

POQUITO CREEK CLEANUP & BLACKSHEAR ELEMENTARY PLANTING DAY



On Saturday, November 16th, residents of Rosewood Courts, HACA employees and local volunteers came together under the leadership of Keep Austin Beautiful (KAB) to participate in two wonderful beautification events.

At Rosewood Courts, volunteers gathered to pick up litter and debris from Rosewood Avenue to the railroad tracks at Boggy Creek Park as well as in and along the creek. A lot of interesting items were found and many trash bags were filled. Would you believe pieces of cars, tires, rugs, bottles, glass and plastic bags were found? Afterwards, “seed balls” (small mixtures of soil, fertilizer, wildflower seeds and grasses) were spread around the park in hopes some wildflowers will bloom in the spring!

At the same time over at Blackshear Elementary, volunteers and students gathered to plant vegetables and flowers in the school’s garden. Coordinated by Blackshear Bridge and supported by KAB, students, families and



neighborhood members participated. A lot of time and effort went in to beautifying the school grounds and planting vegetables to be tended and shared by Blackshear Bridge enrichment participants.

Both events were well attended and had the support of Rosewood Courts residents, **Lucille Randle**, **Hawa Kamara**, **Aide Rivera Pantoja** and her daughter **Gissel**, and **Paulino Ramirez**,



who rolled up their sleeves and participated in the beautification of their neighborhood.

HACA hopes to have more participation from both residents and the community for future events. Keep in touch with Sandra Winston for details on upcoming events!



ONGOING EVENTS

HACA is committed to the well being of you and your family. By keeping you informed of programs and services, HACA hopes to provide you with various opportunities. Listed below are some programs currently offered.

~ Sandra has applications for the **City of Austin Customer Assistance Discount Program**. Visit Sandra to complete an application and receive \$10 off your monthly Austin Energy utility bill.

~ **Any Baby Can** is currently promoting healthy, safe children and strong families with its **Nurturing Parenting Series**. These Parenting classes are held on Mondays and Wednesdays in the Salina Community Room until December 18th (no class on Thanksgiving - November 27th). Upon completion of this series of classes, participants can receive a \$50 gift card.

~ **CapMetro**, in collaboration with **OneVoice Central Texas**, is offering **discounted monthly bus passes** for elderly and disabled residents and **FREE** bus passes for ROSS participants. Bus passes will be distributed on a first-come, first-served basis. To reserve your discounted or free pass, please call Debbie Kucaj at 512-926-7757; she is a Service Coordinator working at Gaston Place. Include your name, telephone number, apartment name, unit and building number, and type of bus pass needed.

~ **Capital IDEA** is currently conducting information sessions and enrolling students for its upcoming Spring 2014 classes in **Health Care Careers (LVN)**, **High Tech (Automotive)** and **Professional Trades (HVAC)**. Please call 512-457-8610 for additional information on applying for these programs with Capital IDEA.

~ If you or someone in your family needs **health insurance** that fits their budget, call 211 and press option #1 for a list of local resources. For the **CommUnity Care** clinic in your area please call the clinic hotline at 512-978-9444.



AUSTIN INTERFAITH CONTINUES ITS WORK RECRUITING LEADERS AT ROSEWOOD COURTS

HACA has teamed up with Austin Interfaith to help spread the word about the Rosewood Choice Neighborhoods Project. **Jesse Posner** and **Jacob Cortés** have begun to provide leadership training and leadership opportunities to residents through a community organizing model. HACA is excited to add Jesse and Jacob to the team! If you are interested in becoming a leader at Rosewood Courts or in the community and are interested in organizing around issues related to Rosewood Courts or other issues of importance to residents, please contact Jesse or Jacob at 512-916-0116.

In the coming days, Jacob, Jesse, Sandra, Nick and Ruby Roa will be going door-to-door asking for your input in a brief 5-minute survey about a range of issues including your thoughts on the Rosewood Choice Neighborhoods Initiative and topics such as job training or whatever concerns you may have. The answers you give in the survey will go a long way for the project because it will give HACA an idea of the kinds of services that need to play a larger role or be brought into the neighborhood. If you've been unable to attend resident and community meetings in the past, this survey will give you an opportunity to make your voice heard in the planning process.

