

**ORDINANCE AMENDMENT REVIEW SHEET**

**Amendment:** Regulating Plan for the Plaza Saltillo TOD Station Area Plan

**Description:** Consider an ordinance amending Title 25 of the City Code to add extend the boundaries of the Plaza Saltillo TOD Regulating Plan.

**Proposed Language:** See attached draft ordinance and background information.

**Summary of proposed code amendment**

- Extend the boundaries of the Plaza Saltillo TOD Regulating Plan to include the area bounded by Comal Street, Chicon Street, E. 4<sup>th</sup> Street, and E 3<sup>rd</sup> Street.
  - Area to be assigned to the TOD Mixed Use Subdistrict.
  - E 3<sup>rd</sup> Street between Comal and Chicon Streets designated as TOD Local Street
  - Base height entitlement is 40 feet.
  - Development in these blocks will be eligible for a density bonus.

**Background:** Initiated by City Council Resolution 201710127-018

In October 2017, City Council issued a resolution that directed staff to extend the boundaries of the Plaza Saltillo TOD Regulating Plan to include the blocks between 3<sup>rd</sup> and 4<sup>th</sup> Streets and Comal and Chicon Streets.

**Staff Recommendation:** Staff recommends the proposed code amendment.

**Board and Commission Actions:**

April 18, 2018: Recommended by the Codes and Ordinance Joint Committee; vote 4-0 (Commissioners Flores and Denkler absent).

**Council Action**

June 28, 2018: A public hearing has been scheduled.

**Ordinance Number:** NA

**City Staff:** Anne Milne

**Phone:** 974-2868

**Email:** Anne.Milne@austintexas.gov

## ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING ORDINANCE NO. 20081211-082 TO AMEND THE REGULATING PLAN FOR THE PLAZA SALTILLO TOD STATION AREA PLAN TO EXTEND THE BOUNDARIES TO INCLUDE THE PROPERTY KNOWN AS CHALMERS COURTS, LOCATED BETWEEN CHICON STREET TO THE EAST, EAST 4<sup>TH</sup> STREET TO THE NORTH, EAST 3<sup>RD</sup> STREET TO THE SOUTH, AND COMAL STREET TO THE WEST.

## BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

**PART 1.** Exhibit E to Ordinance No. 20081211-082 (*Regulating Plan for the Plaza Saltillo Station Area Plan*) is amended by amending Page 20, Figure 2-1 (*Plaza Saltillo Station Area Plan TOD Subdistricts*) to include the Chalmers Courts site in the Land Use and Design Concept Plan, as shown on Exhibit “A” to this ordinance.

**PART 2.** Exhibit E to Ordinance No. 20081211-082 (*Regulating Plan for the Plaza Saltillo Station Area Plan*) is amended by amending Page 31, Figure 3-4 (*Plaza Saltillo Station Area Circulation Concept Plan*) to include the Chalmers Courts site to the Circulation Concept Plan, as shown on Exhibit “B” to this ordinance.

**PART 3.** Exhibit E to Ordinance No. 20081211-082 (*Regulating Plan for the Plaza Saltillo Station Area Plan*) is amended by amending Page 55, Figure 4-1 (*Base Maximum Building Height (with no development bonus)*) to include the Chalmers Courts site, as shown on Exhibit “C” to this ordinance.

**PART 4.** PART 1 of Ordinance No. 20081211-082 is amended to include the following tracts of land:

4.033 acres commonly known as the Housing Authority of the City of Austin, 300 Chicon Street, being a portion of Outlot 6, Division “O” of the Government Outlots adjoining the Original City of Austin, Travis County, Texas, according to a Plat of said Government Outlots on file in the General Land Office of the State of Texas, more particularly described and identified in the tract map attached as Exhibit “D”; and,

4.037 acres commonly known as the Housing Authority of the City of Austin, 1600 E. 3<sup>rd</sup> Street, being a portion of Outlot 5, Division “O” of the Government Outlots adjoining the Original City of Austin, Travis County, Texas, according to a Plat of

1 said Government Outlots on file in the General Land Office of the State of Texas,  
2 more particularly described and identified in the tract map attached as Exhibit "E";  
3

4 locally known as 300 Chicon Street and 1600 E. 3<sup>rd</sup> Street in the City of Austin, Travis  
5 County, Texas.  
6

