

Rosewood Section 106 Consulting Parties Meeting 11/12/21 9:00am – 10:30amCT

Attendees: Sylvia Blanco (HACA), Kenneth Bodden (HACA), Nancy Boone (HUD), Orlando Cabrera (lawyer-Arnall Golden Gregory) , David Carroll (Urban Foundry Architecture), Donna Carter (Donna Carter and Associates), Philip Crisara (Nelsen Partners), Lindsey Derrington (Preservation Austin), Ann Gass (HACA), Tameika Green (HUD), Alexis Henderson (Rosewood Resident Council-President), Will Henderson (Carleton Companies), Alan Kaufmann (HUD), Jaime Lochinger (AHP), Tiffany Middleton (HACA), Tiffany Osburn (THC), Damian Pantoja (Adisa Communication), Charles Peveto (THC), Marsi Puente (Urban Foundry Architecture), Shuronda Robinson (Adisa Communication), Andrew Rothgaber (public), Steve Sadowsky (City of Austin Preservation Officer), David Storms (HUD), Laura Touns (Dunaway), Angie Towne (HACA), Steve Whichard (Rosewood Resident Council-Vice President), Lydia Woods (THC)

9am- Shuronda Robinson (SR) started the meeting with a welcome and introductions. SR described the purpose of the meeting, which is the Section 106 (S106) Review of Rosewood Courts.

9:03- HUD- introduction. Alan Kaufmann (AK) and Tameika Green (TG). AK stated that TG will take minutes, which will be posted on HACA's website. Also, there will be a 30-day period after this meeting for comments. Interested parties are invited to post comments by sending them to AK (alan.m.kaufmann@hud.gov).

9:05 – SR: Introduction of the redevelopment team. Sylvia Blanco (SB)- HACA. David Carroll- Architect. Donna Carter (DC)- Design. Philip Crisara- Nelsen Partners. Will Henderson- Carleton. SR- Adisa Communication. AK welcomed Lydia Woods-Texas Historic Commission and Jamie Lochinger (JL)- Advisory Council on Historic Preservation.

9:07- SR: Stated the ground rules. Be respectful, give space for others to speak. Hear everyone's opinions and perspectives. Sharing different viewpoints but keeping the focus on S106 process.

9:09- SR: Mentioned the S106 consulting parties and the purpose of the meeting.

9:10- AK: Purpose of the meeting is to discuss the 106 report and how to avoid, minimize, or mitigate the adverse effects. Next steps will be posted on HACA's website.

9:11- SR: Introduction of the S106 report by DC

9:11: DC: Here to discuss the S106 report, to answer immediate questions. She noted that in order to work with HUD, the report was updated which is being discussed today. HUD is responsible for completing the process. First question: will there be ground disturbance that could affect archeological sites? Historical/ archeological prior to 1938 were greatly disturbed by extensive terracing on site and creek bed exposure. Unlikely that there are intact archeological resources. Weaknesses or holes in knowledge of African American history. Even though earthwork is disturbed, any discovered artifacts will be examined, properly reported, documented, and preserved. The National Register nomination provides lots of information on the site. Rosewood is important to the community as the site of Emancipation Park which was owned by African Americans. It was a place of reunion and rejuvenation.

In 1939, when public housing was started, Rosewood was the introduction for working class African Americans. The site structure is different from other sites because of the terrain that required heavy terracing. Creek was covered and will lend to the interpretation of the site. The terrace landscape will not be lost during new development. Rosewood was built in two phases. There are one story and two stories and a variety of unit sizes. Concrete block buildings with flat roofs, simple but had character. Some original stone retaining walls replaced with concrete. Altered with pitched roofs and changes to porches. Built in two phases, phase 1 and phase 2; in phase 2, the two stories were built, facing the streets on the lower side of the hill. Heritage district identified to correspond to phase I, highlights the terrace and maintain the courtyard, central courtyard and linear courtyard.

