



Housing Authority of the City of Austin

Established in 1937

REQUEST FOR INTEREST

Due date: May 31, 2022

This RFI has been released to explore potential partners for the management of a to-be-constructed visitors center at Rosewood Courts. The Housing Authority of the City of Austin (HACA) is looking for a partner(s) to activate and manage/operate a new Welcome Center, including access to outdoor space associated with the welcome center.

The operator would help amplify East Austin and African American culture and history.

I. General Information

HACA is issuing this Request for Information (RFI) to identify potential partners for management of a to-be-constructed Welcome Center at Pathways at Rosewood Courts.

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.

Since 2012, HACA has worked closely with our residents, our Rosewood neighbors, and our community partners to create this new vision for affordable housing in Austin.

The newly reimagined Pathways at Rosewood Courts will provide more deeply affordable housing with essential modern amenities. At the same time, we will also take care to honor the past and history of this property by preserving and restoring eight original buildings. The new Pathways at Rosewood Courts will feel open, safe and beautiful with a new community green space, expanded parking, and an exciting opportunity of affordable homeownership for first-time homebuyers.

II. Overview

The tentatively named Welcome Center will be available for a nonprofit or commercial enterprise that has a community benefit to help amplify East Austin and African American Culture and history:

- Approximately 1400 square feet of open space
- Ability to have input in design of space
- Electrical outlets
- Access to a sink
- Access to restrooms
- Access to seating
- Access to greenspace
- White box space

- Finished cabinetry not included/ for illustration only
- Opportunity to partner with the Housing Authority of the City of Austin

This unique space is being developed with the intent of amplifying and sharing with the general public African American history as it relates to Rosewood Courts, Emancipation Park and the surrounding area in East Austin. It should elevate the stories of Juneteenth celebrations and the people that lived in the area. Potential ideas include but are not limited to rotating audio and visual exhibits, educational programming, and special events. Please see attached drawings for reference

III. Financial Considerations

Respondent should take into consideration and have the financial ability to absorb the upfront cost of finish-out and ongoing costs of operating the Center. HACA is open to negotiating some shared costs.

Things to consider include:

- Operating and advertising costs
- Cost to finish out space for proposed functions

IV. Terms?

- **Long-term lease commitment (Minimum initial three-year term, reviewed and renewed annually)**
- **Vendor contract will specify negotiated terms regarding service provision**
- **Center will be open to the public during mutually agreed-upon hours of operation**
- **Revenue-generating activities may be proposed contingent on community benefit**

V. Project Timeline

- **Release of RFI: February 18th, 2022**
- **Due Date: May 31, 2022**
- **Review Period: May 31, 2022 through June 10th, 2022.**
- **Respondent Interviews: Week of June 13th, 2022 (contingent on interest expressed) HACA reserves the right to reject or accept any and all responses**
- **Construction begins: Fall 2022 (anticipated)**
- **Construction complete: Fall 2024 (anticipated)**

VI. About 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 1839 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, healthcare, 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.