7 **PART 5.** This ordinance takes effect on \_\_\_\_\_, 2018.  
8

9 **PASSED AND APPROVED**

10  
11  
12  
13 \_\_\_\_\_, 2018

§  
§  
§

\_\_\_\_\_  
Steve Adler  
Mayor

14  
15  
16  
17  
18 **APPROVED:** \_\_\_\_\_

Anne L. Morgan  
City Attorney

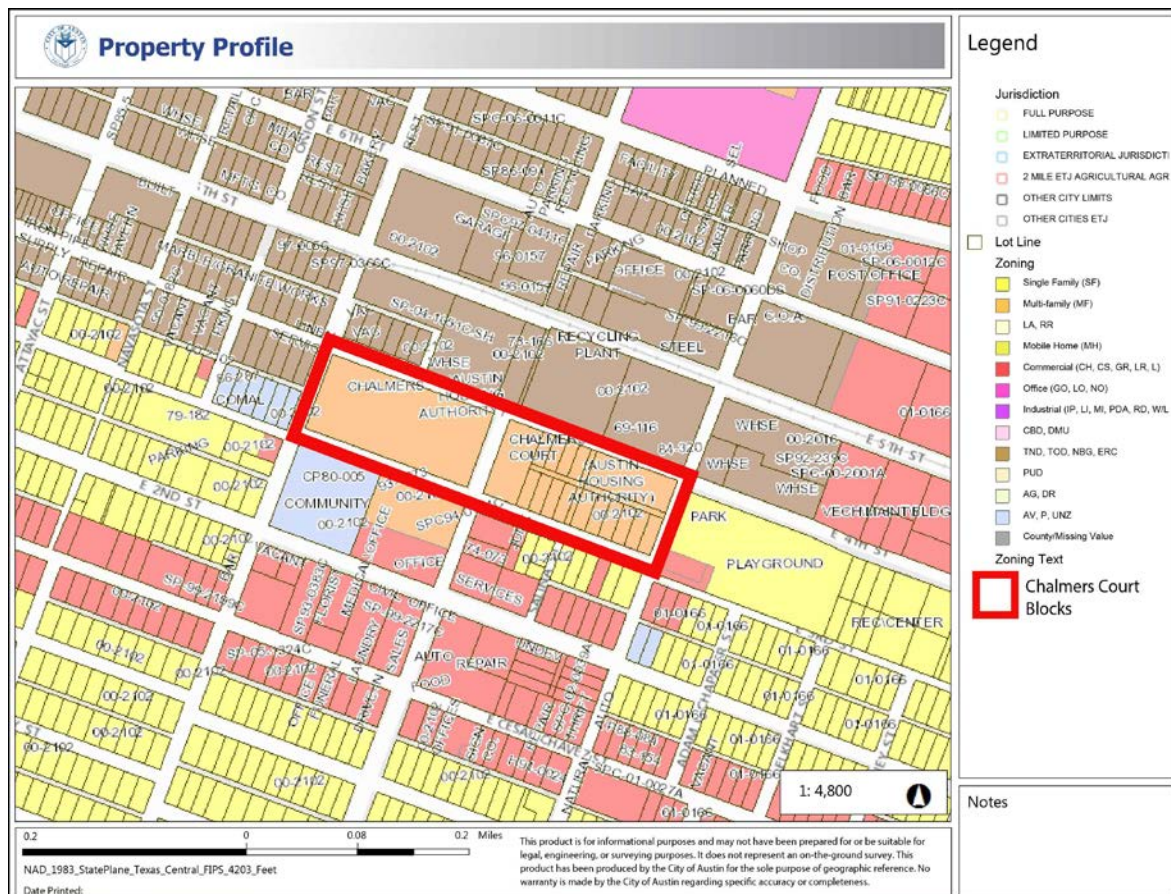
**ATTEST:** \_\_\_\_\_

Jannette S. Goodall  
City Clerk

## Backup – Chalmers Court Code Amendment

	Current	Proposed
<b>Zoning</b>	MF-4	TOD-CMU
<b>Base Height</b>	60 feet	40 feet
<b>Density Bonus</b>	None	Eligible for up to 60 feet
<b>Max Density</b>	36-54 du/ac	45 du/ac
<b>Max building coverage</b>	60%	85%
<b>Max Imp Cover</b>	70%	95%
<b>Max FAR</b>	.75:1	2:1
<b>Setbacks</b>	Yes – all sides	none
<b>Units</b>	158	311
<b>Unit Mix</b>	1B - 82, 2B - 48, 3B - 18, 4B - 10	1B - 147, 2B - 106, 3B - 38, 4B - 20

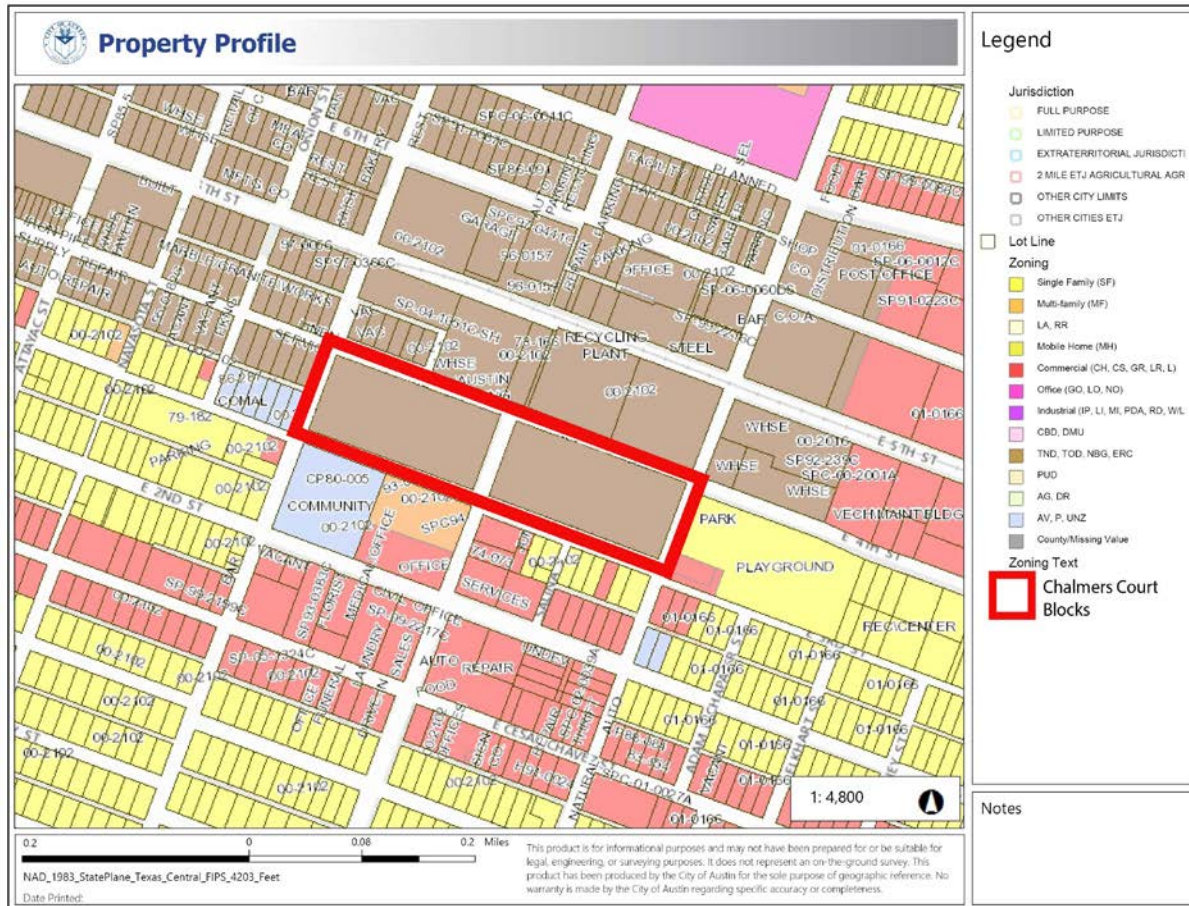
## Current Land Uses





The blocks included in the code amendment are currently zoned MF-4 and have an existing height allowance of 60 feet. The blocks are currently adjacent to the TOD.

