

**AUSTIN HOUSING FINANCE CORPORATION
PUBLIC EVALUATION COMMENTS
5900 S. Pleasant Valley Road RFQ**

Structure Development + JCM Ventures

Why is this your preferred application?	Do you have any comments about this RFQ process overall?	Are you and/or your employer affiliated with a respondent(s) under consideration?	Did you participate in the initial phase of the public engagement process (January – mid-March 2023)?	Zip Code
will work with community groups and got a higher score		no	I attended a tabling event	78744
Thoughtful application. Structure has a long-standing presence and experience working in affordable housing development in Austin.	No	no	none of the above	78702
I loved what they had to say - communication is the key to a successful, on time project. I love the depth they went into about how they will connect with the community and the roles they will develop to make it a success. I like that they have put thought into and prioritized the local area residents, especially those affected by the flood and those that grew up there and/or have family nearby. It also sounds like they plan to work with Vanessa + team; nobody knows the community better than them. I've been a resident and property manager in southeast Austin for 16 years (before it became popular) and have a lot of pride in the neighborhoods + residents. I'm excited about this development! I lease and manage single family homes in the neighborhood and am glad to give feedback at any point in the project.	I am very pleased they would consider public opinion. I worked for the State of Texas facility team for many years and it isn't part of the RFQ process.	no	none of the above	78744
The plan to source jobs from within the community feels more robust, inclusive, and in my opinion provides a higher level of detail that DMA/JSA.		no	I visited the project website	78744
They seem to have a better formulated plan for equitable outreach. I also like their commitment to trying to prioritize Dove Springs residents, displaced residents, and those with family in Dove Springs.	I don't think you will get a lot of response with an online survey and dense proposals in English only. A more aggressive and bilingual community outreach should take place in the future for RFQs	no	I visited the project website	78744
		no	none of the above	78744
JCM provided much more thorough and neighborhood-favorable responses to questions 2, 5, 7, 8, and 9.	I'm hopeful that the City will significantly increase public engagement for this project and ensure that the development includes amenities that benefit the entire neighborhood, such as ground-floor retail including a pharmacy.		I attended a presentation/ participated in a stakeholder conversation; I visited the project website	78744
In general, it is also a concern that DMA touted its developments in Mueller and Plaza Saltillo, which fall within TODs that the City has admitted in its new eTOD plan were failures in preventing displacement.		no		78744

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1. JCM has had 8 Tax Credit Developments with one in Austin; WHEREAS, DMA has had 5, with none in Austin.
2. JCM communicating “before, during and after construction” in their response and provided in greater detail their practices on how they would act as a good neighbor.
3. JCM reported they are top 25 affordable housing property management companies by National Affordable Housing Management Association and the HUD Real Estate Assessment Center. JCM included information on examples of social services they would work on securing to meet the needs of the residents, such as educational opportunities, financial literacy services, health services and/or social services; WHEREAS, DMA referenced healthcare, tax preparation, Cap Metro, etc.
4. JCM outlined in greater detail their racial equity strategies within the community and their organization including hiring a community outreach coordinator; hosting an MBE/WBE job fair using the City’s MBE/WBE vendor database and neighborhood venues, providing additional outreach to MBEs/WBEs from D2 and the Dove Springs neighborhood (referenced D2 City Council Office, the Southeast Combined Neighborhood Contact Team, Southeast Branch Library, George Morales Dove Springs Recreation Center, and additional interested neighborhood organizations or nonprofit groups); prioritize selecting subcontractors from D2 and Dove Springs if available; the construction team will receive cultural competency training onsite; property management team will be required to make best efforts to hire staff for the property who live in Dove Springs, are representative of the resident population, and reflect the racial and socioeconomic diversity of Dove Springs and establish formal mechanisms whereby residents and staff may file, track, and respond to discrimination complaints.

