacanet.org/rosewoodcourts/> which has the most up to date information accessible to the public and all consulting parties. In addition to providing information via the website, HACA is also able to receive feedback from this website as well as to the email address provided: [rosewoodnow@hacanet.org](mailto:rosewoodnow@hacanet.org).

HACA has also engaged the Rosewood Courts residents in numerous meetings to discuss and receive feedback on the plans for Rosewood. At a resident meeting on October 29, 2020, residents were shown the footprint of the Rosewood redevelopment plan.

On December 10, 2020 HACA presented the first renderings of the re-imagined Rosewood Courts along with the brochure that would be distributed to the stakeholder database at the Resident Council meeting.

On March 3, 2021 a resident meeting was held where residents were shown initial renderings and were able to vote on their favorite interior finishes and give comments. On April 29, 2021, the architects returned with updated interior designs reflecting comments from the previous meeting and residents voted again. Residents had at least 2 months to provide feedback in multiple ways - by phone, online, or in person through door-to-door outreach.



HACA held a socially distanced block- party-style event at Rosewood Courts on June 17, 2021. Residents were able to share input on programs, space design, activities for the Community Green Space and Welcome/ Visitor Center. The festive event gave residents the opportunity to connect with the project’s architect and development team in person as well as view the interior finish option boards. Residents were treated to refreshments, music, and COVID-19 vaccines in partnership with Travis County health department. **(EXHIBIT E)**

Examples of communication tools, brochures and FAQ sheets are included in **EXHIBIT F.**

HACA remains committed to an inclusive engagement process. HACA welcomes meaningful and productive stakeholder involvement that meets the critical goal of significant improvement to Rosewood resident quality of life while honoring and celebrating the history and legacy of Rosewood Courts and Emancipation Park. HACA engaged neighborhoods, civic groups, community leaders and elected officials. In this process comments have been received and shared with team and numerous letters of support for the project have been received. **(EXHIBIT G)**



### In what ways do we include the history of Emancipation Park, Rosewood Courts and East Austin?

Statues	An art instillation celebrating the history would be great	building-integrated text (not signs)
kiosks, artwork, markers, oral histories	Historical photographs	Physical interpretive panels with images. That way anyone in the park will have access to the history (without having to look it up online or use a QR code).
Naming buildings after significant people or spaces	walking tour but with headphones (technology) - scan QR code to access	



Press 5 to show image

Pathways at Rosewood Courts  
- Est. 1939 -

**Now is the Time for Rosewood**  
**Ahora es el momento de Rosewood**

**¡AHORA ES EL MOMENTO!**  
**RESERVE SU LUGAR**  
**¡Reunámonos en Rosewood Courts!**

Venga a conocer a sus vecinos y a compartir con nosotros lo qué piensa sobre los planes para el futuro de nuestra querida comunidad.

**Sábado 5 de junio, 11 a.m. a 1 p.m.**  
**2001 Rosewood Courts Ave., Austin, TX 78702**

**¡DJ EN VIVO! ¡COMIDA GRATIS! ¡MUCHOS REGALOS!**

No solo podrá disfrutar de la diversión, sino que también podrá compartir su opinión sobre los programas, el espacio, el diseño y las actividades para las áreas verdes y el nuevo centro para visitantes.

Siga las recomendaciones de la CDC para evitar el contagio del COVID-19 llevando un cubrebocas y manteniéndose a una distancia de seis pies de sus vecinos.

For more information:

[media@hacanet.org](mailto:media@hacanet.org) 512-477-4488 [hacanet.org/rosewoodcourts](http://hacanet.org/rosewoodcourts)



## 08 Area of Potential Effect (APE)

### DESCRIPTION OF AREA OF POTENTIAL EFFECT (APE)

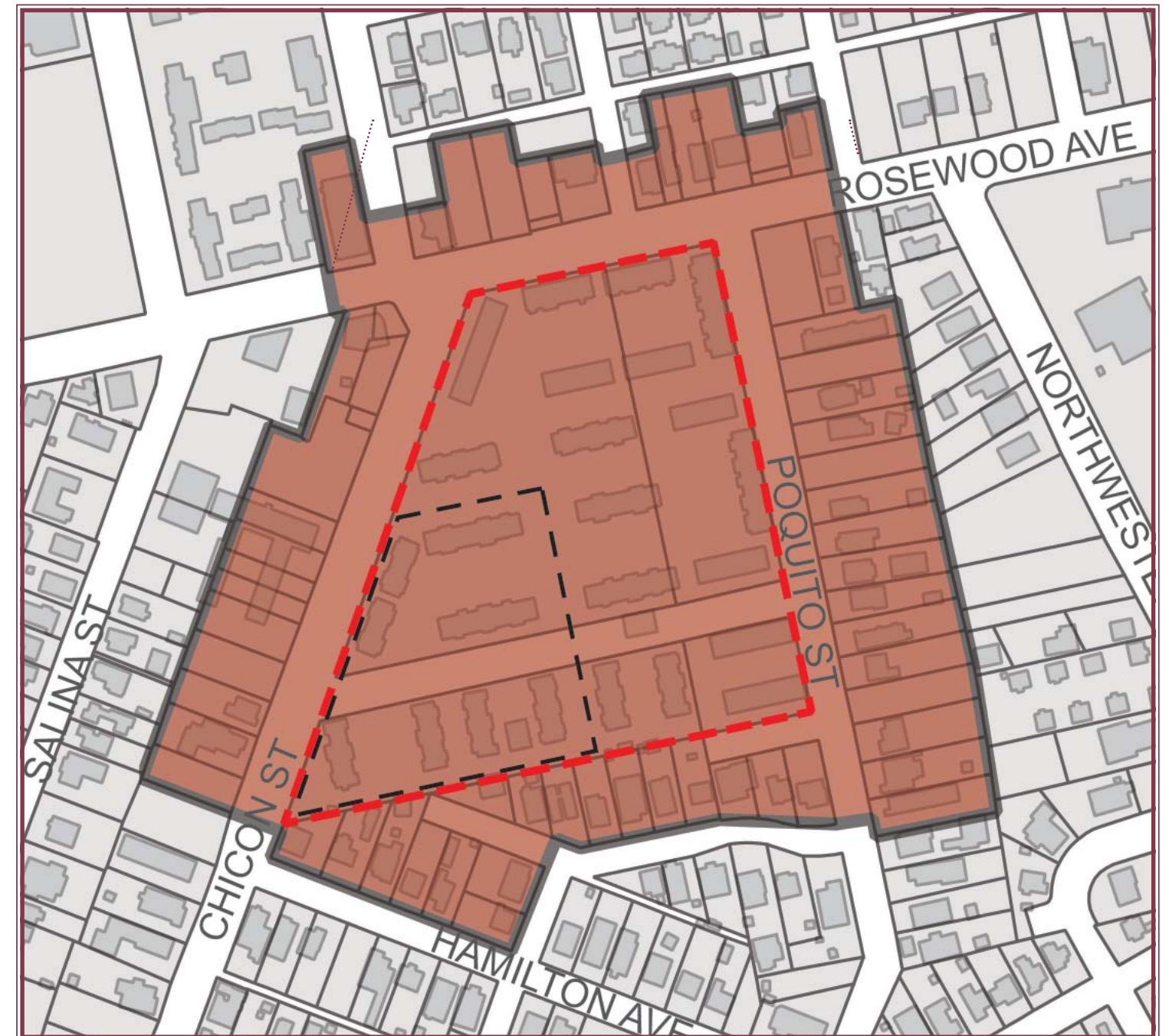
The site consists of 25 residential buildings and 2 accessory buildings located on +/- 8 acres in the city of Austin. The site has been configured as we see it today since 1940. The property is well maintained, and modernizations have changed the exterior look of the original buildings. Exterior changes include pitched roofs and exterior utility/mechanical closets. The original terracing remains, and the trees on the site have grown to become heritage specimens over the years.

The community in which the site is located has changed over time. The accelerated rate of change is graphically noticeable looking at photographs taken in 2016 and those taken today. Given the rate of change the Area of Potential Effect (APE) has been kept to the facing properties only.

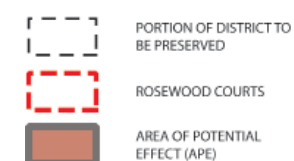
There is a small commercial area to the north but the rest of the surrounding community is residential. There have been several tear downs of older single family residences with larger duplex type residences constructed in their place.

The most cohesive collection of circa 1930 residences is located to the south of the site. The backyards of some of these properties "front" on Yale St. and the subject property. They are physically separated from the site by the higher terrain and the lack of direct access to Yale St.

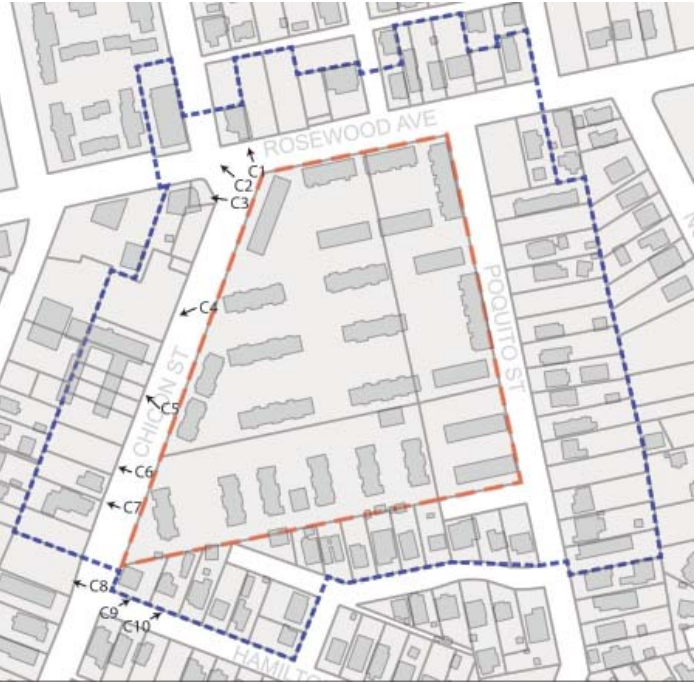
The effect of the project on historic structures outside of the site is minimal. There are over 40 feet of height difference across the +/- 8 acres. The redevelopment includes a preservation district to the south of the site and the east side of the redevelopment will be dedicated for 13 semi detached home ownership units. The effect of the denser new construction to the North is lessened by terrain change, and the preservation of the historic structures on Chicon.



AREA OF POTENTIAL EFFECT - LEGEND







C1



C2



C3



C4



C5



C6



C7



C8



C9



C10





C11



C12



C13



C14



C15



C16



C17



C18



C19



C20





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C37



C38



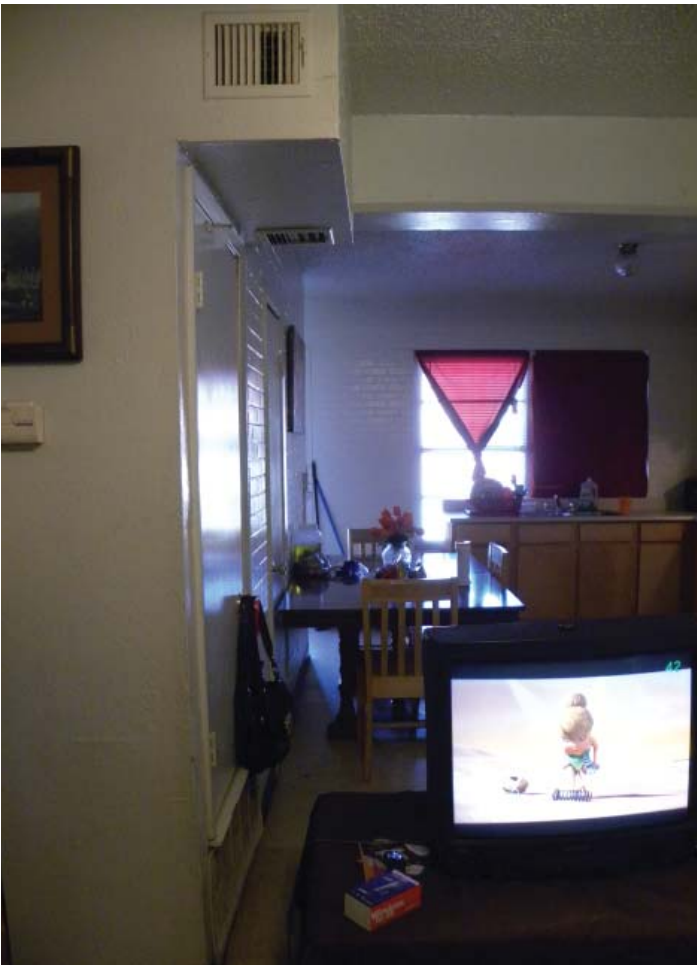
C39



C40



# 06 Interiors





# 09 Eligibility

HACA and its consultants believe the original Rosewood Courts Public Housing has historic significance and is eligible for Listing on the National Register of Historic Places. In 2013, a nomination was prepared and submitted to the Texas Historical Commission for consideration and recommendation by the State Board of Review (SBR). Although the SBR failed to recommend listing on the National Register to the Secretary of the Interior, it was due to deficiencies in the documentation, not problems with the resource itself.