UPCOMING EVENTS

~ **Work Group Meetings (Tuesday & Wednesday, December 10-11, 2013):** As part of the “**People**” element of the Choice Neighborhoods Initiative, HACA will continue its Work Group meetings in the **Salina Community Room** where employees of service providers such as Goodwill, Lifeworks and Foundation Communities talk about services they can bring in to the Rosewood area. These Work Groups represent four overarching areas of interest, and are designed to discuss and brainstorm around a number of strategic initiatives and potential projects for the planning initiative. The Work Groups to be held include Kids & Family, Business & Community, Self-Sufficiency, and Health & Wellness and grew out of the planning and information completed to date for the Rosewood Choice Neighborhoods Initiative. Please check your calendars and try to attend at least one of the following meetings:

Tuesday, December 10, 2013

Kids and Family – 10:30 AM
Self-Sufficiency – 1:30 PM

Wednesday, December 11, 2013

Health and Wellness – 8:30 AM
Business and Community – 10:00 AM

~ **Holiday Luncheon (Thursday, December 12, 2013):** Join your fellow Rosewood Courts neighbors in the Salina Community Room to celebrate the season and enjoy a catered lunch. This event is sponsored by the Rosewood/Salina Resident Council and the Rosewood Choice Neighborhoods Initiative. It will begin at 11 AM. An R.S.V.P. is not required but would be appreciated. Please contact Sandra if you plan to attend. Lunch will include turkey, dressing, ham, green beans, mashed potatoes, rolls, pie and drinks.

~ **Rosewood Courts Resident Meeting (Wednesday, December 18, 2013):** A **very important resident meeting on the Choice Neighborhoods Initiative (CNI) will take place in the Goodwill Building the morning of Wednesday, December 18th (Time TBD).** In this meeting, the CNI team of McCormack Baron Salazar, Camiros and HACA will present conceptual drawings of **potential** site layouts for a revitalized Rosewood Courts. As the people most affected by improvements at the property, you are encouraged to attend this meeting to offer your comments and ideas on these site drawings. The CNI team will take your comments and refine the site drawings before they are presented to the neighborhood at Community Meeting #5. Please mark your calendars now and make plans to attend this important meeting!

~ **Community Meeting #5 (January 29, 2014):**

The fifth meeting of the community will take place January 29th. The meeting is tentatively scheduled for 6pm but a location has yet to be determined. Please stay tuned!

*Happy
Thanksgiving*





The Rosewood Choice Neighborhoods Initiative focuses on planning for improved housing at Rosewood Courts, neighborhood assets, enhanced social services, improved schools, better transportation and improved job opportunities. These Frequently Asked Questions are specific to the future of HACA's Rosewood Courts property. Additional information regarding neighborhood assets and social services can be found at rosewoodchoice.com

December 2013

Why Rosewood Courts and why now?

The Housing Authority of the City of Austin (HACA) has a unique opportunity with the Choice program to improve living conditions at Rosewood Courts by Planning to address a variety of physical challenges on the property. With public housing funding being cut each year, and with costs of ongoing maintenance at Rosewood Courts outpacing the funding HACA receives, the Choice program is a great way for HACA to plan to keep the property fiscally and structurally sound.

Does HACA already have pre-set plans for Rosewood Courts?

No. We are currently one year into a two year planning process. Together with the community, HACA will draft a project plan, focused on housing, neighborhood improvements and services for area residents, and will submit it to the Department of Housing and Urban Development in late 2014. HACA intends to seek a Choice Implementation grant after this planning process based on its availability through HUD. HACA has no preconceived plans for Rosewood Courts except for the understanding that physical improvements must be done at the property to address structural and design issues to bring the property into the 21st century and provide a great property for generations to come.

Does the Housing Authority have a Relocation Plan for its residents of Rosewood Courts? If no, why not?

It would be premature to create a relocation plan before a vision for the property is finalized. Therefore, there is no relocation plan at this time. Temporary relocation of residents is something to be discussed by the Choice Team and the community. Relocation could only begin to occur many months after the planning process is complete and the planning process will not conclude until late 2014.

Additionally, HACA anticipates that relocation could potentially be phased over a number of months. HACA will begin to formulate a relocation plan in the first few months of 2014.

HACA's Commitments to Rosewood Courts Residents

#1 - HACA will fully replace all Public Housing Units at the Rosewood Court site. 124 units of public housing currently exist at Rosewood Courts, and HACA will ensure that 124 units remain at the site following any preservation, rehabilitation or redevelopment.

#2 - HACA will Preserve Rosewood Courts' Unique History. Rosewood Courts is of unique historical significance in East Austin. HACA commits to preserving this history, interpreting the Rosewood Courts site, and developing a plan to make the site's history more accessible to the community.