Contact information: rosewoodnow@hacanet.org

VII. Who Is Eligible to Respond

For-profit and nonprofit organizations located within City of Austin

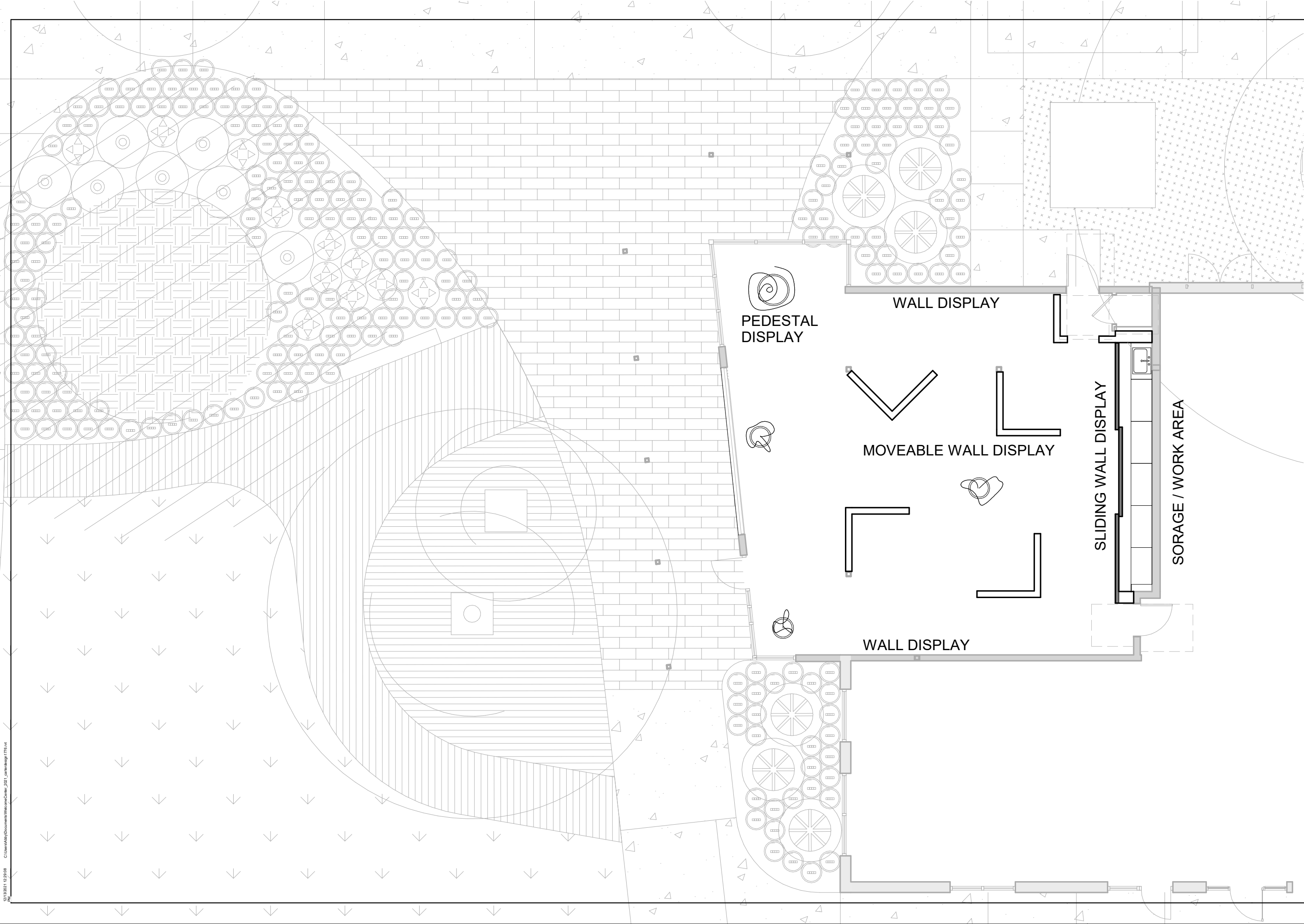
VII. To express your interest please submit the following information to rosewoodnow@hacanet.org:

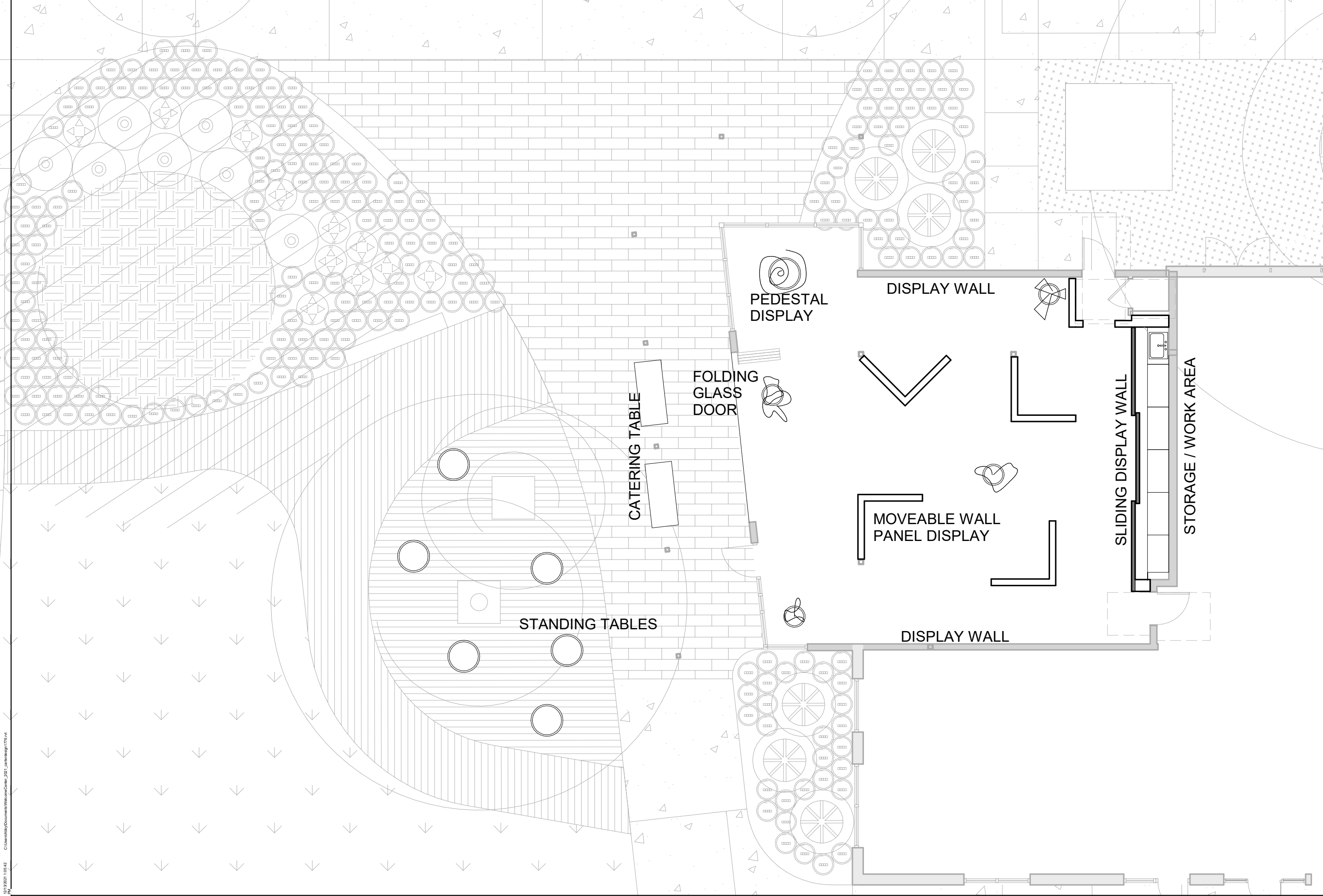
Contact Name

Organization Name and history

Experience in activating spaces or producing programming that fosters understanding of the East Austin African American experience (no more than 300 words)

Financial resources your organization can commit for the activation, management and operation of the welcome center.