HACA has now been notified that the property has been listed on National Register following an unusual timeline of events.

**May 17, 2014**

Nomination is reviewed by SBR after being tabled at previous SBR meeting. Nominated under Criteria A, B, and C, the SBR recommends approval under Criteria A and B.

**July 15, 2014**

Because the applicant did not make the revisions recommended by SBR nor THC staff, THC submits the nomination to the NPS with a request for substantive review.

**Sept. 2, 2014**

NPS returns nomination with substantive comments. THC forwards the comments to the applicant.

**April 4, 2016**

THC receives revised draft from applicant, indicating Criteria A, B, C, and D.

**April 15, 2016**

THC shares copy of draft nomination with Sylvia Blanco of HACA.

**May 25, 2016**

THC sends letter to applicant noting the revised draft does not adequately address NPS comments.

**August 15, 2016**

Applicant submits draft nomination, partially revised to address formatting issues. The draft does not address substantive comments provided by the NPS in 2014, nor by the THC in 2014 and 2016. Lacking revisions which could be expected to change the ultimate outcome as to whether the property would be listed, and with every indication that the applicant would not agree to make such changes, the THC submits the nomination to the NPS with a request for substantive review.

The nomination was neither returned nor indicated as being listed. The THC periodically inquired about the status of the nomination, including a letter to the Keeper in February 2018. The NPS did not respond.

**May 25, 2021**

The NPS responds to an email inquiry by the applicant indicating that the property was listed on October 4, 2016. The official notice has not been posted on the NPS website.



# 10 Determination of Effect

## HISTORIC ROSEWOOD - LOCAL HISTORIC LANDMARK (EXHIBIT H)

As owner, HACA acknowledges that demolition of 17 buildings is an adverse effect on this site. However, HACA proposes multiple ways to mitigate the adverse effect.

Historic preservation has been a key element in the Rosewood Courts planning efforts. This is exemplified by the creation of a dedicated historic district comprised of 8 original dwelling buildings on Rosewood Courts. The 8 buildings were unanimously designated local historic landmarks and zoned historic by the Austin City Council on March 22, 2018. These 8 historic buildings are located along Chicon Street and Cornell. Although listed as multiple buildings, the site included in the historic zoning visually forms an historic district preserving green space, original streets adjacent to and between the buildings.

The process of selecting and proposing the 8 building historic district entailed a collaboration spearheaded by former Austin Council Member Ora Houston, who brought the preservation community together with HACA to develop a proposed solution to redeveloping the site while honoring the history of Rosewood Courts. The collaboration involved Preservation Austin, Mid-Tex Mod, Donna Carter, John Nyfeler, Tom Hatch and was facilitated by Laura Touns, now with Dunaway.



The continued participation of professional partners uniquely understanding of the Preservation Principles informs critical decisions for the entire redevelopment project. This partner participation and review will continue through all phases of the project and what was begun during the submission of the Tax Credit application has continued in Design Development including review of the restoration documents to maintain preservation standards as the construction documents are developed.

ADDITIONAL ITEMS NEEDED FOR PRESERVATION COMPLIANCE	EXPLANATION
SPECIFICATION SECTIONS NEEDED Historic Only - Others may be needed for a complete restoration	
13233 Photographic Documentation	Document historic buildings and features prior to demolition and as information about the construction and condition are found during demolition
14000 Quality Requirements	Coordinate with Historic Treatment Procedures; Quality of care, craftsmanship and execution pertaining to historic resources to remain. Can be part of demolition, but needs to be distinct. Currently section is geared to whole building demo.
24119 Selective Demolition	Retaining walls and other historic surfaces
39000 Restoration of Concrete in Historic Structures	Metal trim and railing replication not including windows.
50373 Historic (Decorative) Metal Replication	Removal of modern roof and structure, assessing original roof and final installation.
70150 Preparation for Reroofing	
80351 Replacement Metal Windows	
311000 Site Clearing	Ground disturbance rules, when to stop work
Some easily replicated details (exterior door frames) have not been included in the DD documents	
Salvage of historically significant items, plaques. Others items to be determined.	



HISTORIC ROSEWOOD - BUILDING RESTORATION

The 8 buildings in the Rosewood Courts historic district will be fully restored to 1939-era exteriors, including but not limited to the restoration of the original flat roofs and removal of exterior paint to reveal the original brick facades. While exteriors will be restored, the interiors will be fully modernized and brought to current code requirements. The original 33 units have been re-designed into 20 units that meet current space, life safety and accessibility requirements. The reduction in housing units would not have been sustainable across the entire site while maintaining their obligation to provide housing for their existing residents and certainly would not be able to provide additional deeply affordable housing for the Austin Community

EXTERIOR COMPOSITION:  
100% BRICK MASONRY  
ROOF PITCH: 1/4" : 12"



Rosewood  
Building D Elevations

DISCLAIMER: ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES & OTHER DOCUMENTS AND INSTRUMENTS PREPARED BY URBAN FOUNDRY ARCHITECTURE AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF URBAN FOUNDRY ARCHITECTURE. URBAN FOUNDRY ARCHITECTURE SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREOF.

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02-12-2021  
100 McCombs Street  
Austin, Texas 78701  
p 512.296.355  
www.urbanfoundryarchitecture.com





EMANCIPATION MEMORIAL PARK

Rosewood Courts was built on land that was an original location for Emancipation Park, land purchased and owned by freed former slaves in the Austin community. The average person passing by Rosewood Courts would not know this important historical information. There are no historical markers, no dedicated space, no storytelling mechanism that informs the public of this history. Through the redevelopment project and creation of Rosewood’s historic district, this important story can finally be told in a variety of ways:

A dedicated greenspace at the corner of Rosewood Ave and Chicon St will commemorate the legacy of Emancipation Park. The greenspace will be a gathering spot for the neighborhood and Rosewood Courts residents to enjoy and learn about the history of Emancipation Park. This will be done through a variety of markers, kiosks, signs and wayfinding graphics. The original location of the Poquito Creek





Emancipation Park will also be commemorated.

## WELCOME CENTER

A welcome center for visitors and residents of Pathways at Rosewood Courts will be located adjacent to the dedicated green space and will be available for use by community partners like the Carver Museum, Six Square and others for rotating African American history exhibits, events and classes open to the public. Audio exhibits are envisioned that can capture the stories from past Rosewood Courts residents. Gallery walls will have pictorial representations of the original Emancipation Park and Rosewood Courts buildings. Carter Design Associates, led by Donna Carter, has been engaged to design the commemorative greenspace and welcome center.



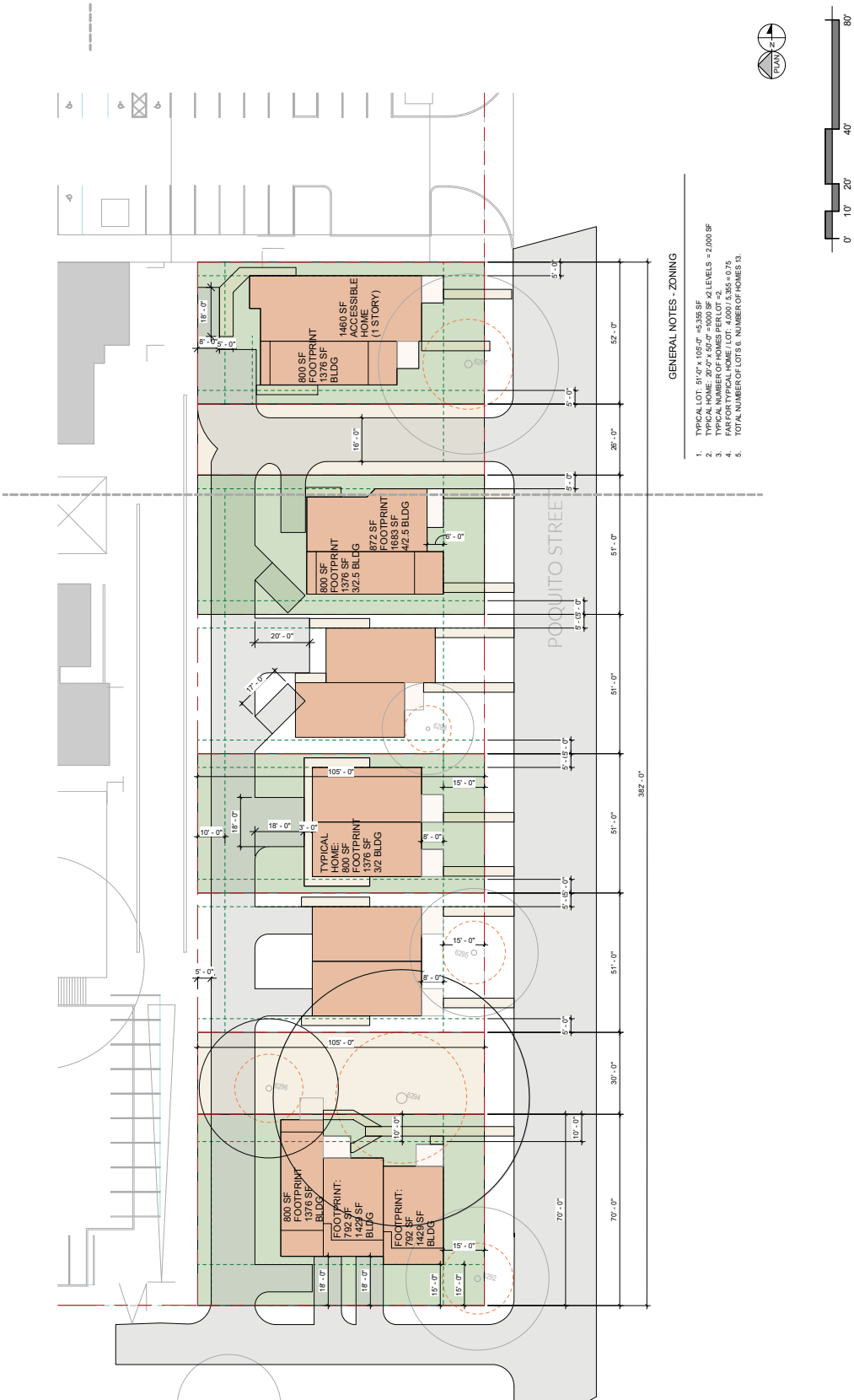


In addition to the above historic preservation and interpretation plans, HACA is pleased to introduce another unique and exciting element to this redevelopment and historic rehab project: truly affordable homeownership. Austin’s median home price set a new record in July 2021 at \$575,000. For many families, the dream of homeownership has become out of reach. Many families that HACA serves who would otherwise be ready for that next step of homeownership are simply priced out of the market. Our families are primarily persons of color - African American and Hispanic and this allows them to remain in a community that is both new and familiar.

HACA recognized a unique opportunity to create truly affordable for-sale units for HACA families as part of the redevelopment master plan at Rosewood Courts. In partnership with Austin Habitat for Humanity, HACA will build approximately thirteen homeownership units along Poquito Street, which is on the eastern side of the site. These for-sale units will be sold at price points affordable to families at 60% to 80% of the area median family income.

In the end, the most fundamental mitigation factor that cannot be overemphasized is the fact that an additional sixty units of deeply affordable units are being created through this redevelopment project. There is an ongoing critical need for affordable and subsidized housing in the Austin area, and the increase in affordable units from 124 today to 184 units upon completion will provide a long-standing community benefit for generations to come. The increase in family units also benefits the neighborhood schools in terms of increased enrollment. These neighborhood schools have suffered from lower enrollment rates in the recent past, so an increase in families with children will be very welcome by Blackshear Elementary, Kealing Middle School, and the new Eastside Memorial High School.

Together with the other elements of the mitigation plan, a the redevelopment of Pathways at Rosewood and the Rosewood Courts Historic District ensures Austin’s Rosewood remains a cultural touchstone, a reunion center of the African American community and continues to be integral to the rich cultural heritage that is East Austin.