#3 - HACA will Guarantee the Right to Return and work to Minimize Displacement If Construction Occurs. A comprehensive relocation plan will address relocations services, Section 8 Tenant Protection Vouchers, public housing transfer priority, relocation assistance, phased redevelopment and tenant's right to return.



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McCormack Baron Salazar will coordinate with HACA and current Planning Coordinator, Camiros, to develop a comprehensive housing vision for the Rosewood Choice Neighborhoods project that will provide initial answers to the many questions that have continued to be asked about how many units, design, purchase of additional property, temporary resident relocation and relocation planning.

Who is MBS and why are they here?

McCormack Baron Salazar (MBS) was selected as the housing lead and developer for the Rosewood Courts Project. The firm is the nation's leader in developing economically integrated urban neighborhoods. Since 1973, McCormack Baron Salazar has completed 146 projects and, costing 2.3 billion, has developed over 16,000 apartments and one million square feet of retail / commercial space. MBS designs and builds housing while building the growing economic capacity of families and the community. MBS brings a comprehensive and flexible approach to complex development projects and has successfully demonstrated its ability to deliver on the goals set by its clients: the cities, residents, authorities, institutions, and businesses of urban America.

If construction is to take place at Rosewood Courts, will there be additional units built?

The stipulations of the Choice Planning grant require HACA to plan for a mixed-income development. The extent of additional units that could be built is something that HACA will decide with the input and guidance of the community and a development consultant. HACA is firmly committed to a 1 for 1 replacement of all 124 public housing units.

Community Meeting #5 will take place in January.

At this meeting, the Choice team of MBS, Camiros, and HACA will present the results of Work Group meetings which have been meeting since September to brainstorm new programs and projects that could be developed to meet resident and community needs or built upon to develop social, educational, developmental, and commercial and infrastructure assets in the community. The meeting will also reveal a handful of conceptual land use ideas for the Rosewood Courts site. These land use plans are currently being refined by the team and are being considered for their feasibility and potential cost.

The rest of the MBS team:

§ **Carter Design Associates** – This member of the MBS development team is a multi-disciplinary architectural and planning firm whose designers and architects have provided professional services in Texas for over 25 years. In addition to the firm's varied experience in land use planning, urban design, feasibility studies, renovation, maintenance and new construction, Carter Design Associates also brings significant expertise in historic architecture which will be critical in working with the Texas Historical Commission during the Section 106 review process, as well as LEED expertise.

§ **KAI – Kai Texas, LC (KAI)** is a HUB certified Texas Corporation. KAI has a diverse portfolio and in-house multi-discipline professionals providing architecture, engineering and program/construction management services. KAI is a design & build firm performing architecture, engineering, and program management / construction services nationwide. As a leader in the design & build industry, value-added building solutions are emphasized through innovation, technology, and the design / build collaboration.

§ **Structure Development** – This member of the housing team specializes in financial analysis, deal structuring and project management and will provide expertise related to multiple types of financing needed to bring the Rosewood Courts project to fruition.

§ **Urban Strategies** – Urban Strategies is a national not-for-profit corporation that works with developers to rebuild neighborhoods with a range of amenities and comprehensive service supports. Their goal is to lead distressed urban core residential communities and low-income families toward positive social and economic integration. Urban Strategies supports the social capital and human infrastructure of redeveloping urban communities by partnering with neighborhood organizations, residents, policy makers, institutional stakeholders and funders to transform systems and to support strong, self-sustaining people, families and communities. Urban Strategies may be called on for consultation as necessary to build upon the groundwork that HACA has already established in this area.

NOTICE OF PAID APPRENTICESHIP OPPORTUNITY

POSITION TITLE: Leadership and Outreach Apprentice

POSITIONS AVAILABLE: 6

CLOSING DATE: December 20, 2013

STARTING DATE: January 7, 2014, 10am

REPORTS TO: Rosewood Choice Neighborhoods Planning Team

COMPENSATION: Up to \$200 per month

POSITION REQUIREMENTS: Applicants selected for this position will be required to enter into and abide by a contract with the Housing Authority of the City of Austin (HACA). This is not, however, a position of employment with HACA; it is a training opportunity.

SCHEDULE: This apprenticeship opportunity consists of attending weekly classes with Austin Interfaith and monthly seminars with various local organizations and completing assigned tasks.

