

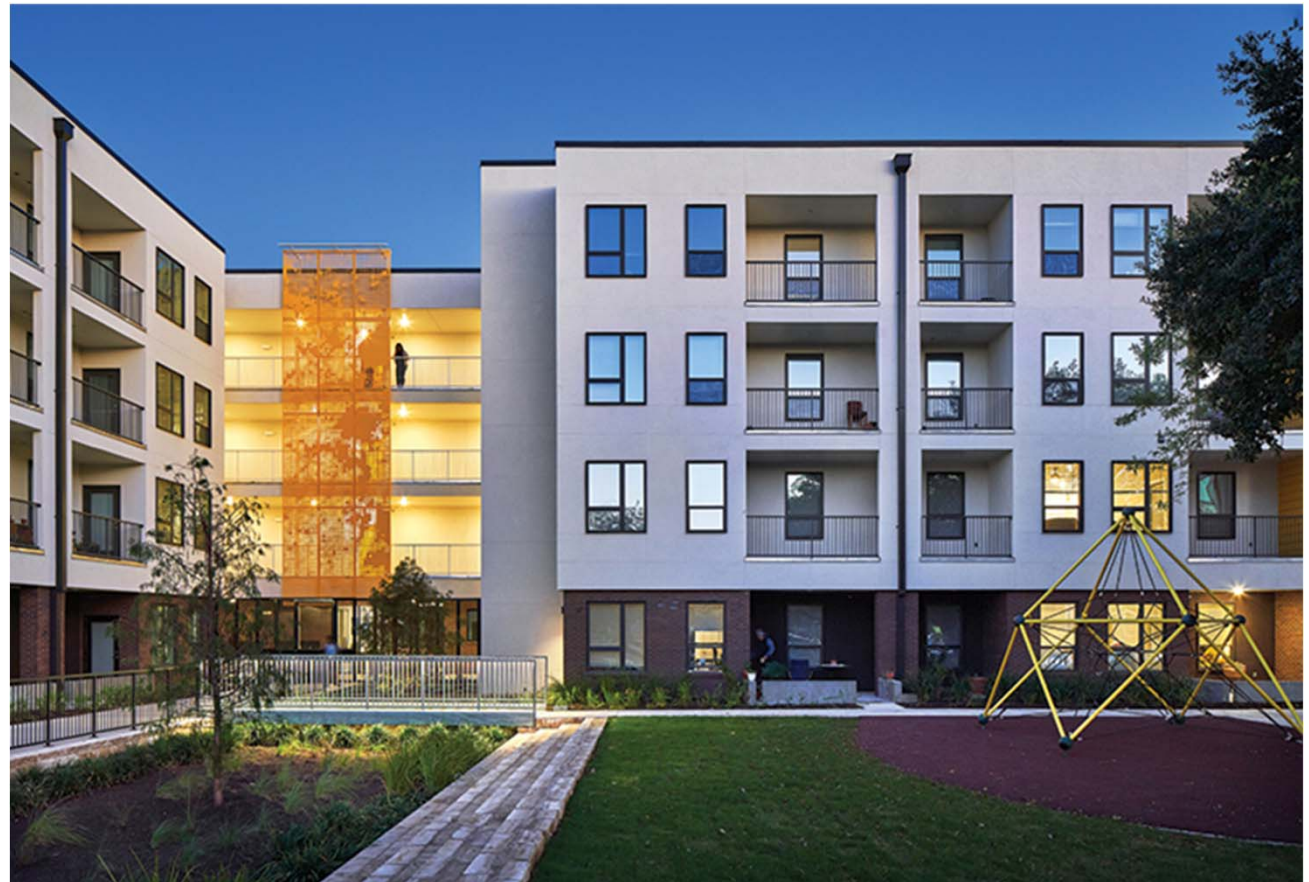


Presentation
to the
HISPANIC/
LATINO
QUALITY OF
LIFE
COMMISSION

July 25, 2023

RE-DEVELOPMENT PROJECTS UPDATE

Housing Authority of the City of Austin

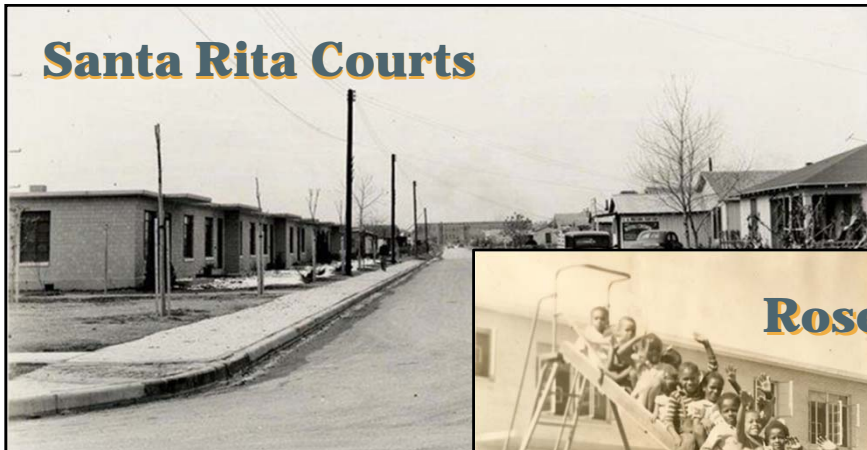


Pathways at Chalmers South

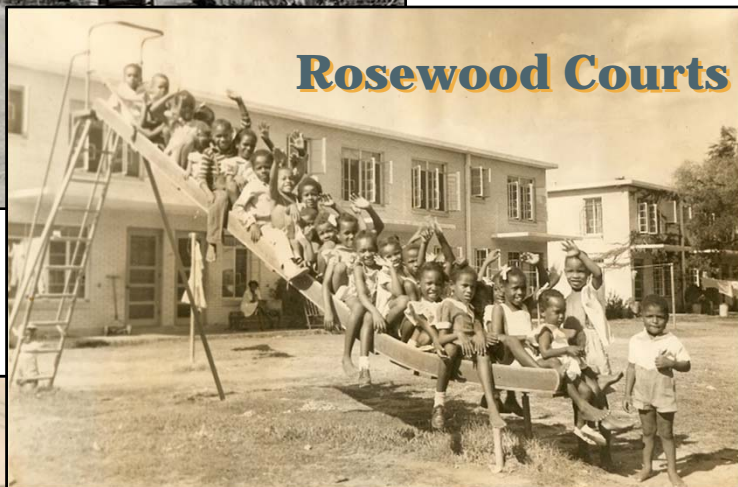


Public Housing in Austin in 1939

Santa Rita Courts



Rosewood Courts



Chalmers Courts



These properties—Santa Rita, Chalmers, and Rosewood--were among the first public housing projects created under the U.S. Housing Act of 1937. The developments represented an important aspect of President Franklin Roosevelt's New Deal program and were intensely championed by then-Congressman Lyndon Baines Johnson. They were built by HACA in two phases from 1938 to 1940.