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APPLICANT

Housing Authority of the City of Austin (HACA)  
1124 South IH 35  
Austin, TX 78704

CONSULTANT

Carter Design Associates  
817 W. 11th St.  
Austin, TX 78701

CONTACT

Donna Carter, FAIA  
cda@carterdesign.net  
512.476.1812

PRESERVATION ECONOMIC FEASIBILITY ASSESSMENT  
PATHWAYS AT ROSEWOOD COURTS EAST - PROJECT MANUAL V1  
PATHWAYS AT ROSEWOOD COURTS EAST - DRAWINGS V1  
PATHWAYS AT ROSEWOOD COURTS -  
PRESERVATION PROJECT MANUAL V2  
PATHWAYS AT ROSEWOOD COURTS -  
PRESERVATION DRAWINGS V2

Drawings  
Specifications  
Reports  
Transmitted Separately



**APPLICANT**

Housing Authority of the City of Austin (HACA)  
1124 South IH 35  
Austin, TX 78704

**CONSULTANT**

Carter Design Associates  
817 W. 11th St.  
Austin, TX 78701

**CONTACT**

Donna Carter, FAIA  
cda@carterdesign.net  
512.476.1812

# Exhibits

CARTER • DESIGN  
ASSOCIATES  
817 WEST ELEVENTH STREET  
AUSTIN • TEXAS • 78701  
(P) 512.476.1812 (F) 512.476.1819  
ARCHITECTURE • PRESERVATION • PLANNING

02 September 2021



/Exhibit - A Contact Database

First Name	Last Name	Organization Name
Andy	Brown	Travis County Commissioners Court
Quincy	Dunlap	Austin Area Urban League
William	Arevalo	Austin Can Academy
Lesley	Varghese	Austin City Council
Steve	Sadowsky	Austin Historical Landmark Commission
Angela	Gaudette	Austin Historical Landmark Commission
Chas	Moore	Austin Justice Coalition
Terry	Mitchell	Black Leaders Collective
Darryl	Horton	Mt. Zion
Rev. GV	Clark	Black Ministerial Alliance
Winston	Williams	Black Professional Alliance
Rick	Garner	Blackshear Elementary
Alex	Finnell	Blackshear Prospect Hill Neighborhood Association
Misti	Potter	Boys & Girls Club of Austin
Maricela	Casados	Boys & Girls Club of Austin
Sylvia	Blanco	City Wide Advisory Board
Suki	Steinhauser	Communities in School
Joe W.	Deshotel	Community Development Commission
Erika	Leak	Community Development Commission
Jesse	Gutierrez	Community Development Commission
Linda	Baily	Community not Commodity
Miguel	Garcia	Eastside Memorial High School
Simone	Talma-Flowers	IACT
Sheryl	Cole	Texas House of Representatives
Jeff	Travillion	Travis County Commissioners Court
Dr. Kazique	Prince, PhD	Jelani Consulting LLC
Timothy	Estes	Kealing Middle School
Elizabeth	Porterfield	Midtex Mod
Rev. Richard E.	Carter	Mt. Olive Baptist Church
Dr. Nelson	Linder	NAACP- Austin Chapter
Natasha	Harper-Madison	City of Austin City Council
Ora	Houston	Resident of Austin's Blacklands Neighborhood
Lindsey	Derrington	Preservation Austin
Fred	McGhee	Preserve Rosewood
Charles	Johnson	Rosewood Baptist Church
Bill	Bunch	Save our Springs Alliance
Pamela	Benson Owens	Six Square - Austin's Black Cultural District
Steve	Adler	City of Austin City Council
Eddie	Rodriguez	Travis County State Delegation
Lloyd	Doggett	Congressman

Sarah	Eckhardt	Senator
Judith	Zaffirini	Senator
Sheryl	Cole	Representative
Vikki	Goodwin	Representative
Donna	Howard	Representative
Gina	Hinojosa	Representative
Celia	Israel	Representative
Eddie	Rodriguez	Representative
Stephanie	Thomas	ADAPT
Joyce	Hefner	Family Eldercare
Joe	Diaz	PARD
Bill	Bunch	Save Our Springs Alliance
Chas	Moore	Austin Justice Coalition
Pamela	Benson Owens	Six Square - Austin's Black Cultural District
Quincy	Dunlap	Austin Area Urban League
William	Arevalo	Austin Can Academy
Steve	Sadowsky	Austin Historical Landmark Commission
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Alex	Finnell	Blackshear Prospect Hill Neighborhood Association
Misti	Potter	Boys & Girls Club of Austin
Maricela	Casados	Boys & Girls Club of Austin
Mikela Leilani	Villegas	City Wide Advisory Board
Suki	Steinhauser	Communities in School
Joe W.	Deshotel	Community Development Commission
Erika	Leak	Community Development Commission
Jesse	Gutierrez	Community Development Commission
Linda	Baily	Community not Commodity
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Charles	Johnson	Rosewood Baptist Church
Bill	Bunch	Save our Springs Alliance
Pamela	Benson Owens	Six Square - Austin's Black Cultural District
Sheryl	Cole	Representative
Vikki	Goodwin	Representative
Jaime	Castleberry	Goodwill Industries
Stephanie	Thomas	ADAPT
Joyce	Hefner	Family Eldercare
Joe	Diaz	PARD
Susana	Almanza	PODER
Andy	Brown	Travis County Commissioners Court
Fred	Lewis	Community not Commodity
Nathan	Jones	OCEAN - Organization of Central East Austin Neighborhoods
Alexis	Henderson	Rosewood-Salina Resident Council
Raul	Alvarez	East Austin Conservancy
Michael	De Young	State of Texas Housing and Community Affairs
Greta	Wilheim	Texas Historical Commission
Stephanie	Elizalde	Austin ISD
Geronimo M.	Rodriguez Jr.	Austin ISD
Sheryl	Cole	Representative
Fred	McGee	Preserve Rosewood
Lindsey	Derrington	Preservation Austin
Alexis	Henderson	Rosewood-Salina Resident Council
Stephanie	Elizalde	Superintendent
Geronimo M.	Rodriguez Jr.	Board President
Steve	Adler	Mayor
Natasha	Harper-Madison	Council Member, District 1
Delia	Garza	Council Member, District 2
Sabino "Pio"	Renteria	Council Member, District 3
Gregorio "Greg"	Casar	Council Member, District 4
Ann	Kitchen	Council Member, District 5
Jimmy	Flannigan	Council Member, District 6
Leslie	Pool	Council Member, District 7
Paige	Ellis	Council Member, District 8
Kathie	Tovo	Council Member, District 9

Alison	Alter	Council Member, District 10
Andy	Brown	County Judge
Jeff	Travillion	County Commissioner, Precinct 1
Brigid	Shea	County Commissioner, Precinct 2
Gerald	Daugherty	County Commissioner, Precinct 3
Margaret	Gomez	County Commissioner, Precinct 4
Sarah	Eckhardt	Senator, District 14
Sheryl	Cole	Representative, District 46
Roger	Williams	Congressman
Alex	Finell	President
Nathan	Jones	President
Alexis	Henderson	Representative
Raul	Alvarez	Board President
Michael	De Young	State of Texas Housing and Community Affairs
Greta	Wilheim	Texas Historical Commission
Alberta	Phillips	Austin American Statesman
Anita	Roberts	Austin Black Business Journal
Tommy	Wyatt	The Villager
Damita	Shanklin	Ujima Magazine
Steve	Savage	KAZI FM
Donnell	Creech	SoulCiti
Evelyn C.	Castillo	TODO Austin
Matt	Reilly	KUT
Ken	Herman	Austin American Statesman



**/Exhibit - B Interested Parties**

**ROSEWOOD COURTS  
INTERESTED PARTIES**

- 1. **Rosewood/Salina Resident Council\***  
1143 Salina  
Austin, TX 78702  
[alexish@hacanet.org](mailto:alexish@hacanet.org)
- 2. **City Wide Advisory Board**  
1124 South IH 35  
Austin, TX 78704  
[leilanil@hacanet.org](mailto:leilanil@hacanet.org)
- 3. **Blackshear Prospect Hill Neighborhood Association**  
Attn: Alex Finnell, President  
[alexfinnell@gmail.com](mailto:alexfinnell@gmail.com)
- 4. **Preservation Austin\***  
P.O. Box 2113  
Austin, TX 78768  
Attn: Lindsey Derrington  
[director@preservationaustin.org](mailto:director@preservationaustin.org); [lindsey@preservationaustin.org](mailto:lindsey@preservationaustin.org)
- 5. **Preserve Rosewood\***  
2316 Thrasher Lane  
Austin, TX 78741-6622  
[info@preserverosewood.org](mailto:info@preserverosewood.org)
- 6. **Save Our Springs Alliance**  
905 West Oltorf, Suite A  
Austin, Texas 78704  
[sosinfo@sosalliance.org](mailto:sosinfo@sosalliance.org)
- 7. **Community not Commodity**  
309 East 11th Street, Suite 2  
Austin TX 78701  
[lindabailey123@gmail.com](mailto:lindabailey123@gmail.com)
- 8. **PODER**  
P.O. Box 6237  
Austin, TX 78762-6237  
[poder.austin@gmail.com](mailto:poder.austin@gmail.com)
- 9. **Austin Justice Coalition**  
314 E. Highland Mall Blvd. #108  
Austin, TX 78752  
[info@austinjustice.org](mailto:info@austinjustice.org); [chasmoore@austinjustice.org](mailto:chasmoore@austinjustice.org)
- 10. **Six Square**  
Attn: Pam Benson Owens, Executive Director  
[director@sixsquare.org](mailto:director@sixsquare.org); [info@sixsquare.org](mailto:info@sixsquare.org)
- 11. **Mid-Tex Mod**  
Attn: Lindsey Derrington, President  
[programs@preservationaustin.org](mailto:programs@preservationaustin.org); [info@midtexmod.org](mailto:info@midtexmod.org)

\*Consulting Parties



**/Exhibit - C Meetings with Neighborhood Groups and Associations**

Versión en español a continuación  
**COMMUNITY DEVELOPMENT COMMISSION (CDC) Meeting**  
**May 11, 2021**

The Community Development Commission meeting to be held **May 11, 2021** with Social Distancing Modifications.

Public comment will be allowed via telephone; no in-person input will be allowed. **All speakers must register in advance (May 10, 2021 by noon).** All public comment will occur at the beginning of the meeting.

To speak remotely at the May 11, 2021 Community Development Commission meeting, residents must:

- Call or email the board liaison at 512-974-1606 or [jesse.gutierrez@austintexas.gov](mailto:jesse.gutierrez@austintexas.gov) no later than noon, May 10, 2021. The following information required: speaker name, item number(s) they wish to speak on, whether they are for/against/neutral, email address and telephone number (must be the same number that will be used to call into the meeting).
- Once a request to speak has been made to the board liaison, the information to call on the day of the scheduled meeting will be provided either by email or phone call.
- Speakers must call in at least 15 minutes prior to meeting start in order to speak, late callers will not be accepted and will not be able to speak.
- Speakers will be placed in a queue until their time to speak.
- Handouts or other information may be emailed to [jesse.gutierrez@austintexas.gov](mailto:jesse.gutierrez@austintexas.gov) by noon the day before the scheduled meeting. This information will be provided to Board and Commission members in advance of the meeting.
- If this meeting is broadcast live, residents may watch the meeting here:  
<http://www.austintexas.gov/page/watch-atxn-live>

**Blackshear-Prospect Hill Neighborhood Association**  
**ZOOM**  
**January 28, 2021 6:30 PM**  
**AGENDA**

**Facilitator: Alex Finnell, President**

- 6:30 Log In - Meeting Call to Order - Moment of Silence
- 6:35 Roll Call/Introductions
- Sign In / New Membership
- Treasurer's Report.....Mark Hogendobler, Treasurer

**Ongoing Updates**

- 6:40 Neighborhood Updates - (2-5 minutes each)
  - Community Liaison Activities – Sharon Cannon
  - Donations to the APD Blue Santa Program: Financial & Volunteering
  - OCEAN - Nate Jones
  - Blackshear Garden Plaque & Mural – Justin Stewart

**Other Updates**

- 6:50 Membership Renewals & Rate
- 6:55 Park purchase approved by council for 11<sup>th</sup> & Chicon
- 7:00 Rosewood Courts Redevelopment – Housing Authority City of Austin – Update w/ Q&A
- 7:30 Parking Variance Support Request – 1112 Harvard Street
- 8:00 Elections – Nominations & Voting For 2021 Representatives - President, Vice President, Secretary, Treasurer, & Ocean Reps.
- 8:15 Open time for new business, discussion, next steps.
- 8:25 Announcements:
- 8:30 Adjournment

--

Visit the neighborhood website at [www.blackshearprospecthill.org](http://www.blackshearprospecthill.org)  
 To post to this group, send email to [blackshear-prospect@googlegroups.com](mailto:blackshear-prospect@googlegroups.com)  
 To unsubscribe from this group, send email to [blackshear-prospect+unsubscribe@googlegroups.com](mailto:blackshear-prospect+unsubscribe@googlegroups.com)  
 For more options, visit this group at <http://groups.google.com/group/blackshear-prospect?hl=en>