### Proposed Land Uses



### Public Engagement (Carried out by HACA)

#### Outreach to East Cesar Chavez Neighborhood Associations Regarding Chalmers Redevelopment

1/18/17 - Presentation at monthly meeting.

4/19/17 - Presentation at monthly meeting.

6/21/17 – Presentation at monthly meeting. Included survey

9/7/17 – ECCNA representatives participated in work session on planning for Chalmers redevelopment

9/20/17 - Presentation at monthly meeting.

1/17/18 - Presentation at monthly meeting.

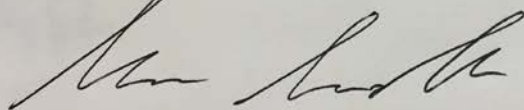
To whom it may concern:

During the September 20th, 2017 meeting of the East Cesar Chavez Neighborhood Plan Contact Team, HACA presented their request to include Chalmer's Courts in the Saltillo TOD. The Chalmer's Courts property is that area bounded by 4<sup>th</sup> street, 3<sup>rd</sup> street, Comal Street, and Chicon Street. Chalmer's Courts was built for the benefit of low-income people as a means of providing safe and decent housing for individuals and families. Since 1940 this part of our neighborhood has been devoted to helping families, so it is my pleasure to announce the passage of a motion of our support.

The ECCNPCT has passed a motion of support by those present to recommend to City of Austin officials and staff, that Chalmer's Courts have its zoning changed to TOD-NP. We recommend the area known as Chalmer's Courts, bounded by 4<sup>th</sup> street to the North, 3<sup>rd</sup> Street to the South, Comal Street to the East, and Chicon Street to the West, be included in the Saltillo TOD boundaries.

The ECCNPCT has given me the privilege of signing this letter, and I do so with great hope for the future of HACA and the people they serve.

Sincerely,  
Shawn Somerville  
ECCNPCT Representative  
Chair of ECCNPCT Land Use and Design Committee