5. JCM outlined their marketing strategies to low-income households of color who have historically lived in the neighborhood or were displaced (going back to the year 2000, which would allow flood victims displaced as a result of the 2013 and 2015 catastrophic Onion Creek Floods), including reaching out to neighborhood groups, local library and recreation center, and additional organizations; written materials in English, Spanish, and other languages; bilingual staff, if possible, available onsite and via phone; conduct on-site open house tours and raise awareness that low-income units are available; and continuously evaluate the marketing efforts by seeking feedback from residents, community organizations, and the D2 Council Office to ensure goals. WHEREAS, DMA will hold outreach events at the middle school, library, and recreation center; advertise with flyers (in Spanish and English) at local retail outlets. NOTE statement in proposal (Pg. 5 of 65): “Based on the demographics of the area, in accordance with HUD’s Affirmative Fair Housing Marketing Plan Worksheet, DMA will target the following least likely to apply groups: white non-Hispanic, Asian and Persons with Disabilities.” This approach by DMA will not address nor respond to the ongoing gentrification of the Dove Springs area, and INTENTIONALLY eliminates targeting current and displaced low-income Hispanic and Black Dove Springs Residents that have historically lived in this neighborhood. Additionally, is this in accordance with HUD’s Affirmative Fair Housing Marketing Plan Worksheet? DMA also reports that because it owns and manages a housing development in this neighborhood, it has already established relationships that will enable them to successfully and affirmatively market for the proposed development BUT does not disclose the name of the development in Dove Springs that it is referencing. Unless, it is the Nightingale at Goodnight Ranch, which is not in Dove Springs.

6. JCM proposes establishing a local advisory committee by reaching out to neighborhood organizations and the D2 Council Office, outlines the goals and plan to advance racial equity within the community and affirmatively market the property to low-income households of color that have historically lived in the neighborhood. The proposed advisory committee will include 6-8 community members who reflect the racial and socioeconomic diversity of Dove Springs and will advise the development team in community context-specific ways to meet their equity goals. Additionally, JCM includes, should onsite commercial space be pursued, the Austin Economic Development Corporation (AEDC) will have a Right of First Refusal to purchase or lease the space. Should AEDC forgo the space, the team will solicit feedback from local residents on what type of businesses they would like to see in this location. This would offer a much-needed economic opportunity in this neighborhood. WHEREAS, DMA states it owns and manages The Nightingale at Goodnight Ranch, in partnership with AHFC, and that it already has established relationships in this area of Austin. The Goodnight Ranch is off of Slaughter and in the 78747 Zip Code. The Dove Springs area is in 78744. The demographics are very different, plus the Goodnight Ranch is a fairly new PUD. The Dove Springs area has been a long-time marginalized area that has primarily been made up of low-income and people of color residents that are being gentrified.

This is the first time I have participated in this process. This is raising a lot of questions for me.

no

I attended a presentation/ participated in a stakeholder conversation; Other

78744

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DMA Development Company + JSA Development Company

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Because I'm interested in affordable housing and being a single mother of 4 is really hard and would really help me a lot.	No	no	none of the above	
Because I live in a DMA Property and I really love it here.	NA; not at this time. ; not sure; No	no	none of the above	78747
I live in a DMA property and it is just beautiful. Everything is very close and convenient.		no	Other	78747
I live in a DMA property; the manager is awesome! The keep up is up to par. I have lived here since 2019.		no	Other	78747
I live at a DMA Apartment Complex.		no	Other	78747
DMA manages The Nightingale very well.		no	Other	78747
	should have more time between issuance and when responses are due	no	I visited the project website	78702
		no	none of the above	78747
		no	none of the above	
		yes	I visited the project website	78702
		no	none of the above	78744

I prefer a third option

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I suggest Flipping Sides of proposed development. The 5 story apartment building should be on Nuckols Crossing Rd side and the home's & apartments should be on Pleasant Valley side Due to it being right next to residential neighborhood with houses. The 5 story apartment building placed on Nuckols Crossing Road would have Less impact on traffic and Not be across Any street with neighborhood homes.	They should be built without Any balconies and with More of an indoor courtyard for tenants.	no	I attended a presentation/ participated in a stakeholder conversation	

No developer selected

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Over saturated	Sounds pointless	no	none of the above	78744
Infrastructure won't support a development there. Neither Nuckols Crossing or Pleasant Valley can handle more traffic and especially additional driveways. The proposed development is across from a school (with another school a short distance north on Nuckols Crossing), a public library, a fire department and an EMS station. There is no ROW on Nuckols Crossing and only one lane in each direction. Flooding is possible in the area proposed for development. This is not a good location for a development of this size.		no	I took the survey; I attended a presentation/ participated in a stakeholder conversation; I visited the project website	78744