OCEAN Follow-up Questions / Responses
<b>1. What can you share about upgrades planned for existing units as well as the features each new unit will have?</b>
Answer: The new units will all be designed to current codes and TDHCA standards, and will include central HVAC, washer/ dryer connections, LED lighting, resilient vinyl flooring, operable windows, balconies or porches, accessible unit entries, adaptable or accessible kitchens and bathrooms, dishwashers, and ample storage. The existing units will be renovated to bring them up to current codes and accessibility standards. When completed, they will have all the same features as the new units
<b>2. We would like to hear more about what aspects of the proposed plan reflect the requests and input of Rosewood residents. Are there any outstanding needs that you hope to incorporate?</b>
Answer: This process has been on-going for many years now with the residents providing input at numerous points along the way. We will continue to incorporate their input. Specifically next opportunity would be finishes and materials for the units.
<b>3. Will residents have private laundry facilities or shared?</b>
Answer: Each unit will have washer/ dryer connections; residents will need to supply/rent their own appliances. A central onsite laundry facility will also be available.
<b>4. Are there any aspects of design that plan for life under an ongoing pandemic?</b>
Answer: The Rosewood redevelopment is being designed with public and private outdoor space in mind, in order for the residents to take advantage of the outdoors, whether in the common courtyards or on their private balconies. The new HVAC systems in each unit will provide air exchanges by supplying fresh air from the outside.
<b>5. What measures will maximize protection from COVID-19 exposure for residents and construction workers during redevelopment?</b>
Answer: <b>CONSTRUCTION:</b> We have been operating active construction sites in the COVID-19 environment for almost a year now and will implement the same practices that have allowed to do so safely to this point for both the residents and employees.
Answer: <b>RELOCATION:</b> We recently had the opportunity to successfully relocate 29 families from February 2020- June 2020 at the onset of Covid. HACA setup a resident only Covid response resource hotline. We hired a relocation consulting organization to guide us through our relocation, ensuring we meet all of the requirements of the Uniformed Relocation Act and used best practices as we transitioned to our new normal during a pandemic. The precautions taken during these relocations resulted in zero positive cases of Covid. We followed all of the CDC recommendations with social distancing, wearing mask, gloves, and utilizing sanitizers which HACA provided to staff and residents. Resident relocation planning meetings were held virtually or over the phone. We provided clear expectations for safety protocols and met with each resident individually to address their concerns based on their household needs. Forms and signature were collected electronically or dropped off at a secure dropbox. We also worked closely with Family Eldercare to provide additional support for those residents who were are higher risk. During the physical moves residents were allowed to choose a reimbursable self-move option to reduce external contacts. HACA also provided a professional move option where the movers had their own safety measures in place, but were required to follow HACA's standards of safety, ensuring that every possible measure of safety and precaution was followed. Residents had little to no interactions with the movers- they checked temperatures of workers, wore proper PPE, and residents were out of the home while the movers packed their items and transported to new location. These steps proved to be affective and we will continue to employ them until such time more affective CDC guidance is available. HACA is invested in maintaining a healthy environment for staff, residents, and the broader community.

Currently, the conceptual plan shows this unit mix:

RECAP

SUBJECT TO CHANGE

Building	Unit Count & SF	Parking and Notes:
Building A - Mixed Use Bldg A.1 / A.2 / A.3		Based on Chalmers Mix and Unit Size
Non-Residential Multifamily	3,400 sf	
Street Level	16	1 Bedroom 50%
Floor 2	24	2 Bedrooms 34%
Floor 3	24	3 Bedrooms 11%
Floor 4	24	4 Bedrooms 5%
Floor 5	0	
	88	Subtotal Rental Units
Building B - Multifamily Multifamily		Based on Chalmers Mix and Unit Sizes
Floor 1	8	
Floor 2	10	
Floor 3	10	
Floor 4	10	
	38	Subtotal Rental Units
Building C - Multifamily Multifamily		Based on Chalmers Mix and Unit Size
Floor 1	8	
Floor 2	10	
Floor 3	10	
Floor 4	10	
	38	Subtotal Rental Units
	164	NEW Rental Units

Preservation Units (8 buildings)	
Multifamily 1 Story	27
	27 RESTORATION Units
	191 ALL Rental Units
Homeownership Units	
Single Family	13 26 Cars - Surface
	13 Homeownership Units
	204 Total Units on Site
Parking Provided:	
Surface Cars (on-site)	168
Homeownership (on-site)	26
Subtotal - Parking on Site	194
Street Cars	34 cars
Total Parking with Street Cars	228 cars



**/Exhibit - D** Community Engagement

See Community Meetings Summary Report



**/Exhibit - E Resident Engagement**



**Rosewood / Salina Resident Council Meeting Minutes**

**Thursday, October 29, 2020 – Virtually**

**1:30 PM – 2:30 PM**

**Open:** Call to Order: Alexis Henderson

Time: 1:40PM

**Pledge of Allegiance**

**Moment of Silence**

**Reading of previous month minutes:** Brandy Pitts

We need a motion to be made for passing approval of the minutes on September 24, 2020.

Steve Whichard 1<sup>st</sup> the motion for the minutes dated September 24, 2020 to be pass.

Alexis Henderson 2<sup>nd</sup> the motion for the minutes dated September 24, 2020 to be pass.

**Welcome/Announcements of Special Guest of attendance**

- **Property Management Updates:** Sandra Winston updated residents about information on IR’S (Interims) and how calculations are made to determined their rent amount by residents source of income determined by the certification specialist. Ms. Winston also explained to residents on how to report income changes when income increase or decrease and how to report those changes. Ms. Winston also discussed with the residents about their utility allowance and how HUD determines what their utility allowance will be if any, she also discussed annual recertification with the residents and how that process may look and how residents need to response to those letters of notifications when sent so they can stay incompliance with HUD. Ms. Winston reminded residents about social distasting while on property during this pandemic
- **Resident Protection Project Manager:** Tiffany Middleton introduce herself to the residents as the Protection Project Manager and what her role is while working with the HACA residents. She informed the residents about a previous meeting that took place the day before with an organization by the name of OCEAN, she also gave thanks to Rosewood President Alexis Henderson and how she addressed the council and board members with her concerns of the redevelopment project for the Rosewood community. Ms. Middleton also addressed the residents on how the redevelopment of



Rosewood Courts process may look and how they will need the support of the residents on the redevelopment of Rosewood. She also explained to the residents about taking the approach of the redevelopment plan of Rosewood into keep the momentum going and taking this new project to address City Hall.

- **Resident Support Letter:** Tiffany Middleton, addressed the Rosewood residents about the Resident Resolution Letter that was drafted into give residents the opportunity to discuss whether residents want to add to the letter and if they have any concerns about the drafting of the Resident Resolution Letter. She also explained the templet of a letter for the Rosewood Courts residents to be completed by each resident if agreed upon for the new redevelopment of Rosewood community.
- **President of the Resident Council Board:** Alexis Henderson addressed the residents about how important it is for all residents to participate on the redevelopment of Rosewood families and how this new project would increase the quality of life for the families at Rosewood. She also provided resident with her contact information if residents may need to contact her regarding questions.
- **Resident Opportunity Specialist Updates:** Brandy Pitts informed the Rosewood residents about the PPE distribution from Austin Health and the Bring Home Health team that will be on property tomorrow morning to distribute PPE items and also information on COVID-19 self-testing kits. She also informed the residents about the Housing Authority Resident and Client Support Center time of operations as well as the contact number.

**New Business:**

- Presidential Election is November 03, 2020
- Last day for early voting is October 30, 2020, dates and hours based on where you live;  
  
Absentee ballot deadline: request Oct. 23rd return by mail  
Postmarked by Nov. 3, 2020
- Y.E.S Incentive (Gift Cards for A – B Honor roll)
- Social Distancing while on Property
- Austin Pathways Job Board:  
[https://haca.jobboardfire.com/?\\_ga=2.223888152.2086087152.1599229510-1569418539.1593529790](https://haca.jobboardfire.com/?_ga=2.223888152.2086087152.1599229510-1569418539.1593529790)

**Old Business:**

- Parents signature for AISD ( Y.E.S ) Gift Cards
- Technology distribution for school age children
- Monthly gift card winner for paying rent on time

**Discussion/Questions:**

**Dates of Up Coming Events:** Next Resident Council Meeting November 26, 2020

Steve Whichard 1st. makes a motion to vote on the Resident Support Letter/ Resident Council Support Resolution Letter for the redevelopment of Rosewood Courts Community.

Janie Perez 2<sup>nd</sup> the motion for the Resident Support Letter / Resident Council Support Resolution Letter for the redevelopment of the Rosewood Courts Community.

**Closing:** Thank you all for coming.

**Meeting to be adjourned:** Name Bookie Johnson 1<sup>st</sup>. make a motion for the meeting to be adjourned. (2<sup>nd</sup> motion) Name Alexis Henderson 2<sup>nd</sup> the motion for our meeting to be adjourned. Time 2:45pm

*Resident Council Lead Contact: Brandy Pitts. (512) 773-0682 or brandyp@hacanet.org*





**29 DE ABRIL  
A LA 1:30 PM**

**REUNIÓN REALIZADA  
EN LÍNEA A TRAVÉS  
GOOGLE MEETS**

Todos los residentes están invitados a asistir  
para una discusión sobre los futuros diseños de Rosewood.

Para unirse a la reunión con video desde su computadora, vaya a:

<https://meet.google.com/dbp-rpwk-zwp>.

O puede llamar a la reunión desde su teléfono marcando: 1 (475)239-1474 ,  
luegogrese el PIN y #: 142253 248# .

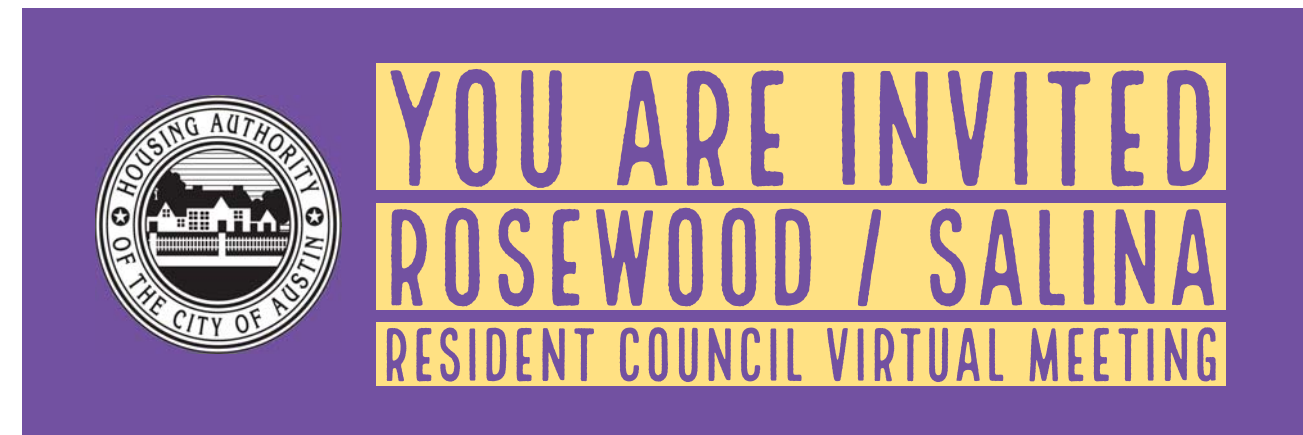
Puede presionar “\* 6” para silenciar y reactivar su teléfono mientras habla.



¿Necesita que le envíen el enlace por correo electrónico? ¿Preguntas?  
Por favor contacte a Brandy Pitts al (512) 773-0681 o por correo  
electrónico [brandyp@hacanet.org](mailto:brandyp@hacanet.org)



HACA no discrimina sobre la base del estado de incapacidad en la admisión o el acceso, el tratamiento o el empleo de sus programas y actividades con asistencia federal. La siguiente persona ha sido designada para coordinar el cumplimiento de los requisitos sin discriminación contenido dentro de las regulaciones de HUD que implementa la Sección 504: Vicepresidente de Vivienda y Desarrollo Comunitario, 1124 S. IH35, Austin, TX 78704, (512) 477-4488. TTY: (800) 735-2989 o 711 disponible con retransmisión de voz.



**APRIL 29TH  
AT 1:30PM**

**MEETING  
HELD ONLINE  
THROUGH  
GOOGLE MEETS**

All RESIDENTS ARE ENCOURAGED TO ATTEND  
for a discussion on the future designs of Rosewood.

To join the meeting with video from your computer go to:

<https://meet.google.com/dbp-rpwk-zwp>.

Or you can call into the meeting from your phone by dialing: 1 (475)239-1474 ,  
then enter the PIN and #: 142253 248# .

You can press “\* 6” to mute and unmute your phone when speaking.



Need the link emailed to you? Questions? Please Contact:  
Brandy Pitts at (512) 773-0681 or by email [brandyp@hacanet.org](mailto:brandyp@hacanet.org)



HACA DOES NOT DISCRIMINATE ON THE BASIS OF DISABILITY STATUS IN ADMISSION OR ACCESS TO, OR TREATMENT OR EMPLOYMENT IN, ITS FEDERALLY ASSISTED PROGRAMS AND ACTIVITIES THE FOLLOWING PERSON HAS BEEN DESIGNATED TO COORDINATE COMPLIANCE WITH THE NONDISCRIMINATION REQUIREMENTS CONTAINED IN HUD'S REGULATIONS IMPLEMENTING SECTION 504: Vice President of Housing & Community Development, 1124 S. IH 35, AUSTIN, TX 78704, (512) 477-4488. TTY: (800) 735-2989 OR 711 VOICE RELAY.