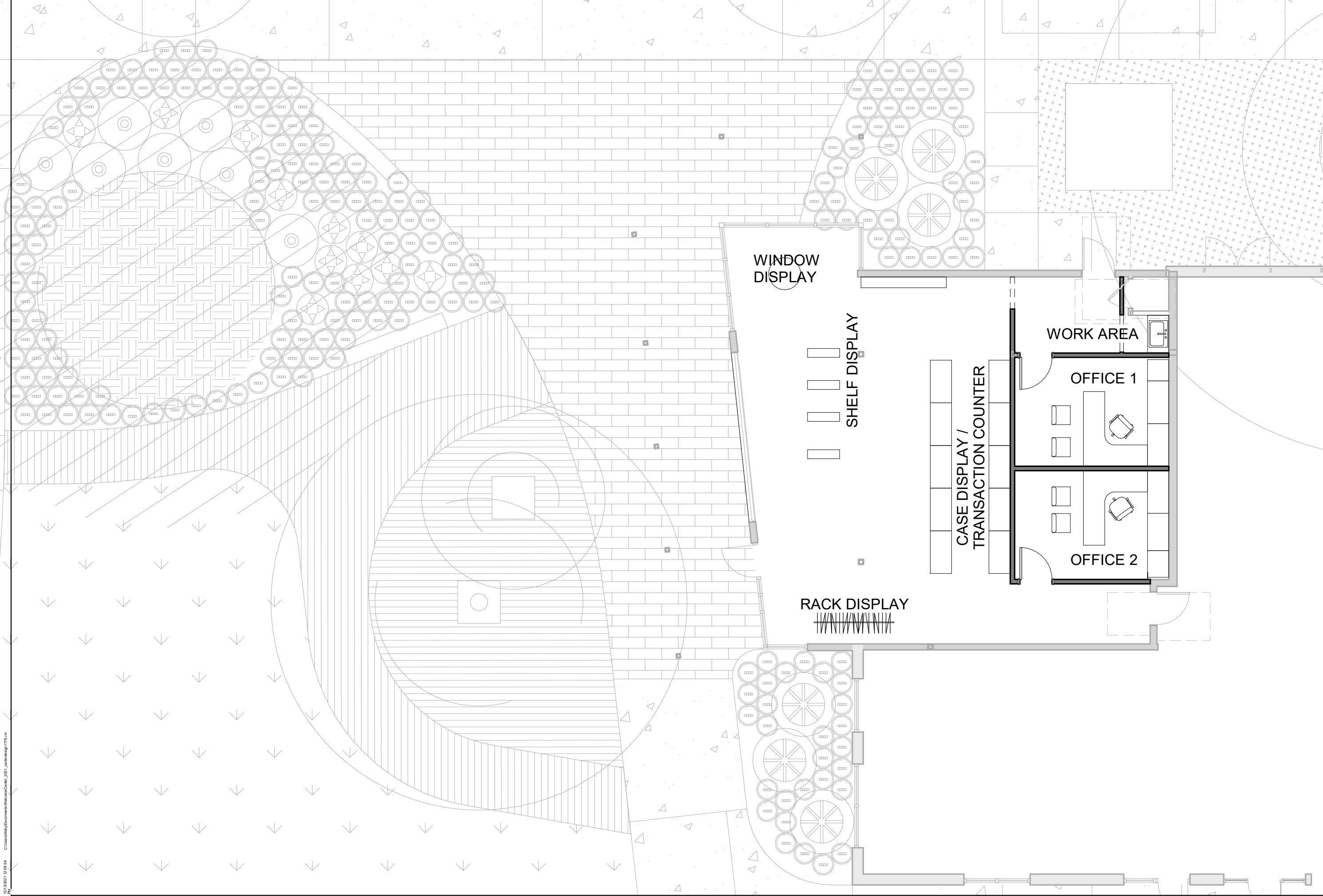


PRELIMINARY
NOT FOR CONSTRUCTION
THIS DOCUMENT IS RELEASED FOR
THE PURPOSE OF INTERIM REVIEW. IT
IS INCOMPLETE AND MAY NOT BE USED
FOR REGULATORY APPROVAL, PERMIT,
OR CONSTRUCTION.
DONNA CARTER
TEXAS REGISTRATION NUMBER #6307