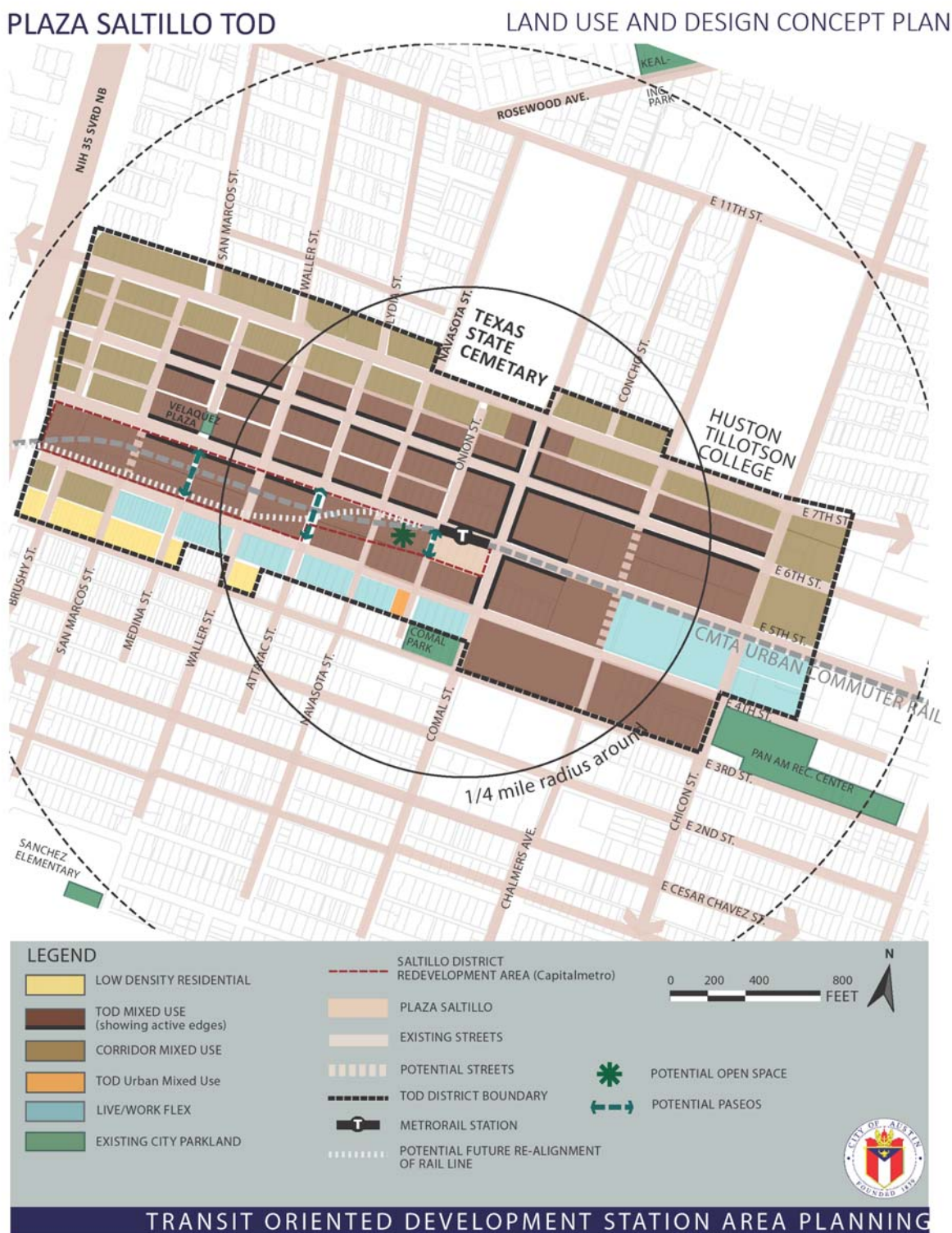


10/12/17



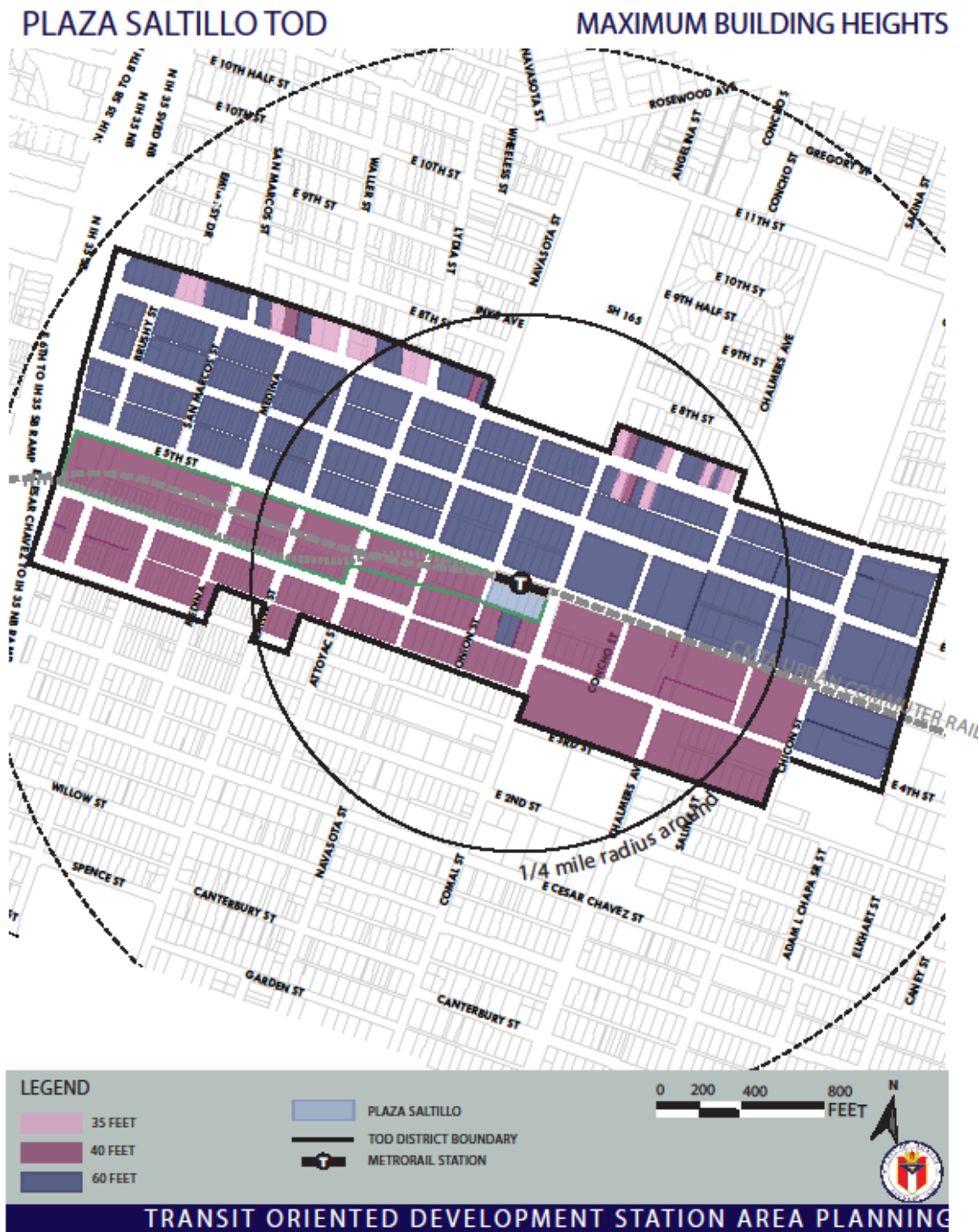
Article 2: Land Use and Building Density  
 Section 2.3. Transit-Oriented Development Subdistricts  
 Subsection 2.3.9. Land Use Summary Table

**Figure 2-1:** Plaza Saltillo Station Area Plan TOD Subdistricts



Article 4: Site Development Standards  
 Section 4.2. General Development Standards  
 Subsection 4.2.10. Compatibility Standards

Figure 4-1: Base Maximum Building Height (with no development bonus)

