

# Redevelopment Projects: Chalmers Courts and Rosewood Courts

*Housing Authority of the City of Austin*

May 10, 2022





# Original CHALMERS COURTS



158 Units in Central East Austin. Built in 1939.





# PATHWAYS AT CHALMERS SOUTH

*Phase 1: DONE!*



86 units





# PATHWAYS AT CHALMERS EAST

*Phase 2: DONE!*



156 units





# PATHWAYS AT CHALMERS EAST





# PATHWAYS AT CHALMERS EAST

*CommUnity Care Clinic – Medical & Dental Services*





# PATHWAYS AT CHALMERS EAST

*CommUnity Care Clinic April 4<sup>th</sup> Groundbreaking*





# PATHWAYS AT CHALMERS WEST

*Phase 3: Anticipated Completion Spring 2021*



156 units



\*Subject to change



# PATHWAYS AT CHALMERS COURTS

## *Unit Breakdown*

| Bedroom Type | Chalmers South | Chalmers East | Chalmers West | TOTAL | % of Total |
|--------------|----------------|---------------|---------------|-------|------------|
| 1 BR         | 44             | 78            | 75            | 197   | 49%        |
| 2 BR         | 32             | 53            | 49            | 134   | 34%        |
| 3 BR         | 6              | 17            | 20            | 43    | 11%        |
| 4 BR         | 4              | 8             | 12            | 24    | 6%         |
| <b>Total</b> | 86             | 156           | 156           | 398   |            |



# PATHWAYS AT CHALMERS COURTS

## *Affordability Breakdown*

| % of AMI | Chalmers South | Chalmers East | Chalmers West | Total |
|----------|----------------|---------------|---------------|-------|
| 30%      | 0              | 14            | 14            | 28    |
| 50%      | 0              | 54            | 56            | 110   |
| 60%      | 86             | 67            | 70            | 223   |
| Market   | 0              | 21            | 16            | 37    |



# PATHWAYS AT ROSEWOOD COURTS

## Site Plan





# PATHWAYS AT ROSEWOOD COURTS

*New Construction & Historic District*



Urban Foundry Architecture



# PATHWAYS AT ROSEWOOD COURTS

*Welcome Center & Commemorative Park*



**VISITORS CENTER +/- 1,400 SF**

Entry to Park / Entry to History/ Exhibit / Gallery / Venue

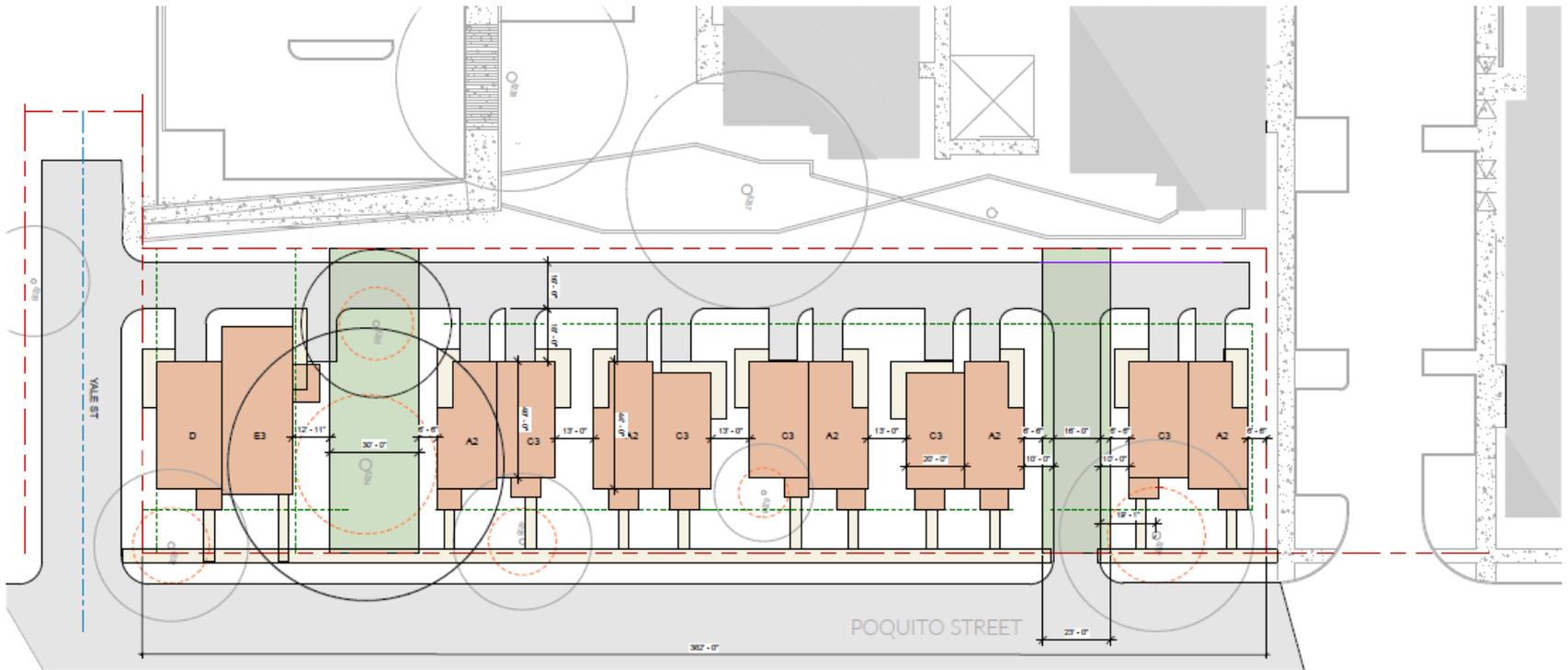
**COMMEMORATIVE PARK ~.75 ACRE**

Heritage Trees/Walking Trails/Open to Community/  
Special Events



# PATHWAYS AT ROSEWOOD COURTS

## Prospect Heights Site Plan





# PATHWAYS AT ROSEWOOD COURTS

## *Milestones*

### TENTATIVE TIMELINE

**March 2022** – Temporary resident relocation began; still underway

**Fall 2022** – Closing. Multifamily construction begins.

**Fall of 2024** – Multifamily Construction Complete. Residents Return!



Timeline Subject to Change