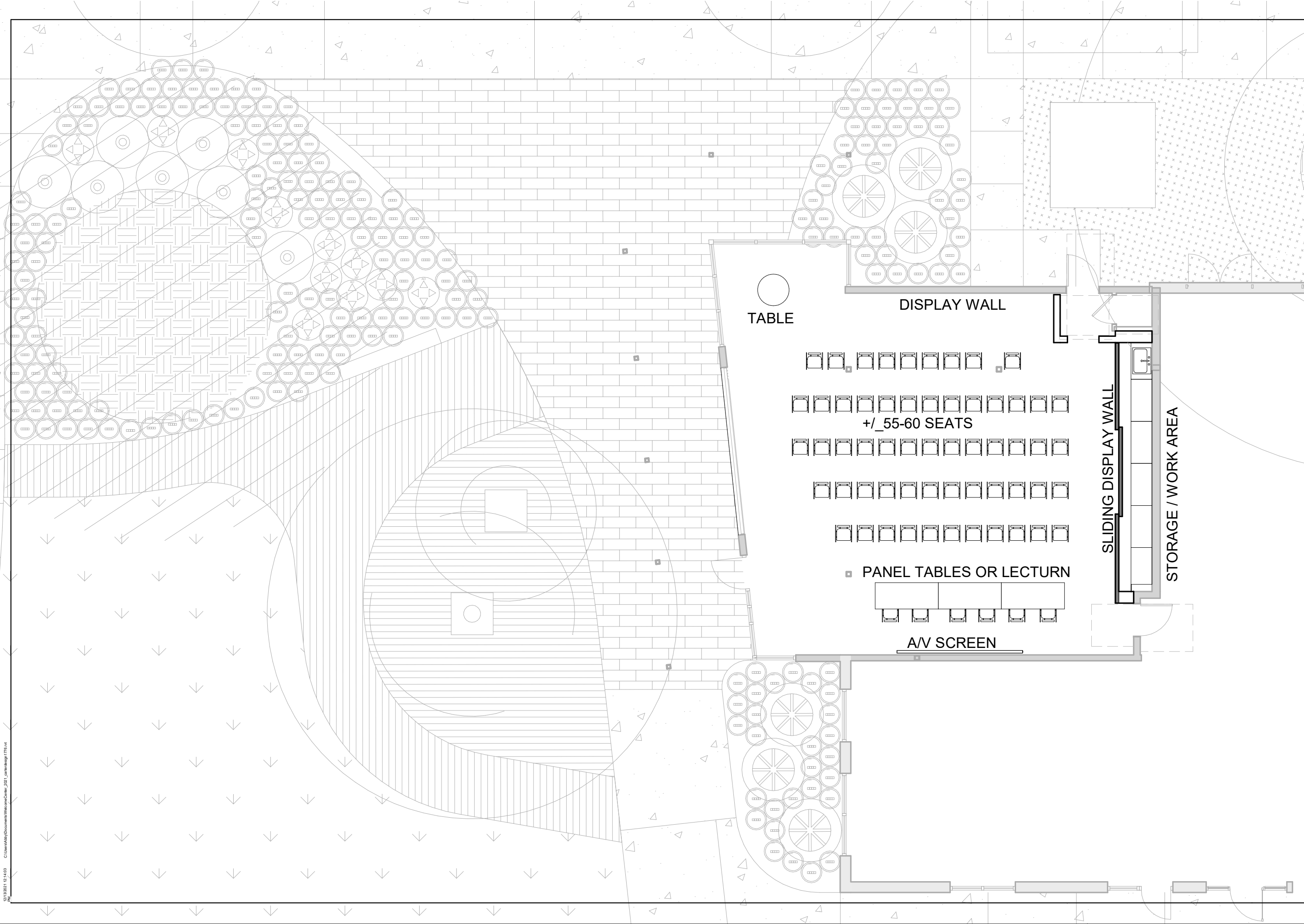
CARTER • DESIGN
ASSOCIATES
817 WEST ELEVENTH STREET
AUSTIN • TEXAS • 78701
(P)512.476.1812 (F)512.476.1819
ARCHITECTURE • PRESERVATION • PLANNING