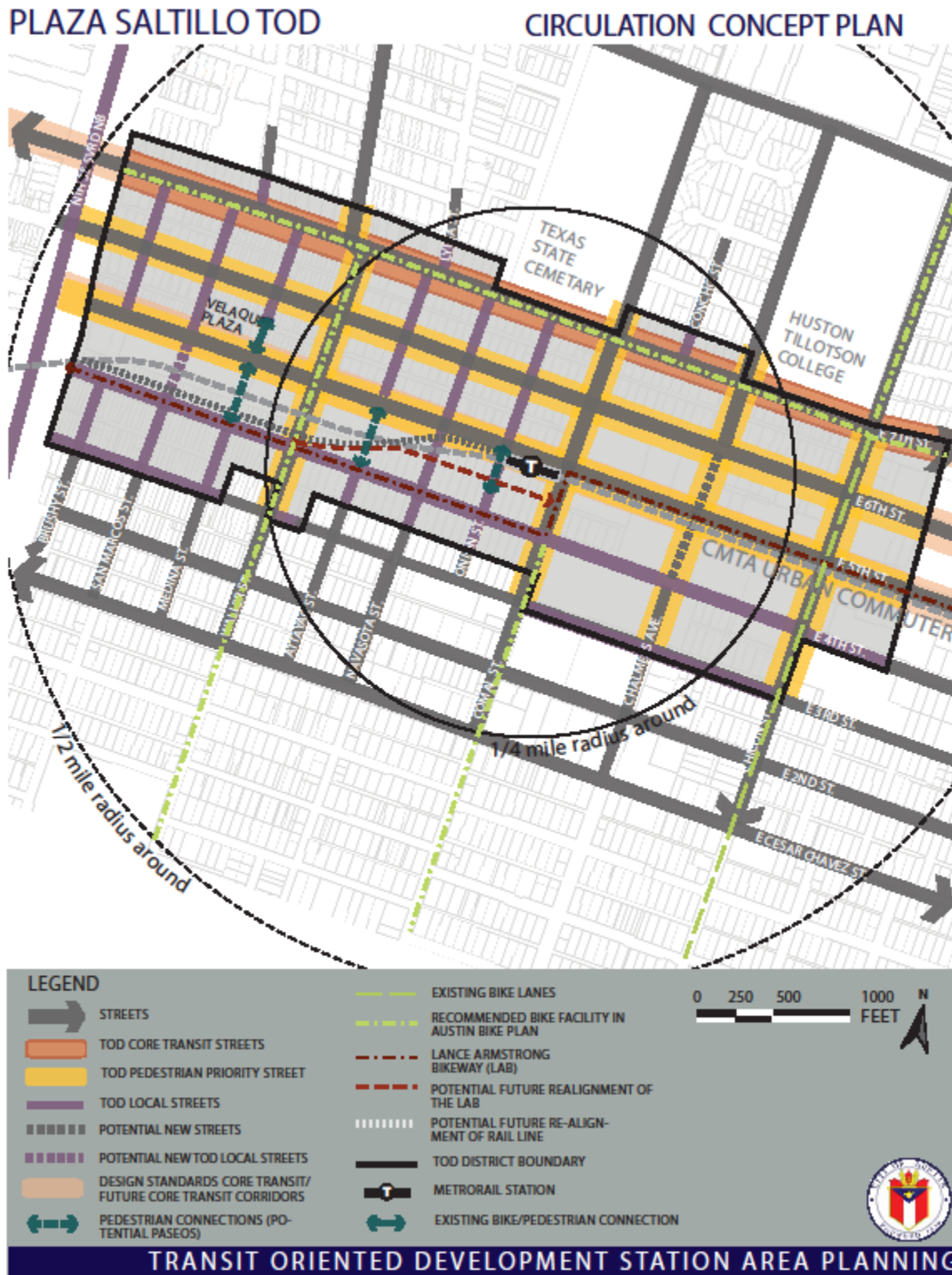




Article 3: Circulation, Connectivity and Streetscape  
Section 3.2. Overview of Roadway Types

Subsection 3.2.1. Applicability is Based on Adjacent Roadway and Type of Development

Figure 3-4: Plaza Saltillo Station Area Circulation Concept Plan



## QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION

- Read each item carefully before completing the blanks.
- Certify to each requirement by signing the last page.
- All attachments must be included in the QCP submission package.
- Once a letter is submitted to the Department it may not be changed or withdrawn.

### **Part 1: Development Information**

Development Name: Pathways at Chalmers Courts East

Development Street Address: SW Corner of Chicon St. and E. 4th St.

Development City: Austin

Development County: Texas

TDHCA # (for office use only): 18081

### **Part 2: Neighborhood Organization Information**

Neighborhood Organization Name: East Cesar Chavez Neighborhood Association

This organization also made a submission to TDHCA in prior HTC Application Rounds:

- Check one: ☐ Yes ☒ No
- If YES, provide the years that the organization made submissions prior to 2018:  
\_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

The Neighborhood Organization is a (*select one of the following*):

- ☐ Homeowners Association
- ☐ Property Owners Association
- ☐ Resident Council and our members occupy the existing development
- ☒ Other (explain): ECC NA is a registered organization with the City of Austin charged with representing the interests of our neighborhood as they are described in the Neighborhood Plan.

As of **March 1, 2018**, this Neighborhood Organization is on record with (*select one of the following*):

- ☒ County
- ☐ Secretary of State

### **Part 3: Neighborhood Organization Contact Information**

#### **1st Contact Information**

Name: Susan Benz

Title: ECC NA Treasurer

Physical Address: 1101 E 6<sup>th</sup> St, Austin, TX

Mailing Address (if different from above): \_\_\_\_\_

City: Austin ZIP Code: 78702

Phone: 512-220-9542 Email: benz@BenzResourceGroup.com

QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION (Continued)

**2nd Contact Information**

Name: Leslie Thompson  
Title: ECC NA Secretary  
Physical Address: 1403 Holly St  
Mailing Address (if different from above): \_\_\_\_\_  
City: Austin ZIP Code: 78702  
Phone: 512-971-9773 Email: 1lesliethompson@gmail.com

**Part 4: Reason for Support or Opposition**

The Neighborhood Organization: ☒ Supports ☐ Opposes the Application for Competitive Housing Tax Credits for the above referenced development for the following reasons:

ECCNA supports the application because it:

adds affordable housing units in a quickly gentrifying neighborhood;; includes additional 2,3 and 4  
bedroom units for families; it improves the neighborhood; includes sufficient parking for residents;  
includes community development programming and space; includes space for community  
engagement

**Part 5: Written Boundary Description**

Provide a written boundary description of the geographical boundaries of the Neighborhood Organization. (Example: North boundary is Main St., East boundary is railroad track, South boundary is First St., West boundary is Jones Ave.) Boundary description MUST match the boundary map.

The boundaries for the neighborhood are the alley between East 6<sup>th</sup> and East 7<sup>th</sup> on the north,

Chicon on the east, Town Lake on the south and Interstate Highway 35 (IH-35) on the west.



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**QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF QUANTIFIABLE COMMUNITY PARTICIPATION (Continued)****Part 6: Certifications**

By signing this form, I (we) certify to the following:

- This organization certifies that the two contacts listed have the authority to sign on behalf of the Neighborhood Organization.
- This organization certifies that the organization was formed before January 9, 2018.
- This organization certifies that the boundaries of this organization include the proposed Development Site in its entirety. This organization acknowledges that boundary changes or annexations after January 9, 2018 may not be considered eligible and a site that is only partially within the boundaries may not satisfy the requirement that the boundaries contain the proposed Development Site.
- This organization certifies that it meets the definition of "Neighborhood Organization"; defined as an organization of persons living near one another within the organization's defined boundaries that contain the proposed Development Site and that has a primary purpose of working to maintain or improve the general welfare of the neighborhood.
- This organization certifies that none of the following individuals participated in the deliberations or voted on the decision to provide a statement with respect to the proposed development: the development owner, architect, attorney, tax professional, property management company, consultant, market analyst, tenant services provider, syndicator, real estate broker or agent or person receiving fees in connection with these services, current owners of the property, developer, builder, or general contractor associated with the proposed development.
- This organization certifies that at least 80% of the current membership consists of homeowners and/or tenants living within the boundaries of the Neighborhood Organization.
- This organization certifies that all certifications contained herein are true and accurate.