Question from Steve Sadowsky (SS): Was there anything on the property prior to 1939? DC responded and said “vacant land with a creek and one building”) The creation of heritage district is driven by community input and compromise. Rosewood is located in an area that is rich in historic and cultural resources, historic culture, Carver Museum, historic churches, and a hub for the community- HACA understands this. Resources such as trees and landscaping; HACA will preserve some of these trees and others will be transplanted. Pedestrian walkway and steep terrains are hard to navigate. HACA will create easy walkways and ramps to preserve experience of walking through mature trees and looking into courtyards. Over the years, HACA reached out to many parties, well attended events, hampered by covid but still successful- showed listing of all interested parties, expecting continued partnership with residents, community, and elected officials.

SR 9:31: Introduced additional folks that joined the call- Alexis Henderson (AH)- Rosewood Resident Council, Lindsay Derrington with Preservation Austin, and David Storms with HUD.

DC 9:31: HACA considered the Area of Potential Effects (APE) to include the buildings facing the streets around the site. HACA identified potential effects of traffic, pedestrian crossing, and construction noise etc. on historic buildings across the street that might be affected by the construction period of about 2 years. The area is changing- the small homes, low profile homes, are being tore down, modernized, new construction; these homes are directly across the street, and the area is well maintained. Multifamily houses, commercial buildings, church on the Rosewood side by the neighbors. Modern construction showing in the neighborhood. Is the project eligible? Yes, the project is eligible and listed on the National Register of Historic Places.

Determination of effect; Avoidance measures evaluated rigorously – If HACA did nothing or tried to preserve everything, the quantity and cost factors would be prohibitive. HACA is trying to provide houses for families, finding new land- etc have all been factors to make the decision that HACA will preserve some of the buildings and the look of the site in context; that is the compromise.

9:35 SB- Extensive alternative scenarios- first scenario- leaving the units as is, but in that process, the site conditions would remain as they are, unable to improve living capability, no accessibility on site to the units. Building system has outlived its useful life, no AC, no exterior restoration, bathrooms, changing windows and moving the stilt patio. Quality of life would not improve, no onsite amenities plus onsite management office or green space. Increase in difficulties to make repairs. The furnaces are obsolete. The avoidance measure was not feasible.

2nd option: Interior brought to current code, would create a significant loss to the units and bedroom loss, extremely cost prohibitive at up to 46% loss of unit count. If HACA should consider interior being brought up to code, would end up with displacing residents. No adjacent land at Rosewood to build new units. Losing 3- and 4-bedroom units, unable to serve families with children. The price tag was hefty, full rehab would cost twice as much as new construction. Extremely cost prohibitive. No parking space, only 26 parking spaces. No opportunity of commemorative in emancipation park. Serving fewer families.

Another scenario, full redevelopment; 25 buildings demolished and creating more units but as soon as HACA engaged community and historic community, it was quickly stated the importance of honoring Rosewood and its significant importance to history.

Another scenario- Partial redevelopment and historic restoration-6 original buildings; it was just a row of buildings, it was hidden, it was not readily visible. It did not fully capture the relationship of the buildings, landscape of the site original look. Disconnect and did not flow cohesively.

9:49-DC: Demolition is an adverse effect, it is a loss. But through a compromise process, HACA proposes to preserve 8 buildings with support of the community, city leaders. Add protection to assure the future in these buildings. The potential to be explored to return to their historic look. Making up for the loss. Historic area, public area in the front of the property, creating a Rosewood neighborhood, commemorating Emancipation Park. which was a place of reunion, jubilee, and public community space. HACA is looking at how the story can be told, via pictures, graphics, signage, welcome center, not only showcasing the site, but other cultural and social offerings for the community as well. Providing homeownership opportunity to 12 first time homeowners. Affordable home ownership- this very exciting opportunity to partner with Austin Habitat for Humanity. Prioritizing Rosewood families and other HACA residents. This is an opportunity to own, which is becoming out of reach- a great opportunity. HACA is creating 60 additional affordable rental units. Creating more affordable living space for community and generations to come.

9:57- SR- Welcoming Charles Peveto (CP) and open the floor for questions and comments related to S106 review.