HACA IN 2023

Santa Rita Courts



Rosewood Courts



Chalmers Courts



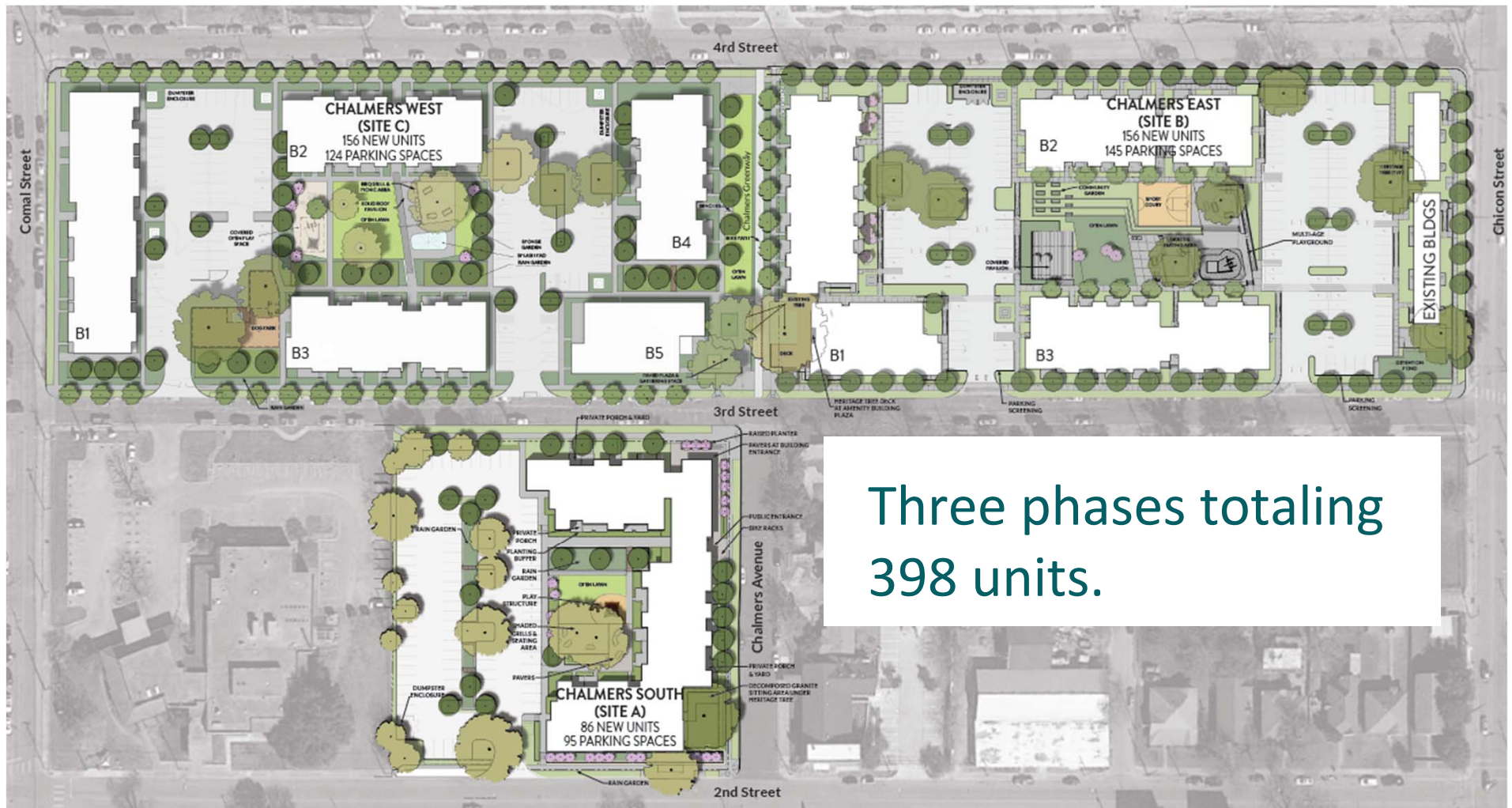
Under the Rental Assistance Demonstration (RAD) program, HACA's traditional public housing transitioned to a long-term subsidy platform that allows for new resources to upgrade properties.

HACA's primary goals:

- Revitalize aging facilities to expand the number of units serving low-income families;
- Providing residents with health and wellness services, job training, and educational support; and,
- Preserving the historic legacy of properties and maintaining neighborhood communities.



PATHWAYS AT CHALMERS COURTS SITE PLAN



Three phases totaling
398 units.



PATHWAYS AT CHALMERS COURTS





PATHWAYS AT ROSEWOOD COURTS



SITE BUILDING PLAN LEGEND

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

HISTORIC DISTRICT
8 BUILDINGS @ 1 STORY EA.
20 UNITS

NEW CONSTRUCTION
3 BUILDINGS @ 4 STORIES EA.
164 UNITS

HOMEOWNERSHIP
12 UNITS



PATHWAYS AT ROSEWOOD COURTS





SANTA RITA – CURRENT STATE



- Antiquated/deteriorating building systems
- No Central AC (inefficient window units)
- Small living spaces
- Little to no accessibility for persons with disabilities