**(First and Second Contacts must sign below):**



Feb 5, 2018

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1st Contact Signature

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Date

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Susan Benz

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Treasurer

---

1st Contact Printed Name

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Title



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2nd Contact Signature

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2/15/18

Date

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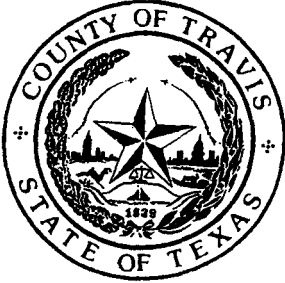
Leslie Thompson

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Secretary

2nd Contact Printed Name

Title



**DANA DeBEAUVOIR**  
 Travis County Clerk  
 (512) 854-9188  
 P. O. Box 149325, Austin, Texas 78714-9325  
 5501 Airport Blvd, Austin, Texas 78751  
 www.co.travis.tx.us



TRV  
 2 PGS

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AQ

## Assumed Name Records Certificate of Ownership For Unincorporated Business or Profession

Notice: "Certificates of Ownership" are valid only for a period not to exceed 10 years from the date filed in the County Clerk's Office (Chapter 36, Section 1, Title 4 of the Business and Commerce Code). This Certificate properly executed is to be filed immediately with the County Clerk.

Business Name

East Cesar Chavez  
 Neighborhood Association

Business Address

1511 Haskell Street

City

State

ZIP Code

Austin TX 78702

This Assumed Name will be used for 10 years unless indicated here: \_\_\_\_\_

Business is to be conducted as (check one):

- ☐ Proprietorship    ☐ Joint Venture    ☐ Real Estate Investment Trust    ☐ Joint Stock Company  
☐ Limited Partnership    ☐ Sole Practitioner    ☐ General Partnership    ☒ Other (name type) civic group

I/WE, the undersigned, are the owner(s) of the above business and my/our name(s) and address(es) given is/are true and correct and There is/are no ownership(s) in said business other than those listed herein below. Names of owners:

Name Lori C-Renteria Signature Lori C-Renteria  
 Residence Address 1511 Haskell St. City Austin State TX ZIP 78702

Name \_\_\_\_\_ Signature \_\_\_\_\_

Residence Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

Name \_\_\_\_\_ Signature \_\_\_\_\_

Residence Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

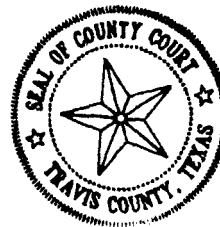
**FOR USE BY NOTARY AND CLERK OF THE COURT, DEPUTY.** The State of Texas and County of Travis:

Before me, the undersigned authority, on this day personally appeared: Lori B. Cervantes-Renteria  
 known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he/she/they signed the same purpose and consideration therein expressed. Given under my hand and seal of office, on \_\_\_\_\_, 20\_\_\_\_.

Signature of Notary Public in and for the State of Texas or Clerk of the Court, Deputy

MAY 05 2011

Seal of the Notary Public or Clerk of the Court, Deputy

Form of identification presented: Tx JDL

### INFORMATION WHERE DOCUMENT SHOULD BE RETURNED (to be completed by applicant):

In the spaces below, clearly print the name, address, city, state, and ZIP code where this document should be returned:

Lori C-Renteria  
1511 Haskell St.  
Austin, TX 78702



**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

May 05, 2011 03:34 PM

2011064851

BERNSTA: \$14.00

Dana DeBeauvoir, County Clerk

Travis County TEXAS

*I acknowledge these bylaws were approved 1/18/17. Susan Perez Chan  
ECC NA 2/22/18*

**BYLAWS OF THE EAST CESAR CHAVEZ NEIGHBORHOOD ASSOCIATION**  
(ADOPTED January 18, 2017)

**Guiding Principles:**

The purpose of the East Cesar Chavez Neighborhood Association (ECC NA) will be to support the activities of the East Cesar Chavez Neighborhood Planning Team.

The ECC NA shall seek the opinions of their neighbors and make every effort to represent the neighborhood through the open discussion of issues and the dissemination of information to the neighborhood. The ECC NA will be a broad-based diverse group. Every effort should be made by the ECC NA to listen to voices of the neighborhood. Decision-making will be determined through majority rule, but every effort should be made to use consensus building in order build trust in the neighborhood.

**Article I**  
**Boundaries**

- 1.1:** Northern Boundary: The alley between 6<sup>th</sup> and 7<sup>th</sup> Streets  
Eastern Boundary: Chicon Street  
Southern Boundary: Lady Bird Lake  
Western Boundary: Interstate 35 Service Road

**Article II**  
**Membership**

**2.1 Membership.** Regular Members of the ECC NA shall be residents of Austin who live in, work in, or own property within the established East Cesar Chavez Neighborhood (ECC) boundaries. Voting Members are the Leadership Team members of the East Cesar Chavez Neighborhood Planning Team.

**2.2 Selection of Regular Members.** Any individual meeting the requirements of 2.1 above wishing to become a Regular Member is welcome.

**2.3 Community Involvement:** Members are encouraged to be involved in organizations that support the residents and businesses within the neighborhood.

**2.4 Commitment:** Potential members should be willing to share their expertise, talent and skills on the ECC NA.

**2.5 Service:** Members should be willing to distribute information to their assigned sector or among the constituency they represent on the ECC NA.