DO YOU HAVE  
A MINUTE FOR  
ROSEWOOD?

NOW IS THE TIME  
FOR ROSEWOOD RESIDENTS  
TO HAVE THEIR VOICES HEARD!

HACA ASKS ALL ROSEWOOD  
RESIDENTS TO VOTE  
FOR THE FINISH  
OPTION YOU WANT TO  
SEE AT THE FUTURE  
ROSEWOOD COURTS.

Scan this QR Code  
to cast your vote:



Or take the resident survey online here:

[HTTP://BIT.LY/RW-SURVEY](http://bit.ly/rw-survey)

You can also call this number and leave a voicemail, stating your  
name and what you would like to see for the future of Rosewood:

(737)242-6513

RESIDENTS  
CHOOSE ONE OF THESE THREE  
FINISH OPTIONS BELOW:

OPTION  
1



OPTION  
2

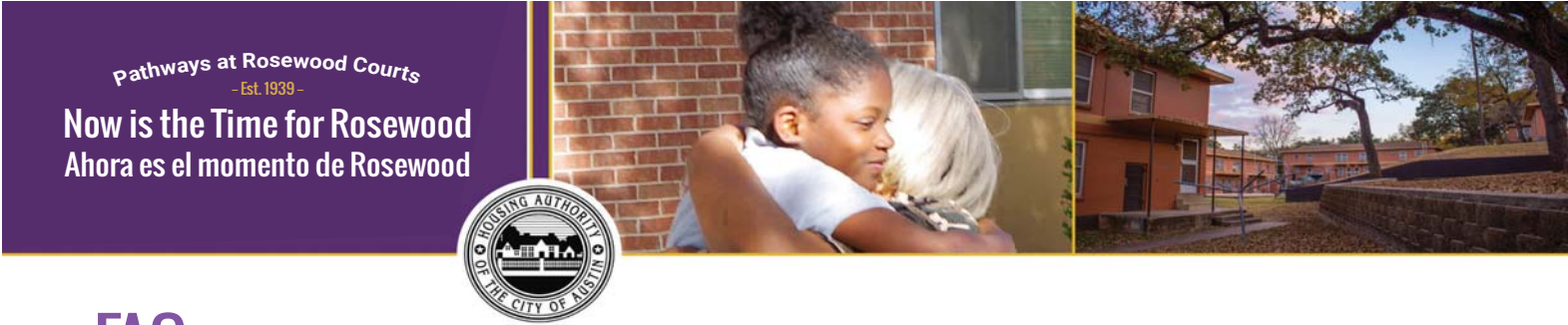


OPTION  
3





# /Exhibit - F Communication Tools



## FAQs

Rosewood Courts was established in 1939 as part of the New Deal, which was lobbied for by then-Congressman Lyndon Baines Johnson. Built during an era of segregation, Rosewood Courts is the first African American public housing in the United States and sits on the original Emancipation Park site.

The 80-year-old buildings have outlived their usefulness as repairs and maintenance have become complicated and costly. The residents of Rosewood have waited long enough for a better quality of life. That’s why NOW is the time for Rosewood Courts.

### Why is HACA redeveloping Rosewood Courts?

Rosewood was built with non-insulated cinder block walls, narrow doors too small for wheelchairs, and no central air conditioning or heating. The eighty-two-year-old buildings have outlived their usefulness as repairs and maintenance have become difficult and costly.

### How long has this project been planned? Who has been involved in the planning?

Since 2012, HACA has worked closely with the Rosewood community to create a redevelopment project supporting the resident’s needs and preserving its cultural identity.

### What is the current project timeline?

We anticipate breaking ground by early 2022. We anticipate construction to be finished in the fall of 2023.

### Will this project add to or take away from the number of affordable housing units on the site?

Once completed, the redevelopment will add approximately 50 new affordable housing units and approximately ten market-rate units for rent to the site. Additionally, we will introduce an affordable homeownership opportunity for moderate-income residents.

### Can you share the breakdown of the affordable housing units in the redevelopment?

A total of 164 newly constructed affordable units will be built. The mix of floorplans will include one, two, three, and four-bedroom apartments for rent. HACA will renovate the eight original buildings to create 20 one- and two-bedroom units. In total, 95% of the units are affordable, with project-based assistance capping rent at 30% of the resident’s income. Five percent of the units are market rate. Upon completion, the redeveloped Rosewood community will consist of a total of 184 new and renovated units.

### Will homeownership opportunities be available?

Yes. The addition of homeownership is an exciting part of this project for HACA. We are currently working with the architects and developers to design newly built affordable units that will be community land trust based. These single-family homes create a pathway to homeownership for our residents, first-time buyers, or others who may qualify. HACA already has a Homeownership/Down Payment Assistance Program that provides a maximum loan of \$10,000 on a first-come, first-serve basis to first-time homebuyers who meet the criteria.

### Is the park space that is being added to the site open to the public?

Yes. HACA is looking for community input on the concept, design, and programming for a new one-acre green space and adjacent visitors’ center. To be located near the intersection of Rosewood Ave. and Chicon St., these community amenities will come to fruition as part of the project. The public will be welcome in the park and visitors’ center during operating hours.

### How will the heritage trees be protected?

The site contains several heritage trees throughout the site. During construction, we will work to protect the heritage trees, in compliance with local laws.

### How is the project being funded?

Currently, the estimated cost to redevelop Rosewood Courts is \$75 million. Funding for the project is anticipated to come from several sources including HACA project funds and loans from financial institutions. In March of 2021 HACA applied for low-income housing tax credits, which are also necessary to fund the project.

### What happens if the project does not receive tax credits?

The project will be delayed if we do not receive tax credits in the 2021 round of approvals. We would try again during the next round of tax credit approvals in the spring of 2022 or seek other financing methods.

### What will happen to the residents currently living in Rosewood Courts?

Residents will be temporarily relocated during this process. All current residents of Pathways at Rosewood Courts in good standing will have the first right to return to the new community once built. During construction, residents will be temporarily relocated. HACA has assigned a team to assist residents with relocation needs before, during and after construction.

### How will HACA ensure the enforcement of landlords and property managers accepting Section 8 vouchers for displaced residents?

With the tight rental market that we have in Austin there is not an incentive to accept Section 8 vouchers. To help make the program more accessible to landlords is HACA works directly with landlords to make it easier for them to accept Section 8 vouchers.

Also, through the HACA subsidiary, Austin Affordable Housing, we are building are our units. These units are located throughout the City of Austin and all of the Austin Affordable Housing properties accept the Section 8 vouchers.



What are the improvements for the residents?

The re-envisioned living spaces will meet current code regulations for accessibility and safety and provide amenities such as central air conditioning, energy efficient appliances, and washer/dryer hookups. Expanded outdoor green space, including new play areas for residents and a new one-acre community park, will be created as part of the redevelopment and increased parking.

How can you ensure affordability remains in place for the new community?

The LIHTC-Award and HUD voucher approval process both require commitment to long-term affordability, tying into the deed of the property itself.

Will rent increase for current residents hoping to return back to the new community?

For each resident, the rental amount is capped at no more than 30 percent of a resident’s income..

What access to public transportation will be available for the new community?

The four current Capital Metro bus stops located on the property will remain in the same location following the completion of the project.

Are the current residents aware of the project?

Yes. Rosewood residents have been involved in planning for redevelopment since 2012. Residents have been able to present their comments, questions, and concerns to all stakeholders during the project’s design and construction. They will continue to have an active role in many of the design aspects of the redevelopment.

Who is the team working on Rosewood Courts Redevelopment?

The Rosewood Courts project team is made up of:

- Carleton Companies, development and construction
- Nelsen Partners, architects
- Carter Design Associates, architecture and preservation
- Urban Foundry, preservation architect

Is this the same project as Chalmers Courts?

No. Chalmers Courts is a recently redeveloped public housing community less than one mile from Rosewood Courts. Chalmers Courts is also owned by the Housing Authority of the City of Austin. The same project team that provided the architectural design and construction management for Chalmers Courts is working with HACA on the Rosewood Courts project.

Who is HACA?

Established in 1937, the Housing Authority of the City of Austin (HACA) is a public unit of government separate from the City of Austin. HACA’s mission is to cultivate sustainable, affordable housing communities and partnerships that inspires self-reliance, growth, and optimism. HACA owns and operates 1,839 units of subsidized housing in 18 developments throughout Austin. HACA has been cultivating safe and affordable housing communities in Austin for 84 years. Through earnest cultivation of community partnerships, HACA provides on-site support to residents focused on workforce development, health care, wellness, safety, and education. Through this network of programs, HACA resident families like those at Rosewood Courts can develop self-sufficiency and high quality of life. HACA serves more than 20,000 people, including more than 13,000 individuals with housing choice vouchers.

Where can I find more information about the project?

Please visit <https://www.hacanet.org/rosewoodcourts/> to stay current on all updates and status.





## Now is the Time for Rosewood

### Purpose

A plan to redevelop **historic Rosewood Courts** by the Housing Authority of the City of Austin is underway. Once completed, nearly **two hundred low-income families** will have **modern and affordable housing**.

Since 1937 HACA has been cultivating **safe and affordable housing communities** in Austin for 84 years. Through earnest cultivation of community partnerships, HACA provides **on-site support** to residents at Rosewood focused on workforce development, health care, wellness, safety, and education. The project will create a **pathway to homeownership** for more families.

### Our History

Opened in **1939** by President Roosevelt’s **New Deal**, Rosewood Courts is the country’s first public housing project designated for **African American families**. Rosewood Courts sits on **Emancipation Park**, land purchased by formerly enslaved African Americans in 1907 as the site for Austin’s Juneteenth celebrations. The City of Austin later took over the park through eminent domain and used the site as the location for Rosewood Courts. As an aging 80-year-old property, it has reached the end of its viability, and conditions in the apartment homes no longer meet today’s modern standards.

### Redevelopment Project Overview and Timeline

Since 2012, HACA has worked closely with the Rosewood Community to create a redevelopment project **supporting the resident’s needs** and **preserving its cultural identity**. New units will be fitted with energy-efficient appliances, modern heating and cooling systems and improved accessibility.

#### Overview

- Eight Historic Buildings **Restored and Preserved**
- **Increased** Number of Apartments
- Affordable **Homeownership** Opportunities
- New Community **Greenspace**
- Expanded Onsite **Parking**

#### Timeline

- **January 2021** Submit Support Letters!
- **March 2021\*** HACA Submits Tax Credit Application
- **July 2021\*** Tax Credit Award Announced
- **Summer 2021\*** Begin Temporary Resident Relocation
- **Fall 2021\*** Groundbreaking and Construction
- **Fall 2023\*** Grand Opening, Residents Return

### We need your support!

The families of Rosewood Courts need your help to bring their vision to reality. By writing a **letter of support** for the project, you will help us demonstrate community need and support for the new Rosewood Courts.

**For more information visit [hacanet.org/rosewoodcourts](https://hacanet.org/rosewoodcourts)**

*\* Dates subject to change*

# Senderos a Rosewoods Courts

# Ahora es el momento de Rosewood

— Est. 1939 —

## Con tu apoyo, la comunidad de Rosewood Courts será sometida a un redesarrollo muy necesario.

- El redesarrollo va a proveer con modernas unidades de renta asequibles para los residentes de bajos recursos y vulnerables de Austin.
- Creará una ruta para que más familias puedan comprar su propia casa.
- Las nuevas unidades contarán con electrodomésticos ahorradores de energía.
- Tendrá un espacio comunitario con áreas verdes que se va a desarrollar basado en la colaboración y retroalimentación de los residentes de Rosewood y la comunidad adyacente.
- De hoy en adelante, necesitamos el apoyo de nuestra comunidad para que este proyecto se convierta en realidad.



8 Edificios históricos restaurados



Un mayor número de apartamentos asequibles



Oportunidades de comprar viviendas asequibles para compradores de casa nuevos



Nuevos espacios comunitarios verdes



Más estacionamientos dentro del sitio



Enfoque en la protección de los residentes

## Construida sobre un Legado y Enfocada en el Futuro

Inaugurado en 1939 durante la segregación, Rosewood Courts es uno de los primeros tres proyectos de vivienda pública de la ciudad y la primera comunidad de vivienda pública afroamericana en los Estados Unidos. Rosewood Courts se encuentra en el Parque de la Emancipación original, tierra comprada por africanos anteriormente esclavizados en 1907 como el lugar para celebrar Juneteenth en Austin. Más tarde, la ciudad de Austin se hizo cargo del parque a través de un dominio eminente y usó el sitio para desarrollar Rosewood Courts.