9:58- Steve Whichard (SW): SW lives at Rosewood- he is excited about the new renditions. The units are outdated. Once winter is over, the wall units are not warming the units. Summer it is very hot. Units are tiny. Toilet paper roll is practically in his side when he is sitting on the toilet. People on walkers are unable to access units. Unable to use steps. It is time to move in the future for better living, so families can be proud of our home. Rosewood is considered "the projects".

10:01 -SR: Thank you, Steve, Happy birthday Steve

10:03- Philip Crisara (PC): Project overview- 8 original buildings to be maintained and commemorate park, increase of 60 rental units (increase from 124 to 184 units)- accessibility to units plus site- home ownership- expansion of onsite parking. Historic area is 1/3 of site.

10:05- SB: The importance of protecting current residents, extensive relocation plan, helping residents to locate temp housing, first right to return.

10:06: PC: Historic district- 8 historic buildings, commemorate park, 1/3 of site. Access to welcome center and heritage tree and pedestrian spine, it is important that the site capture and care for these. New multifamily buildings, 3 buildings with 164 units, amenities, courtyard, welcome center, onsite parking, adjacent to the buildings, solar ready buildings, technology, homeownership in 6 buildings with 12 affordable homes, band and preserving the heritage trees.

SB: With partnering with Habitat for Humanity, Rosewood residents would receive top priority for ownership

PC: Minimization measures: new buildings placed at the footprints at original buildings. New buildings, very similar building alignment, maintain edges from court. New building falls in footprint of existing buildings. Enhancing the pedestrian spine, marked by heritage trees. The trees are preserved, steps that are causing issues, in the new design there will be ramps, providing access to the community. Offset units- to create two different, smaller façades at west/ east, end elevation, open breezeway. Rendering- design- using brick in one story band to relate to the single-story historic buildings. For better backdrop, neutral colors on upper floors. First floor shade canopies, with steel columns to relate to flat roofs of one-story buildings. Horizontal window mullions, roof element, ground floor stoop, all new units will have outdoor spaces and balconies. Very purposeful, created useful outdoor living, create continuous complimentary effect of the historic buildings, the esthetics of Rosewood, doing a reasonable design to enhance.

10:19- SR: Read the comments in the chat: “Steve- I like the new design”. “Charles: Is there a full interpretation strategy for Rosewood fully developed and accessible to stakeholders”?

DC: No, not a fully developed, there are a few designers work to be done, will work with Carver, historic district, we will be able to tell the story.

10:21- JL: What are the next steps for consultation process?

10:21- AK: Next steps are post notes on HACA’s website, 30 days to comment. If needed, have another meeting. If ready to move to resolution, draft MOA and circulate to parties.

JL: Should ACHP comment on the undertaking, APE, Identity of the historic properties or assessment of the effects?

AK: Yes, all of them.

10:24-David Carroll:

CP asks: Is the current landscaping design in proposal reference the importance and historic design of renown landscape?

David Carroll: Yes, no drawings exist, but making best attempt to reference original. Landscaping is comprehensive and will enhance and reflect the original design. Removing the pitched roofs, replacing the flat roofs, the windows will be modern and up to code but have original appearance. Livability of a unit- focus on the exterior. Windows and Trellises: restore original brick building is to bring back the

original look. Existing floor plan- small- will make it accessible, doubling size. Location of original door and window will remain. Floor plans created to keep original look. Interior down the middle- keep wall inside the unit to maintain consistency of structure- creating a private space.

10:31- SR: Question- Is environmental review required? Timeline to complete S106? Alan will provide an answer on HACA website.

10:34- Alexis Henderson: Thank you everyone for coming, this is a long process. Since 2018 at Rosewood, I was happy to live at Rosewood, but conditions needed to change. I complained all the time to the office. I want people to know that this is like dream come true We cannot keep things the same, it is time for change. Time to come back to Rosewood and live in a beautiful place for single mothers and families.

10:36- SR: Thank you for joining, commenting, and sharing your interests. Please share comments.

10:37: SB: Nothing else, but thanks to everyone who participated on the Section 106 review and, we welcome all comments and ideas.

10:37: AK: Thank you everyone for attending, we will post minutes on HACA's website.

10:38: SR: Have a great weekend, will post the minutes soon. Happy Friday.