**2.6 Terms and Duties of Voting Membership.** Voting Members shall serve two-year (24-month) terms concurrent with their terms on the East Cesar Chavez Neighborhood Planning

Team. Voting Members shall carry out their duties in accordance with these guidelines. Voting Members will pursue the fulfillment of the purpose and objectives of the ECC NA.

**2.7 Regular Meetings.** A regular meeting, when necessary, of the ECC NA will be held concurrent with the regular meetings of the East Cesar Chavez Neighborhood Planning Team.

**2.7.1 Special Meetings.** The Chair or his/her designee may call special Meetings of the ECC NA.

**2.8 Quorum.** A majority of active voting members of the ECC NA shall constitute a quorum for the transition of business at any ECC NA meeting. All official decisions of the ECC NA must be made at a regular or special meeting of the ECC NA at which a quorum is present.

**2.8.1 Simple Majority.** When a quorum is present, a simple majority of those present is required to approve the question.

**2.8.2 Super Majority Vote.** When a quorum is present, a 2/3 majority of those present is required to approve the following questions: amending the bylaws; amending a previous vote; taking a question out of proper order (without formal notice); suspending the Rules; expelling a Leadership Team member; disposing of an Officer.

**2.8.3 A Question or Motion:** A motion must be made and seconded by a Leadership Team member to request a vote. Following a full debate of the question, a vote is taken by hand signal. If an amendment to a motion is proposed – friendly or otherwise – a vote on the amendment is taken first before the primary question is then voted upon.

**2.9 Compensation.** Members shall not receive any stated salaries for their service.

### **Article III Officers**

**3.1 Officers.** The officers of the ECC NA shall be elected annually and shall include a Chairperson, one or more Vice Chairs (the number thereof to be determined by the ECC NA), a Secretary, and a Treasurer and Immediate Past Chair. An officer may also serve as a subcommittee chair. It is the responsibility of the Officers to enforce the bylaws in a fair and consistent manner. Officers are elected annually from among the Leadership Team of the East Cesar Chavez Neighborhood Planning Team.

**3.2 Vacancies.** A vacancy in any office because of death, resignation, disqualification or otherwise, may be filled by the ECC NA of the unexpired portion of the term.

**3.3 Chairperson.** The Chairperson shall preside over meetings of the ECC NA. If the Chairperson is not present at a meeting, a Vice-Chair or other officer may preside. The Chairperson will be responsible for preparing agendas for the ECC NA meetings. The Chairperson or his/her designee will represent the ECC NA at all community and civic meetings.



**3.4 Treasurer.** The treasurer shall be accountable for all matters that involved the accounting of financial transactions of the ECC NA. The treasurer shall make monthly reports of all financial activities and seek a vote of the membership of the annual budget.

**3.5 Secretary.** The Secretary shall keep the minutes of the meetings of the ECC NA. He/ She will give all notices in accordance with the provision of these bylaws, be custodian of the ECC NA records. He/she shall be responsible for (1) notifying ECC NA members of upcoming meetings.

**3.6 Immediate Past Chair.** The immediate Past Chair may continue to serve with voting rights, providing important continuity for the Neighborhood Association.

#### **Article IV Books and Records**

**4.1 Books and Records.** The ECC NA shall keep correct and complete books and records of account and shall keep minutes of the proceedings of the ECC NA meetings. All books and records of the ECC NA may be inspected by anyone for any purpose at any reasonable time.

#### **Article V Amendments to Bylaws**

**Section 5.1 Amendment to Bylaws.** These bylaws may be altered, amended or repealed and new bylaws may be adopted by a 2/3 majority of the ECC NA present, at minimum a quorum, at any regular meeting or at any special meeting, if at least five days written notice is given of an intention to alter, amend or repeal these bylaws or to adopt new bylaws at such meeting.

#### **Article VI Non-Discrimination**

**Section 6.1 Non-Discrimination** ECC NA members shall be selected without discrimination by reason of race, color, religion, sex, sexual orientation, marital status, national origin, age, or disability.

#### **Article VII Finances**

**7.1 Dues.** The ECC NA may hold funds and distribute upon vote of the Officers.

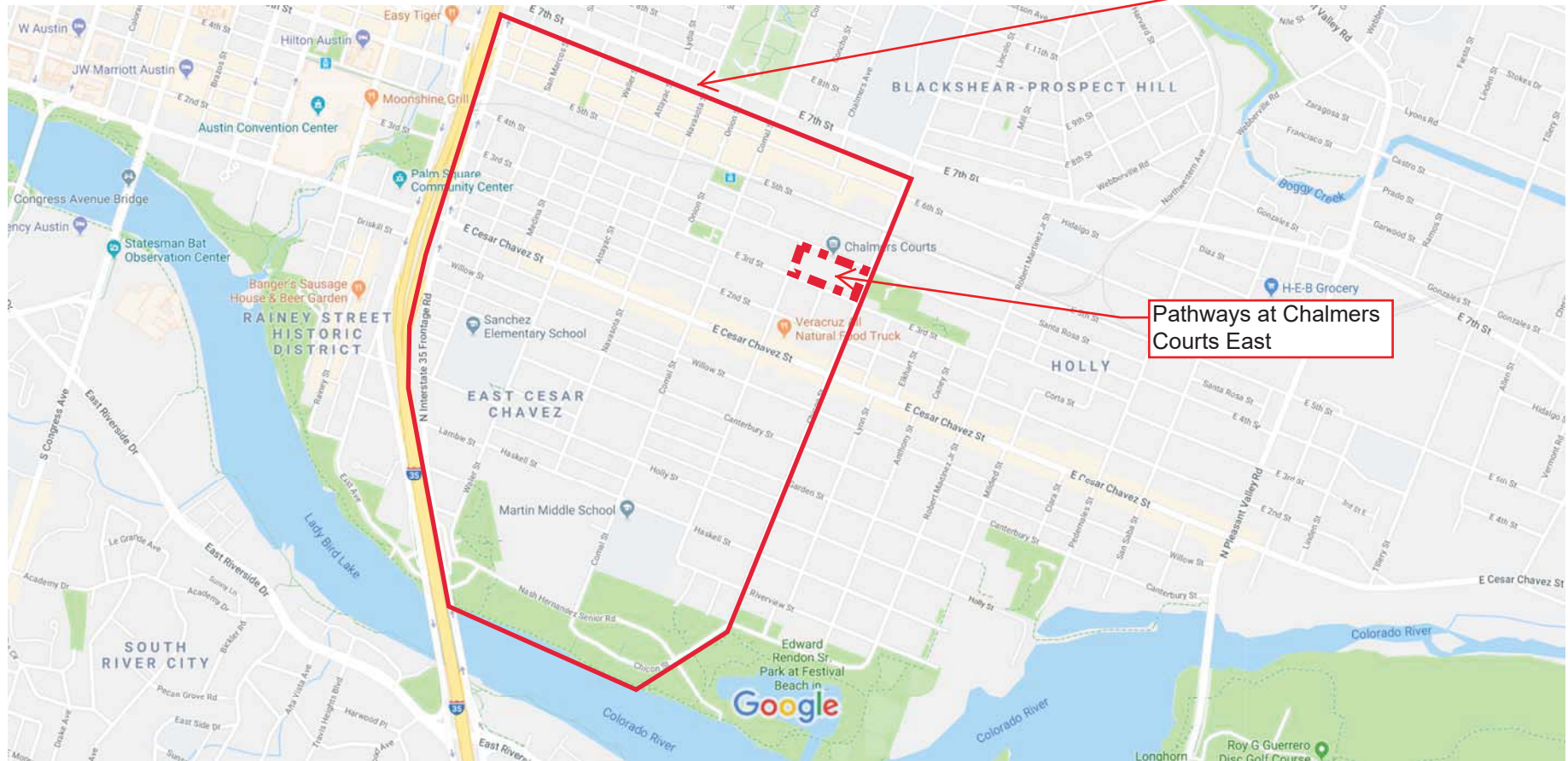
**7.2 Donations.** The ECC NA may accept in-kind donations or grants that aid in the prescribed roles and responsibilities of the ECC NA as defined above.