Rosewood Courts fue financiado como parte del programa New Deal, que fue promovido por el entonces congresista Lyndon Baines Johnson. El complejo estilo barraca de 124 unidades construido en 1939 utilizando métodos de construcción de bloques de hormigón no tiene aire acondicionado central y está al final de su vida útil. Desde el 2012, la Autoridad de Vivienda de la Ciudad de Austin, los residentes y los socios comunitarios han estado trabajando juntos para crear una visión para la reurbanización.



# Proyectada Senderos en Rosewood Courts

## Línea de Tiempo del Redesarrollo

### En este momento

Oportunidades para retroalimentación comunitaria

### Enero 2021

Entrega de las cartas de apoyo

### Febrero 2021

Finalizar el diseño

### Marzo 2021

Aplicación final de impuestos

### Julio 2021

Recibir créditos fiscales anticipados

### Verano 2021

Comenzar reubicación temporal de los residentes

### Otoño 2021

Comienza la construcción

### Otoño 2023

Inauguración oficial, los residentes regresan a casa

“Le pregunté a mi mamá si era porque somos pobres y que el aire acondicionado no pasaba por las rejillas de ventilación.

¿Es porque somos pobres que cada vez que algo se arregla, se vuelve a romper?

Mi mamá siempre habla de una vida mejor y dice que no somos pobres.

Tenemos la suerte de tener un lugar donde quedarnos y comida en el estómago.

Mi mamá quiere algo mejor y yo también.

¡Soy el futuro y me merezco lo mejor!”

~ Sade

## Protecciones para los Residentes, Mejoras y Opciones

Todos los residentes actuales de Rosewood Courts que estén en buenos términos tendrán preferencia para regresar a esta comunidad una vez que se construya. Durante la construcción, los residentes se van a reubicar temporalmente. HACA ha asignado a un equipo para ayudar a los residentes con las necesidades de reubicación antes, durante y después de la construcción.

Para más información:



media@hacanet.org



512-477-4488



hacanet.org/rosewoodcourts

HACA no discrimina en caso de alguna situación de discapacidad en la admisión de acceso, tratamiento o empleo en sus programas y actividades que reciben asistencia federal en la persona que haya sido designada para coordinar el cumplimiento de los requisitos de no discriminación contenidas en las reglamentaciones de HUD con aplicación de la Sección 504: Vicepresidente de la Vivienda y Desarrollo Comunitario, 1124 S. IH 35, Austin, TX 78704, (512)477-4488: TTY: (800) 735-2989 o 711 Mensaje de voz.



**/Exhibit - G** Letters of Support and Public Comment



8011 Cameron Road, Suite A-100  
Austin, TX 78754  
Office: 512.478.7176 | Fax:  
512.478.1239  
www.aaul.org | info@aaul.org

January 20, 2020

Honorable Representative Sheryl Cole  
Texas House of Representatives, District 51  
P.O. Box 2910  
Austin, TX 78768

Dear Representative Cole,

I write this letter in support of the Housing Authority of the City of Austin’s (HACA) application for 9% competitive tax-credits through the Texas Department of Housing and Community Affairs (TDHCA), and its associated plan to redevelop its Rosewood Courts property. Please support and prioritize HACA’s application, as the redevelopment of Rosewood Courts contributes very significantly to the revitalization of Central East Austin. HACA has always been committed to and taken pride in maintaining safe, clean, high-quality properties – though many of its properties need significant upgrades and modernization. Rosewood Courts is a prime example. Built in 1939, Rosewood Courts does not have many of the basic amenities that all families deserve – from central heat and air conditioning and laundry connections, to garbage disposals and dishwashers. Rosewood Courts residents deserve these amenities just as much as any other households. Austin Area urban League has successfully partnered with HACA for 10+ years, impacting employment, self-sufficiency and income outcomes for many families. Most recently, AAUL has partnered with HACA on its Jobs Plus program providing integrated support for training, education, employment and career development to HACA residents, with the goal of creating a culture of work.

The AAUL has partnered with HACA to provide comprehensive support and serve the residents in the area’s of workforce and career development, Education, Youth Development, Health and Wellness (food Insecurity offset) as well as COVID Response Services (CRS). HACA has continued to partner with the AAUL to provide innovative support to it residents. The AAUL Values the HACA relationship. Our approach differs due to the nature of the AAUL multipronged approach to partners with HACA families to provide comprehensive Quality of Life supports and in a cross generational approach.

In addition to supporting HACA’s plan for Rosewood Courts because of the new features and amenities it will provide to residents, AAUL supports the proposal for a number of additional reasons. HACA’s plan will add additional affordable housing units in an area close to jobs and transportation, will increase residents’ quality of life and pride in their community, and will provide opportunities for current residents to gain job skills through contractor opportunities and community advocacy. The development plan will allow residents to temporarily relocate very nearby, meaning that families will not be displaced impacting critical necessities such as employment and childcare. Ensuring such continuity and minimizing disruption is key to family self-sufficiency. AAUL is also pleased that the



8011 Cameron Road, Suite A-100  
Austin, TX 78754  
Office: 512.478.7176 | Fax:  
512.478.1239  
www.aaul.org | info@aaul.org

proposed redevelopment will have additional community spaces where partners can provided needed on-site services, case management and support to residents. I ask for your support to help HACA receive the 9% low-income housing tax credits that will be needed to ensure that the Rosewood Courts redevelopment can move forward. I encourage you to provide a strong letter of support to the TDHCA to award competitive tax credits for Rosewood Courts. Please consider the impact that the proposed redevelopment will have on this long-standing community and its residents, helping to preserve the fabric and diversity of the neighborhood, and increasing much needed affordable housing. By lending your support to the Rosewood Courts project, you will help ensure that this important redevelopment will happen.

Respectfully,

Quincy Dunlap  
President and CEO  
Austin Area Urban League





Luis Delgado  
Chair  
*The Critical Update*

Yolanda Davila  
Past Chair  
*BBVA Compass*

Robert Shipman  
Treasurer  
*Frost Bank*

Sadé Ogunbode  
Secretary  
*Law Office of Sadé Ogunbode*

Alejandra De la Torre  
*State Farm*

Al Lopez  
*Community Advocate*

Edwin Trevino  
*Signarama Austin*

Pilar Sanchez  
*Housing Authority of the City of Austin*

Mike Lancaster  
*Wells Fargo*

**Executive Director**  
Barbra Boeta

**Premier Supporter**



January 13, 2021

Councilmember Natasha Harper-Madison  
Austin City Hall  
301 W. 2<sup>nd</sup> Street  
Austin, TX 78701

Dear Councilmember Harper-Madison

I write this letter in support of the Housing Authority of the City of Austin’s (HACA) application for 9% competitive tax-credits through the Texas Department of Housing and Community Affairs (TDHCA), and its associated plan to redevelop its Rosewood Courts property. Please support and prioritize HACA’s application, as the redevelopment of Rosewood Courts contributes very significantly to the revitalization of Central East Austin. HACA has always been committed to and taken pride in maintaining safe, clean, high-quality properties – though many of its properties need significant upgrades and modernization. Rosewood Courts is a prime example. Built in 1939, Rosewood Courts does not have many of the basic amenities that all families deserve – from central heat and air conditioning and laundry connections, to garbage disposals and dishwashers. Rosewood Courts residents deserve these amenities just as much as any other households. EGBI has partnered with HACA for over 16 years, impacting self-sufficiency and income outcomes for families through small business development and support in both English and Spanish.

The Economic Growth Business Incubator (EGBI) believes all businesses should be profitable, sustainable, and an asset to the community. With this in mind, EGBI provides training, coaching, and supports to aspiring and existing business owners who face barriers to growing a successful business. Since our inception, EGBI has partnered with HACA to help its clientele become sustainable through small business creation. EGBI has developed several programs, such as Be Your Own Boss, and the HACA Maker Club, to help participants generate revenue and move toward economic independence.

EGBI is a proud member of the Alliance for Economic Inclusion (a collaborative with the FDIC) and the Austin Small Business Ecosystem. Through these collaborative we are working with organizations and to help small businesses continue to make an impact in our community.

In addition to supporting HACA’s plan for Rosewood Courts because of the new features and amenities it will provide to residents, EGBI supports the proposal for a number of additional reasons. HACA’s plan will add additional affordable housing units in an area close to transportation, jobs and community-based small businesses, will increase residents’ quality of life and pride in their community, and will provide opportunities for current residents to gain transferrable skills through community advocacy. The development plan will allow residents to temporarily relocate very nearby, meaning that families will not be displaced impacting critical necessities such as employment and childcare. Ensuring such continuity and minimizing disruption is key to family self-sufficiency. EGBI is also pleased that the proposed redevelopment will have additional community spaces where partners can provided needed on-site services, case management and support to residents.

I ask for your support to help HACA receive the 9% low-income housing tax credits that will be needed to ensure that the Rosewood Courts redevelopment can move forward. I encourage you to provide a strong letter of support to the TDHCA to award competitive tax credits for Rosewood Courts. Please consider the impact that the proposed redevelopment will have on this long-standing community and its residents, helping to preserve the fabric and diversity of the neighborhood, and increasing much needed affordable housing. By lending your support to the Rosewood Courts project, you will help ensure that this important redevelopment will happen.

Sincerely,

Barbra Boeta





## 2021 Board of Directors

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Past Board Chair

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Smitha Bellur  
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## Founder of Family Eldercare

Rudy Belton  
Mark Davis  
Alva Finck  
Susan Sharlot

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Grova Jones  
Frank Leffingwell  
Barbara Lipscomb  
Donna Loflin  
Ann Marett  
J.C. "Dusty" McCormick  
Gail Sulak  
Gaye Thompson  
Brent Weber

January 13, 2021

Honorable Representative Sheryl Cole  
Texas House of Representatives, District 51  
P.O. Box 2910  
Austin, TX 78768

Dear Representative Cole,

I write this letter in support of the Housing Authority of the City of Austin's (HACA) application for 9% competitive tax-credits through the Texas Department of Housing and Community Affairs (TDHCA), and its associated plan to redevelop its Rosewood Courts property. Please support and prioritize HACA's application, as the redevelopment of Rosewood Courts contributes significantly to the revitalization of Central East Austin.

HACA has always been committed to and taken pride in maintaining safe, clean, high-quality properties – though many of its properties need significant upgrades and modernization. Rosewood Courts is a prime example. Built in 1939, Rosewood Courts does not have many of the basic amenities that all families deserve – from central heat & air conditioning and laundry connections, to garbage disposals and full-size bathrooms. Rosewood Courts residents deserve these amenities just as much as any other households.

Family Eldercare has successfully partnered with HACA for over eight years, impacting the self-sufficiency of older adults and individuals with disabilities, and helping these individuals to remain in and thrive in their communities. While Family Eldercare has been providing service coordination at HACA's elderly/disabled designated properties since 2009, it just recently expanded its services to Rosewood Courts – HACA's family property with the greatest number of older adults. Family Eldercare greatly values its partnership with HACA and the work that we accomplish together.

HACA's partnership with Family Eldercare is long standing and provides valuable services to residents residing in their properties. We work closely with HACA in providing wrap around support services like needs assessments, service coordination, case management, evidence-based health and wellness activities, benefits counseling as well as encouraging the residents in HACA facilities to volunteer. HACA is a leader and being able to partner with them in their expansion is a win-win for the city and each organization.

In addition to supporting HACA's plan for Rosewood Courts because of the new features and, Family Eldercare supports the proposal for a number of additional reasons. HACA's plan will add additional affordable housing units in an area close to transportation, healthcare and supportive services, will increase residents' quality of life and pride in their community, and will provide enhanced and expanded opportunities for residents to participate in community advocacy and decision-making related to their unique needs.

generously supported by  
**StDavid's**  
FOUNDATION

Austin: 1700 Rutherford Lane | Austin, TX 78754 Georgetown: 805 W University Avenue | Georgetown, TX 78626 (by appt)  
p. 512.450.0844 f. 512.459.6436 FamilyEldercare.org



## 2021 Board of Directors

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Past Board Chair

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Kim Wilson  
Ali Foyt  
Cass Grange  
Deborah Kerr  
Cory Macdonald  
Bill McHugh

## Memorial Board Members

Jackie Lelong

## Founder of Family Eldercare

Rudy Belton  
Mark Davis  
Alva Finck  
Susan Sharlot

## President's Council

Jacqueline Angel  
Michelle Bonilla  
Tom Buckle  
Don Carnes  
Ellis "Pat" Craig  
John Crane  
Clyde Farrell  
Cheryl George  
Holly Gilman  
Deborah Green  
Diane "Dede" Hebner  
Grova Jones  
Frank Leffingwell  
Barbara Lipscomb  
Donna Loflin  
Ann Marett  
J.C. "Dusty" McCormick  
Gail Sulak  
Gaye Thompson  
Brent Weber

HACA's development plan will allow residents to temporarily relocate very nearby, meaning that older adults and individuals with disabilities will not be displaced impacting daily needs and access to service providers. Ensuring such continuity and minimizing disruption is key to helping these populations age and thrive in place.