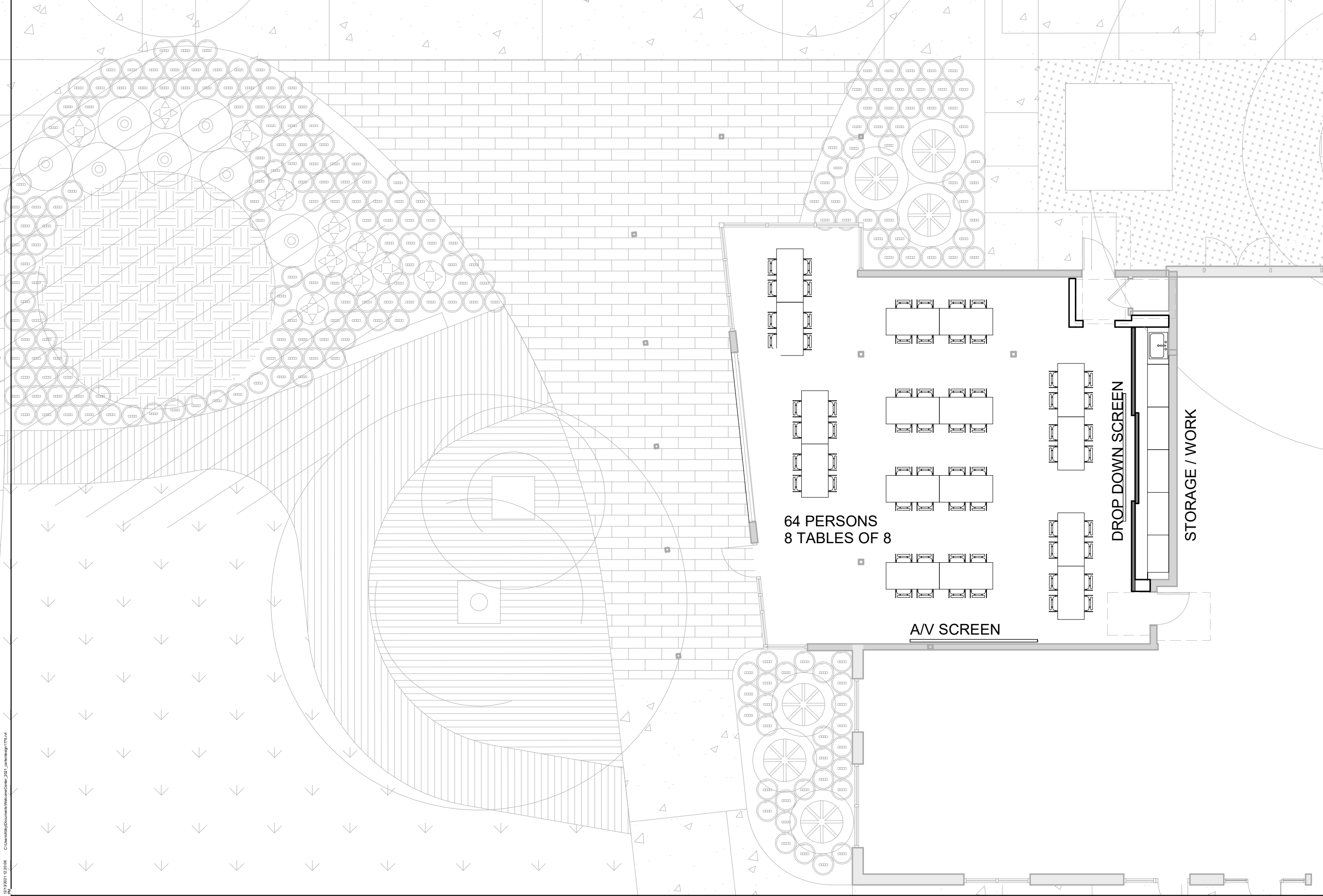
WELCOME CENTER LAYOUT OPTIONS
EVENT
NEW JOB ROAD
AUSTIN, TEXAS 787XX

ISSUE DATE:
DEC 2021







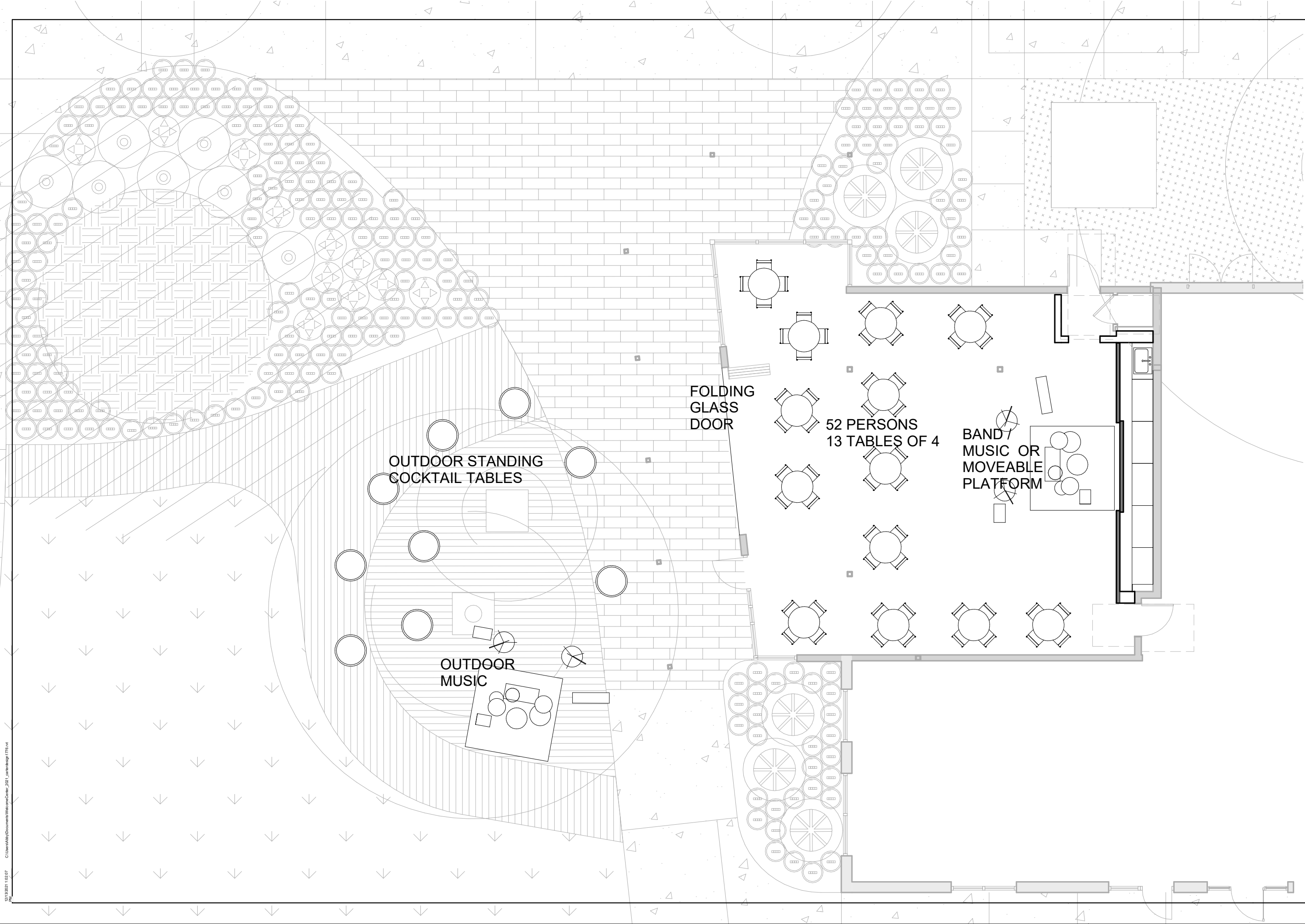


64 PERSONS
8 TABLES OF 8

A/V SCREEN

DROP DOWN SCREEN

STORAGE / WORK



WELCOME CENTER LAYOUT OPTIONS

CARTER • DESIGN
ASSOCIATES

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

EVENT

NEW JOB ROAD
AUSTIN, TEXAS 787XX

PRELIMINARY
NOT FOR CONSTRUCTION
THIS DOCUMENT IS RELEASED FOR
THE PURPOSE OF INTERIM REVIEW. IT
IS INCOMPLETE AND MAY NOT BE USED
FOR REGULATORY APPROVAL, PERMIT,
OR CONSTRUCTION.
DONNA CARTER
TEXAS REGISTRATION NUMBER #6307

ISSUE DATE:
DEC 2021

C:\Users\lady\Documents\WelcomeCenter_2021_cad\dwg\1776.dwg
12/13/2021 1:20:33