SANTA RITA SITEMAP - CURRENT STATE

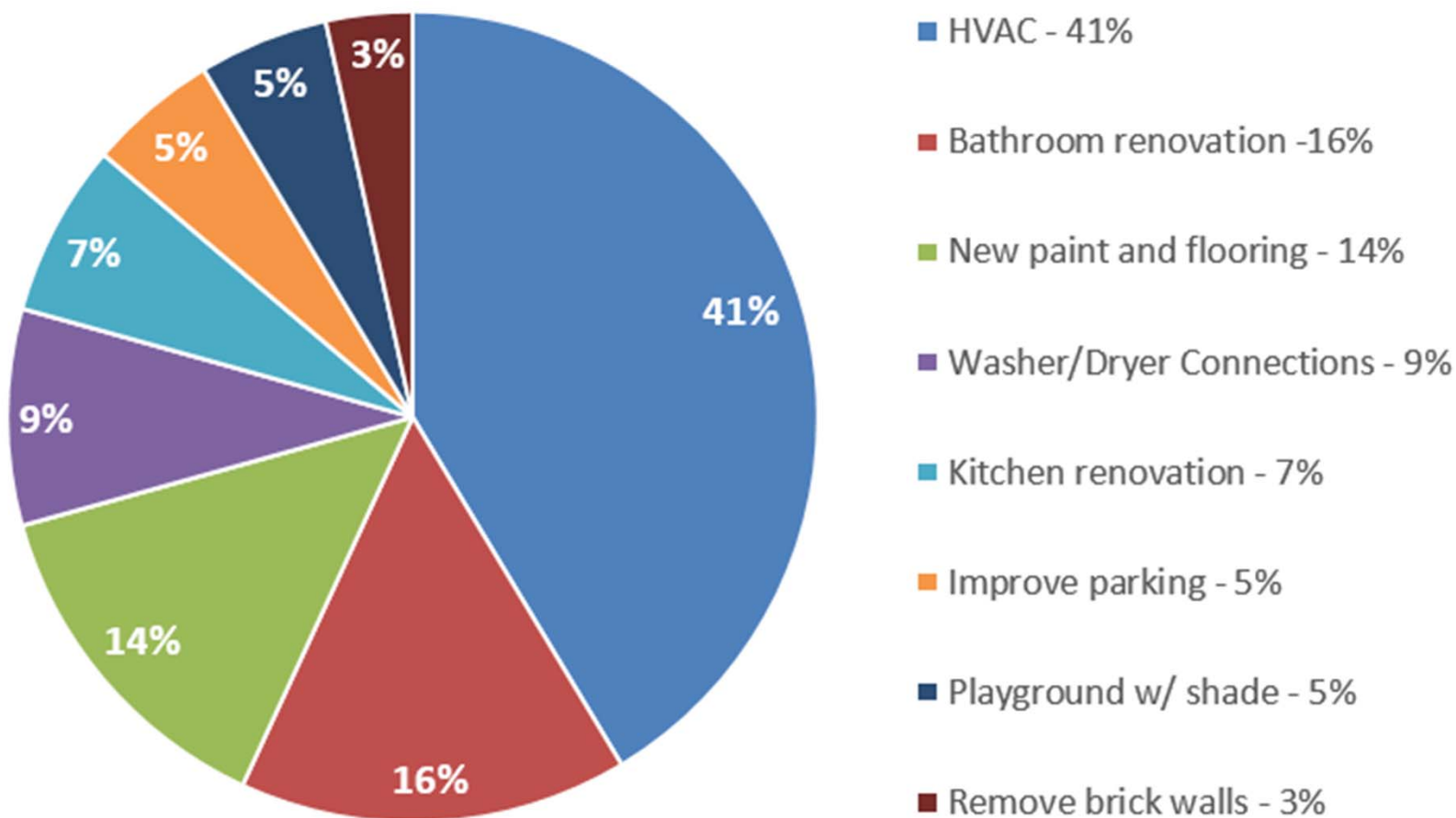




SANTA RITA REDEVELOPMENT

2017 Survey Results

HACA conducted a survey with residents for their priorities for desired improvements to the property. Here are their responses:





SANTA RITA REDEVELOPMENT

Tentative Timeline

2023

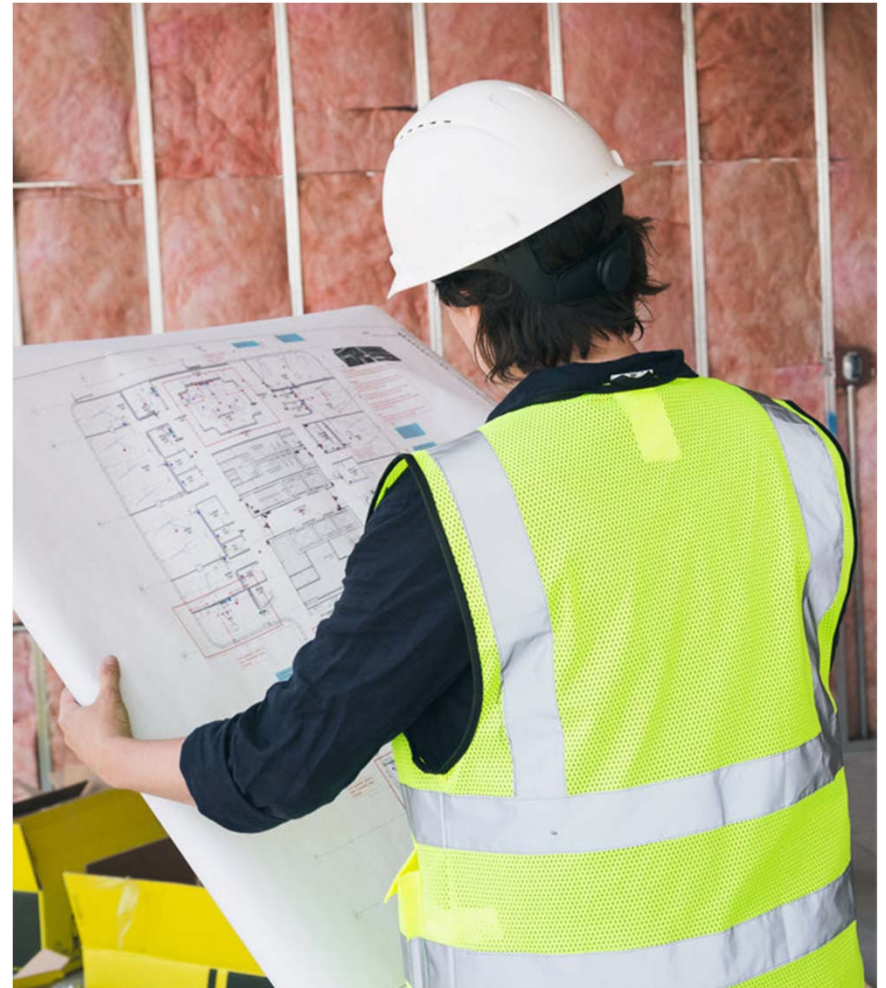
- Planning and Design

2024

- Apply for funding

2025

- Construction



All dates subject to change and funding



SANTA RITA REDEVELOPMENT

HOW YOU CAN HELP

- *Support redevelopment effort*
- *Provide feedback on design*
- *Share info with constituents*
- *Send comments to:*
AdelanteSantaRita@hacanet.org

Santa Rita Development

Hispanic/Latino QoL Commission
August 2nd, 2023 @ Virtual/City Hall Boards and Commissions Room 1101

Attendees

HACA

- Sylvia Blanco
- Tiffany Middleton
- Angie Towne
- Ann Gass

Saladña PR

- Marco Mancillas
- Alyson Vargas

Virtual Attendees

- Heidi Tse
- Leonor Vargas
- Nelly Paulina Ramirez
- Sharon Vigil
- Craig Smith
- Christina Bies
- Peter Freeman
- Vanessa Maldonado

Sylvia Blanco presented the PowerPoint presentation and answered questions.

Summary

The Rosewood Courts project is currently in the active construction phase, with all design plans completed. It is expected to be ready for occupancy by the end of 2024 or early 2025. The project includes the preservation and renovation of eight original buildings with additional programming for residents, while Santa Rita is in the community engagement phase involving multiple in-person meetings, language support, and regular updates through a website to keep residents informed.

Questions

Rosewood Courts:

What stage are the Rosewood Courts in right now? Is it the design and planning phase?

All design plans are completed, and it is an active construction site.

When is it expected to be ready for people to start moving in?

It is expected to be ready for people to start moving in either by the end of 2024 or early 2025.

Were any units conserved, or will they all be built new?

On the bottom left-hand side of the site plan, eight buildings in blue are original and will be preserved with a robust preservation component. These buildings will be fully renovated, including restoring the exteriors, such as exposing the original flat roofs. Additionally, casement-style windows will be outfitted during the paint removal process. From the inside, the living spaces will be spacious and brought up to code.

Will similar features be at every location? Will there be an educational component and more details? (asked by Vanessa Maldonado)

Every property has programming as it is a requirement from the financing mechanism through the low-income housing tax program. At a minimum, there are activities for all ages. The approach is not cookie-cutter, and the council leaders work closely with us to identify desired features for residents.

Santa Rita:

What were the community engagement phases that occurred? How were residents informed about the project?

Multiple in-person meetings were held, including attending residential council meetings. Efforts were made to ensure interpreters were available for multiple language needs. Additionally, engagement with the Community Development Commission, Holly Neighborhood Group, and meetings with Council Member Velasquez were conducted. The team also attended the Pan Am concert series and maintained a website to keep residents up to date on meetings and summaries.

Additional meeting records and information can be found at the Commission's website - https://www.austintexas.gov/cityclerk/boards_commissions/meetings/119_1.htm)