Family Eldercare is also pleased that the proposed redevelopment will have additional community spaces where partners can provide needed on-site services, and will have approximately 10% ADA units and elevator access to all floors.

I ask for your support to help HACA receive the 9% low-income housing tax credits that will be needed for the Rosewood Courts redevelopment. I encourage you to seek the support of the Councilmembers to pass a resolution identifying Rosewood Courts as the development contributing more than any other to the concerted revitalization efforts of the City of Austin.

Please consider the impact that the proposed redevelopment will have on this long-standing community and its residents, helping to preserve the fabric and diversity of the neighborhood, and increasing much needed affordable housing.

Sincerely,

Kent Herring  
Chief Executive Officer

generously supported by  
**StDavid's**  
FOUNDATION

Austin: 1700 Rutherford Lane | Austin, TX 78754 Georgetown: 805 W University Avenue | Georgetown, TX 78626 (by appt)  
p. 512.450.0844 f. 512.459.6436 FamilyEldercare.org







1/22/2021

Honorable Representative Sheryl Cole  
Texas House of Representatives, District 51  
P.O. Box 2910  
Austin, TX 78768

RE: Support for Pathways at Rosewood Courts East, TDHCA #21018 – 2001 Rosewood Ave., Austin, TX 78702

Dear Representative Cole,

I write this letter in support of the Housing Authority of the City of Austin’s (HACA) application for 9% competitive tax-credits through the Texas Department of Housing and Community Affairs (TDHCA), and its associated plan to redevelop its Rosewood Courts property. Please support and prioritize HACA’s application, as the redevelopment of Rosewood Courts contributes very significantly to the revitalization of Central East Austin. HACA has always been committed to and taken pride in maintaining safe, clean, high-quality properties – though many of its properties need significant upgrades and modernization. Rosewood Courts is a prime example. Built in 1939, Rosewood Courts does not have many of the basic amenities that all families deserve – from central heat and air conditioning and laundry connections, to garbage disposals and dishwashers. Rosewood Courts residents deserve these amenities just as much as any other households. The Literacy Coalition of Central Texas has successfully partnered with HACA for 6 years, impacting literacy, employment, and self-sufficiency outcomes for many families. Most recently, Literacy Coalition has partnered with HACA on its Jobs Plus program providing integrated support for training, education, employment and career development to HACA residents, with the goal of creating a culture of work.

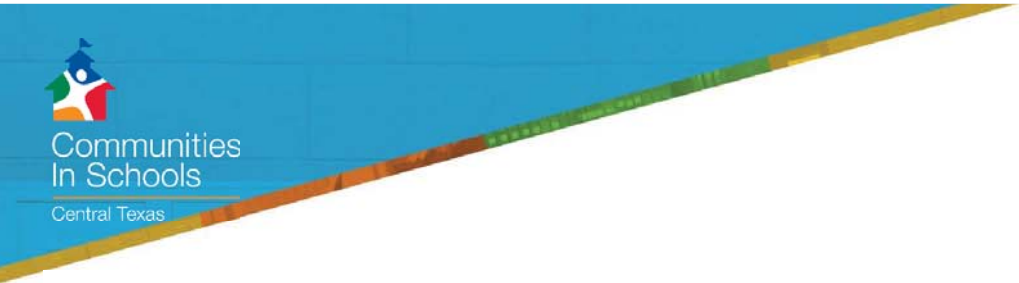
HACA has been a great partner with The Literacy Coalition for many years- they’ve referred many of their clients for our services and we were always welcomed to talk to residents of all their properties about how we could help them achieve their goals. In addition, the Literacy Coalition has been fortunate enough to be able to provide our services to the HACA residents of Rosewood, Booker T, and Santa Rita Courts onsite for two years. We’ve had Adult Basic Education and GED prep classes as well as Computer Literacy classes onsite, which really helped us to reach their clients with as few barriers as possible. I know that our partnership can only be strengthened in the years to come.

In addition to supporting HACA’s plan for Rosewood Courts because of the new features and amenities it will provide to residents, AAUL supports the proposal for a number of additional reasons. HACA’s plan will add additional affordable housing units in an area close to jobs and transportation, will increase residents’ quality of life and pride in their community, and will provide opportunities for current residents to gain job skills through contractor opportunities and community advocacy. The development plan will allow residents to temporarily relocate very nearby, meaning that families will not be displaced impacting critical necessities such as employment and childcare. Ensuring such continuity and minimizing disruption is key to family self-sufficiency. AAUL is also pleased that the proposed redevelopment will have additional community spaces where partners can provide needed on-site services, case management and support to residents.

I ask for your support to help HACA receive the 9% low-income housing tax credits that will be needed to ensure that the Rosewood Courts redevelopment can move forward. I encourage you to provide a strong letter of support to the TDHCA to award competitive tax credits for Rosewood Courts. Please consider the impact that the proposed redevelopment will have on this long-standing community and its residents, helping to preserve the fabric and diversity of the neighborhood, and increasing much needed affordable housing. By lending your support to the Rosewood Courts project, you will help ensure that this important redevelopment will happen.

Sincerely,  
Sarah Quinn  
Director of Adult Education  
Literacy Coalition of Central Texas  
724 Eberhart Lane, Suite 500 | Austin, TX 78745  
512-326-8655 ext 107





3000 South IH-35  
Suite 200  
Austin, Texas 78704  
Ciscentraltexas.org

Honorable Representative Sheryl Cole  
Texas House of Representatives, District 51  
P.O. Box 2910  
Austin, TX 78768  
Re: Support for Pathways at Rosewood Courts East, TDHCA #21018- 2001 Rosewood Ave. Austin, Tx 78702

January 28, 2021

Dear Representative Cole,

I write this letter in support of the Housing Authority of the City of Austin’s (HACA) application for 9% competitive tax-credits through the Texas Department of Housing and Community Affairs (TDHCA), and its associated plan to redevelop its Rosewood Courts property. Please support and prioritize HACA’s application, as the redevelopment of Rosewood Courts contributes very significantly to the revitalization of Central East Austin. HACA is committed to and takes pride in maintaining safe, clean, high-quality properties – though many of its properties need significant upgrades and modernization. Rosewood Courts is a prime example. Built in 1939, Rosewood Courts does not have many of the basic amenities that all families deserve – from central heat and air conditioning and laundry connections, to garbage disposals and full-size bathtubs. Rosewood Courts residents deserve these amenities and a right to greater pride in their home and community. Communities In Schools (CIS) has successfully partnered with HACA for nearly 20 years, greatly impacting academic and social outcomes for youth and their families, and we strongly value our partnership and collaborative work.

In 2000, HACA approached CIS to provide case management for students living at Meadowbrook and attending Fulmore Middle School (now Lively). From there, our partnership grew to serving students with the SmartKids program, which uniquely combines school-day individualized case management and high adult to student after school programs on-site at four HACA apartment complexes. High school students attending Eastside and Travis participate in Compass to College, building their path to being the first in their family to reach that life-changing milestone. During the CoVid pandemic, our long-standing partnership with the Housing Authority, and close relationships with the families we serve has resulted in significant supports for approximately 300 SmartKids participants. The majority of the funding for our programming comes from the Housing Authority itself, a demonstration of their commitment to bright futures for their residents.

In addition to supporting HACA’s plan for Rosewood because of the new features it will provide to residents, CIS supports the proposal for a number of additional reasons. The plan adds additional affordable housing units in an area close to jobs and transportation, and with added density will likely increase enrollment at neighborhood schools served by CIS. The development plan takes care to allow residents to temporarily relocate very nearby, meaning that families will not be displaced and students will be able to stay at their home school throughout the year. Ensuring such continuity and minimizing disruption is key to students’ continued success. CIS is also pleased the proposed redevelopment will increase the number of 3 and 4-bedroom units by ~ 80% -- an aspect that is important in serving diverse families with children.

I ask for your support to help HACA receive the 9% low-income housing tax credits that will be needed to ensure that the Rosewood Courts redevelopment can move forward. I encourage you to provide a strong letter of support to the TDHCA to award competitive tax credits for Rosewood Courts. Please consider the impact that the proposed redevelopment will have on this long-standing community and its residents, helping to preserve the fabric and diversity of the neighborhood, and increasing much needed affordable housing. By lending your support to the Rosewood Courts project, you will help ensure that this important redevelopment will happen.

Sincerely,

A handwritten signature in blue ink, appearing to read "Suki Steinhauser".

Suki Steinhauser  
Chief Executive Officer



Pathways at Rosewood Courts East, LP  
Attn: Sylvia Blanco, Authorized Representative  
1124 South IH 35  
Austin, TX 78704  
Email: [sylviab@hacanet.org](mailto:sylviab@hacanet.org)

January 26, 2021

RE: Enthusiastic Support for **Pathways at Rosewood Courts East, TDHCA #21018 – 2001 Rosewood Ave., Austin, TX 78702**

Dear Ms. Blanco,

On behalf of ADAPT of Texas, please accept this letter as my statement of support for **Pathways at Rosewood Courts East**, a proposed housing development sponsored by **Pathways at Rosewood Courts East, LP**.

ADAPT is active in, and serves the area containing the Pathways at Rosewood Courts East development site and is a tax-exempt organization. As a grassroots disability rights group, ADAPT of Texas has a primary purpose of fighting to free our people from nursing homes and other institutions. We work for more accessible communities: including transportation, housing, public accommodations and governmental buildings and programs. We believe the lives of people with disabilities should be valued.

Since 2012, the Housing Authority of the City of Austin, Rosewood residents, and community partners have worked together to create a vision for redevelopment. HACA's plan includes preserving eight original buildings, increasing the number of housing units and parking spaces, and creating a dozen or more affordable single-family homes for purchase. In addition, the Rosewood Courts Master Plan outlines a process to create a new Emancipation Memorial Park.

I am delighted that through the Rosewood Courts redevelopment effort, at least 10% of the property’s units will be fully accessible, and the remaining 90% will be adaptable units, which include a number of accessibility features that allow many residents with disabilities to live comfortably in these units as well as allow residents to safely age in place. The site will have increased accessible parking for people with disabilities, and the site will be more visitable for persons with disabilities.

HACA has diligently communicated with Rosewood Courts residents and the community to ensure the project fulfills their needs and continues to carry the area's rich legacy. ADAPT has long supported this project and continues to do so by strongly supporting the tax credit application for Rosewood Courts and the efforts to address these vital and long needed improvements for the residents' quality of life. It will be one of your best investments yet!

Sincerely,  
A handwritten signature in blue ink, appearing to read "Stephanie Thomas".  
Stephanie Thomas, Co-Director ADAPT of Texas

1100 South IH 25 • Austin, TX 78704-2614 • 512/442-0252 • 512/906-1133 fax [www.adaptotexas.org](http://www.adaptotexas.org)





SHERYL COLE  
State Representative • District 46

January 26, 2021

Texas Department of Housing and Community Affairs Governing Board  
P.O. BOX 13941  
Austin, TX 78711-3941

RE: Support for Pathways at Rosewood Courts East Tax Credit Application TDHCA #21018  
2001 Rosewood Ave. Austin, TX 78702

Dear TDHCA Governing Board,

As State Representative and on behalf of Texas House District 46, I am writing to emphatically support the Housing Authority of the City of Austin's tax credit application for the Pathways at Rosewood Courts East Redevelopment Project.

Opened in 1939, Rosewood Courts sits on or near the original site of Emancipation Park, land purchased by former enslaved African Americans as a site for Juneteenth celebrations. The 1937 New Deal Program's resulting development is the first African American public housing project in the country. With ample green spaces and on-site support for families, Rosewood Courts has served as a much-needed resource to the East Austin community. I am incredibly proud to represent this historical area and the vibrant and diverse people who reside there.

However, after 80 years, the affordable housing units have come to the end of their usefulness. Cinderblock construction, a lack of air conditioning, and outdated fixtures serve more as a hindrance to my constituents than support.

Since 2012, the Housing Authority of the City of Austin, Rosewood residents, and community partners have worked together to create a vision for redevelopment. HACA's plan includes preserving eight original buildings, increasing the number of housing units and parking spaces, and creating a dozen or more affordable single-family homes for purchase. In addition, the Rosewood Courts Master Plan outlines a process to create a new Emancipation Memorial Park.

HACA has diligently communicated with East Austin residents and the community to ensure the project fulfills their needs and continues to carry the area's rich legacy. I strongly support HACA'S tax credit application for Rosewood Courts and their efforts to improve the residents' quality of life.

Please feel free to reach out to my office with any questions or concerns.

Respectfully,

Sheryl Cole  
State Representative  
District 46



GREAT FUTURES START [HERE](#).