Classes with Austin Interfaith will occur the first four Tuesdays of each month from 10am until 11:30am, most likely on the Rosewood Courts premises. The first class will be on January 7, 2014. These classes will focus on leadership training and will teach the apprentice valuable social skills such as: how to conduct 1:1 meetings; how to conduct listening sessions or small house meetings; how to complete a power analysis; establish basic public speaking and presentation skills; and how to become a leader within Rosewood Courts and the larger surrounding community. Additional broad-based community organizing training will be provided through out the apprenticeship period, with specific topics being determined based on resident needs. All relate to the Rosewood Choice Neighborhoods Initiative, but will provide skills transferrable to other issues of interest and to the workplace. The successful apprentice will attend each weekly class and may be required to complete short homework assignments or related tasks.

In addition to weekly classes with Austin Interfaith, the apprentice will be required to attend 10 monthly seminars hosted by HACA staff or a local organization such as Goodwill Industries of Central Texas or Housing Works Austin. The seminars will meet during a 1-2 hour time period between 9am and noon, most likely on the Rosewood Courts premises. The first seminar will be on January 9, 2014 and will then continue on the first Thursday of each subsequent month. Topics for discussion include, but are not limited to: communication skills and problem solving training; job quest training; overviews of types of affordable housing; and community outreach training.. At the conclusion of each seminar, the apprentice will be given a task to complete by the start of the next seminar. Examples of tasks include, but are not limited to: Internet research; resume writing; interaction with members of the community. Similar to the leadership development classes, these seminars will primarily relate to the Rosewood Choice Neighborhoods Initiative.

OTHER DUTIES: The apprentice's other duties may include, but are not limited to, the following:

- Door knocking and posting flyers on the Rosewood Courts property and within the Rosewood Choice Neighborhoods planning area
- Recruiting Rosewood Courts residents for meetings and events
- Attending Community and Resident Meetings and assisting with set-up / clean-up / taking pictures / checking-in, etc.

ATTENDANCE: Attendance at each class and seminar is extremely important and a pattern of absences may negatively impact the apprentice's ability to complete the monthly requirements and receive compensation. A pattern of absences may result in a one-on-one meeting or the apprentice's disqualification from this training opportunity and termination of compensation. Applicants should only apply if they can commit to regular attendance. Applicants are advised to keep free his/her first four Tuesday mornings of each month and the first Thursday morning of each month.

COMPENSATION DETAIL: The apprentice will be compensated for his/her time on a monthly basis. Attendance will be recorded and compensation will be determined as a factor of his/her attendance and satisfactory completion of the assigned tasks. This monthly payment will be a maximum of \$200. Should the apprentice exit the program, voluntarily or otherwise, compensation will not be made on day-by-day basis; the full month must be completed to receive the monthly compensation. The apprentice has the opportunity to earn \$2,000 during the lifetime of this training (10 months).

REQUIRED QUALIFICATIONS: To be considered for an apprenticeship, the applicant must:

- Speak and understand English fluently
- Be a resident of Rosewood Courts as of January 7, 2014
- Be 18 years of age or older as of January 7, 2014
- Be able to attend each class and seminar regularly

PREFERRED QUALIFICATIONS: The ideal apprentice will have an outgoing personality and be willing to learn. The apprentice must pass a criminal background and drug screening.

TO APPLY: Complete an application at Sandra Winston's Choice Neighborhoods Office at, 2001 Rosewood Ave., Building B, Austin, TX 78702. Please contact Sandra Winston at 512-680-1308 or Eileen Schrandt at 512-767-7775 with any questions in completing the application. For more details about the curriculum, please contact Jacob Cortes (Austin Interfaith) at 512-916-0116. All applications must be received in Sandra Winston's office by noon on December 20, 2013. HACA is a drug-free workplace. Any offer will be contingent upon receipt of a satisfactory Criminal History Report conducted by HACA's APD Liaison, Hank Moreno.

PHYSICAL DEMANDS/WORK ENVIRONMENT: Work may involve some physical energy, such as walking, kneeling, crouching, or lifting to obtain files and records, and eye strain from working with computers and other office equipment. The work involves normal risks and discomforts associated with an office/outdoor environment.

THE HACA MISSION

To cultivate sustainable affordable housing communities and partnerships that inspire self reliance, growth, and optimism.

THE HACA VISION

We envision neighborhoods where poverty is alleviated, communities are healthy and safe, and all people can achieve their full potential.



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AUSTIN'S CHOICE NEIGHBORHOOD