January 20, 2021

Councilmember Natasha Harper-Madison  
Austin City Hall  
301 W. 2<sup>nd</sup> Street  
Austin, TX 78701

Dear Councilmember Harper-Madison

I write this letter in support of the Housing Authority of the City of Austin's (HACA) application for 9% competitive tax-credits through the Texas Department of Housing and Community Affairs (TDHCA), and its associated plan to redevelop its Rosewood Courts property. Please support and prioritize HACA's application, as the redevelopment of Rosewood Courts contributes very significantly to the revitalization of Central East Austin. HACA has always been committed to and taken pride in maintaining safe, clean, high-quality properties – though many of its properties need significant upgrades and modernization. Rosewood Courts is a prime example. Built in 1939, Rosewood Courts does not have many of the basic amenities that all families deserve – from central heat and air conditioning and laundry connections, to garbage disposals and dishwashers. Rosewood Courts residents deserve these amenities just as much as any other households. Boys & Girls Clubs of the Austin Area (BGCAA) has successfully partnered with HACA for 12 years, greatly impacting academic and social outcomes for youth and their families. Since 2009, BGCAA has maintained successful clubs on three HACA properties, one of them being Rosewood Courts.

Through our partnership, BGCAA and HACA have offered a multitude of programs and opportunities to HACA youth. With a focus on out of school time programming, BGCAA programs center around academic success, healthy lifestyles, character and leadership, workforce e development and the arts. The Clubs are open Monday through Friday between the hours of 3p.m. and 7 p.m. and some weekends. In addition, when schools are closed for holiday breaks and the summer, our HACA Club sites are open full day to meet the needs of kids and parents. As one might imagine, having a beautiful, new, and larger space to conduct programs and activities for youth is always attractive and has proven to serve as a successful recruitment tool for our other housing locations. Meadowbrook, for instance, has been extremely successful, filled with youth and bursting with opportunities for our young people. We believe HACA sites are 100% mission-based clubs under the BGCAA umbrella, and we are more than supportive of the efforts proposed for Rosewood Courts.

HACA's plan will add additional affordable housing units in an area close to jobs and transportation, and with added density will likely increase enrollment at neighborhood schools and attract more youth to participate in the Boys & Girls Club. The development plan will allow residents to temporarily relocate very nearby, meaning that families will not be displaced and students will be able to stay at their home school throughout the year. Ensuring such continuity and minimizing disruption is key to students' continued social development and academic success. BGCAA is also pleased that the proposed redevelopment is projected to increase the number of 3 and 4-bedroom units by approximately 80% -- an aspect that is important in serving diverse families with children.

I ask for your support to help HACA receive the 9% low-income housing tax credits that will be needed to ensure that the Rosewood Courts redevelopment can move forward. I encourage you to seek the support of your Councilmembers to pass a resolution identifying Rosewood Courts as the development contributing more than any other to the concerted revitalization efforts of the City of Austin. Please consider the impact that the proposed redevelopment will have on this long-standing community and its residents, helping to preserve the fabric and diversity of the neighborhood, increasing much needed affordable housing, and providing access to opportunities for kids who need it most.

For the Kids,

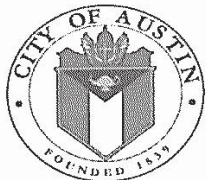
Misti S. Potter, CEO







**/Exhibit - H** Local Landmark Status



**MEMORANDUM**

To: Mrs. Elaine Hart, Interim City Manager  
Mayor Steve Adler  
Members of Council

From: Council Member Ora Houston, District 1

Date: September 29, 2017

Subject: Rosewood Courts Preservation Plan

On February 25th 2016 the City Council of Austin, Texas passed a resolution directing the City Manager to present options to the City Council for the historic zoning of Rosewood Courts. That timeline was subsequently amended twice by resolutions on June 9, 2016 and September 22, 2016 in order for any and all interests to come to a consensus on a preservation plan that satisfies the concerns of the community and of the property owner. The requirements of the entities included, without limitation, are individuals who call Rosewood Courts home, the Housing Authority of the City of Austin, neighborhood associations, Preservation Austin, Mid Tex Mod, other professionals in the field of architecture, and the Council District Office.

Over the past year, great strides have been made between the redevelopment and the historic preservation that was envisioned for Rosewood Courts. As a result of the collaboration and cooperation of the “Rosewood Reboot,” a preservation plan has been agreed upon by all interested parties who were willing to engage in constructive dialogue and negotiate an outcome that looks different than anyone imagined. The preservation plan that is being proposed is one that seeks to maximize the benefit to the Housing Authority of the City of Austin and preserve and rehabilitate eight buildings which respect the original styles found in the vision for low-income housing for Americans of African Ancestry in 1939. The Preservation Plan will maintain elements of compatibility through design standards, because there is agreement that good design does not cost more than bad design. There is also agreement that the International Style of design is one that sought to achieve quality-of-life benchmarks that today the City of Austin strive to produce by means which are modest and thoughtful.

As per the Preservation Plan, the eight buildings which have been selected for preservation will not only preserve the architectural integrity of the built environment but also the landscape features which together form the content and tell the story of Rosewood Courts. The history before the Courts were built tell a broader story of an active political culture in our City government, in

the time of Jim Crow, that was arguably more progressive in some ways than we find today: the goal of the development was to satisfy the human need for shelter without regard to the color of one’s skin or income, during the time of legal segregation. The construction of three public housing developments was an achievement of Congressman Lyndon Baines Johnson on behalf of the people of Austin in the early days of public housing in the United States.

Attached is the final draft of the preservation plan dated May 22, 2017 that was written by the facilitator who graciously donated her expertise, time and energy to this re-envisioning process, Ms. Laura Toups. The preservation plan was ratified by the members of the Rosewood Reboot Working Group at the end of August. This document will remain the foundational and guiding document for the redevelopment and preservation of Rosewood Courts. The brief was circulated to the parties involved in the conversations to ensure full transparency between the parties in the “Rosewood Reboot” group. This brief also represents a preservation plan which allows us to honor the history of the built environment, the many Negroes who helped build the foundation of the city we call home, and meet the City of Austin’s need for an increase in the housing supply, rental and homeownership, in the heart of the fastest gentrified zip code in the City – 78702.

Through the proposed creation of the eight-building historic district, Rosewood Courts will continue to be an ever-present symbol of President Johnson’s goal of income-accessible housing for individuals who make low or no wages. It is our expectation that the next iteration of Rosewood Courts will be one of lasting quality and utility for individuals who meet the income guidelines as it has been for Austinites over the last eighty years.

This re-envisioning process has the potential to be a model for the redevelopment of other public housing projects. It is my hope that the work of the “Rosewood Reboot” will be received, respected and moved forward through the appropriate process to implementation.



Rosewood Courts  
22 MAY 2017

PRESERVATION PRINCIPLES

Given that:

1. The City Council of the City of Austin voted on February 25, 2016 to initiate historic zoning for Rosewood Courts in cooperation with the Housing Authority of the City of Austin (HACA), Preservation Austin, and Mid Tex Mod. Council further resolved to support Rosewood Courts’ inclusion in the National Register of Historic Places. This resolution was presented by Council Member Ora Houston.
2. The National Park Service has deemed Rosewood Courts eligible for listing in the National Register of Historic Places for national significance under Criteria A, properties that are associated with events that have made a significant contribution to the broad patterns of our history; and Criteria B, that are associated with the lives of significant persons in our past.
3. H+UO Architects prepared *Rosewood Courts: Preservation Economic Feasibility Assessment*, commissioned by HACA and completed in March 2017. HACA, Preservation Austin, and Mid Tex Mod contributed to developing the firm’s scope of work and gave feedback regarding the assessment’s development and final report. The report developed renovation and treatment plans for three building types on the Rosewood Courts site. The preservation rehabilitation strategies are based on the Secretary of the Interior’s Standards for the Treatment of Historic Properties and include cost estimates for each approach.
4. Given that Rosewood Courts is both a historic site and an active public housing property, HACA needs to both honor and balance the requirements of the US Dept. of the Interior and the US Dept. of Housing and Urban Development.
5. HACA envisions, at a minimum, 124 public housing replacement units, 76 additional rental units consisting of market rate, 80% or below, and 60% affordable housing units, and up to 25 home ownership units on site as part of its redevelopment plan. This will include the demolition of seventeen of the 25 original buildings on the site.
6. Recognizing that limited federal funding to effectively operate and maintain public housing has been on a continual decline, the project to redevelop Rosewood Courts will be contingent on HACA’s ability to secure sufficient funding from various sources, both federal and non-federal. Based on:
  - a. the assumption that sufficient funding will be secured for the redevelopment of Rosewood Courts at the density and unit types indicated above, and
  - b. current pricing estimates from the H+UO feasibility assessment,HACA is committed to preserving eight of the site’s original buildings.
7. The preservation community desires to preserve as many historic structures, and as much of the historic landscape, as possible, with the understanding that preserved building exteriors will be rehabilitated in an appropriate manner and according to the Secretary of the Interior Standards for Rehabilitation. The preservation community understands that based on current cost estimates, eight buildings can be preserved.
8. HACA, the City and the preservation community all agree upon the importance of the appropriate protection and recognition of this historic site, using all available and appropriate designations, including local historic designation zoning, county historic markers and possible listing in the National Register of Historic Places.

The working group evaluated existing buildings’ potential for preservation based on the following criteria:

1. Buildings should read as a cohesive group to provide a sense of site, time and place.
2. The relationship between buildings, including the green space and terraced landscape, are integral to the complex’s original design and should be an important component of the final preservation plan.
3. Visibility of original buildings from either Chicon Street or Rosewood Avenue is a priority.

Going forward:

1. A grouping of eight buildings was selected by HACA, Preservation Austin, and Mid Tex Mod for preservation according to the above criteria. These buildings will be the foundation of the preservation plan developed as part of the redevelopment of Rosewood Courts.
2. As stated on the National Park Service website “*The Secretary of the Interior’s [Standards](#) are a series of concepts about maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations. The [Guidelines](#) offer general design and technical recommendations to assist in applying the Standards to a specific property. Together, they provide a framework and guidance for decision-making about work or changes to a historic property*”. Exteriors of preserved buildings will be rehabilitated, to the greatest extent feasible, according to the H+UO interventions described and estimated in the final report using the Secretary of the Interior’s Standards and Guidelines. This includes, but is not limited to, the restoration of buildings’ flat roofs, windows, exterior doors, and re-creation of steel porch details, all features of their design at the time of construction. Site features such as retaining walls and landscaping located between, and within the immediate vicinity of, the eight buildings will be included and rehabilitated as elements of the preservation. Site features will be maintained and improved in compliance with U.S. Department of Housing and Urban Development’s Uniform Physical Condition Standards, required accessibility improvements and according to the Standards and Guidelines above.
3. Preservation Austin and Mid Tex Mod will work with HACA and the City of Austin’s Historic Preservation Office and Historic Landmark Commission to designate the selected grouping of eight buildings and associated green space as a local historic district. All parties will work to find various funding sources for the costs associated with the designations, including grants, waivers or community philanthropic contributions.
4. HACA will work with the Texas Historical Commission to apply for historical markers for Emancipation Park and Rosewood Courts. Preservation Austin and Mid Tex Mod will provide assistance as needed and support HACA’s efforts to seek necessary funding and/or waivers of state and local fees to apply for historical markers.
5. Any historical markers or designations sought by HACA must not impede or restrict the redevelopment of the remainder of the site, including the creation of the minimum number of units indicated above by HACA.
6. Council Member Houston’s office, Preservation Austin, and Mid Tex Mod will work to encourage necessary changes to the pending National Register nomination, as required by the National Park Service, Secretary of Interior, to allow the site to be listed under Criteria A and/or B. HACA supports this listing under Criteria A and/or B.



- 7. New construction, and the new site plan, on the Rosewood Courts site should complement the preserved buildings and setting which define the site’s historic design.
- 8. It is understood that the scale, proportion, detailing, features, materials that reference the original buildings will be complementary and compatible without mimicking. The Secretary of Interior Standards will be reviewed, as needed, for new construction. It is also acknowledged additional height will be needed for some buildings to achieve HACA’s building program.
- 9. All available tax credits, incentives and other sources of funding specific to historic preservation should be explored and, if eligible, utilized to the fullest extent possible.
- 10. It is understood that the criteria and principles stipulated in this document are specific to Rosewood Courts and do not transfer to other HACA properties.
- 11. Based on this set of agreed upon principles, Preservation Austin and Mid Tex Mod support and endorse this compromise to preserve the identified group of eight buildings and associated green space in the redevelopment of Rosewood Courts by HACA.





ORIGINAL PRESERVATION UNITS



PROPOSED PRESERVATION UNITS





**APPLICANT**

Housing Authority of the City of Austin (HACA)  
1124 South IH 35  
Austin, TX 78704

**CONSULTANT**

Carter Design Associates  
817 W. 11th St.  
Austin, TX 78701

**CONTACT**

Donna Carter, FAIA  
cda@carterdesign.net  
512.476.1812

# Section 106 Review

CARTER • DESIGN  
ASSOCIATES  
817 WEST ELEVENTH STREET  
AUSTIN • TEXAS • 78701  
(P) 512.476.1812 (F) 512.476.1819  
ARCHITECTURE • PRESERVATION • PLANNING