**7.3 Fundraising.** The ECC NA may raise and hold funds for the purpose of funding programs and activities of the Neighborhood Association. All funds raised are to be submitted to the Treasurer for deposit and recording.

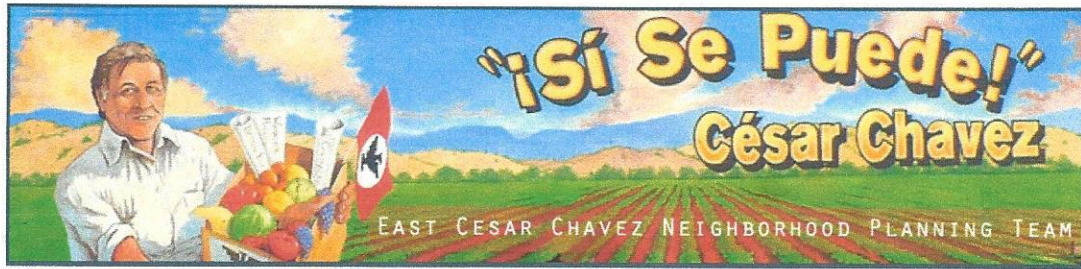
Google Maps

Boundaries - East Cesar Chavez Neighborhood Association

Boundaries of ECCNA



Map data ©2018 Google 1000 ft



October 31, 2017

RE: Support for request to rezone HACA property to MF-5

To Whom It May Concern:

At a regular meeting of the East Cesar Chavez Neighborhood Planning Team, held on October 18, 2017, representatives of the Housing Authority of the City of Austin (HACA), presented their request to rezone a property they own south of Chalmers Courts, between East 2<sup>nd</sup> and 3<sup>rd</sup> Streets, and immediately west of Chalmers Street, to MF-5. This rezoning will allow HACA to develop the property with newly constructed apartments that will provide safe and affordable homes to households with very low to moderate incomes.

The East César Chavez Neighborhood Planning Team voted unanimously to support this request.

As a team member serving as a representative of nonprofit organizations active in the East Cesar Chavez planning area, and as the person who made the motion to support this request, I am privileged to have the authority to submit this letter of support on behalf of the contact team.

We are looking forward to the redevelopment of this property with new affordable housing!

Sincerely,

Mark C. Rogers  
Nonprofit Representative  
East Cesar Chavez Neighborhood Planning Team

CC: Hon. Mayor and Council of the City of Austin; Planning Commission *via e-mail*  
ECCNPT *via e-mail*



**RESOLUTION NO. 20171012-018**

**WHEREAS**, the Austin Strategic Housing Blueprint was adopted by council on April 14, 2017, and stresses the importance of continuing to develop sustainable partnerships with the Housing Authority of the City of Austin (HACA) “in planning efforts to align goals and targeted investment strategies” to “leverage resources to achieve the goals outlined” by it; and

**WHEREAS**, the Austin Strategic Housing Blueprint calls for development of policies to prioritize the preservation and creation of affordable housing near current and future transit service to help the Neighborhood Housing and Community Development (NHCD) Department “reach its goal of 25% of affordable housing units created or preserved within 1/4 mile of a transit stop”; and

**WHEREAS**, the Housing and Neighborhoods Policies of the Imagine Austin Comprehensive Plan call for the City to “connect housing to jobs, childcare, schools, retail, and other amenities and services needed on a daily basis, by strategies such as directing housing and employment growth to sites appropriate for Transit-Oriented Development (TOD) and coordinating and planning for housing near public transportation networks and employment centers to reduce household transportation costs and vehicle miles traveled”; and

**WHEREAS**, the Land Use and Transportation Policies of the Imagine Austin Comprehensive Plan call for the City to “promote development in compact centers, communities, or along corridors that are connected by roads and transit, are designed to encourage walking and bicycling, and reduce healthcare, housing, and transportation costs” as well as “direct housing and employment growth to activity centers and corridors, preserving and integrating existing affordable housing where possible”; and

**WHEREAS**, the Imagine Austin Comprehensive Plan defines Transit Oriented Development (TOD) as “a mixed-use residential or commercial area designed to maximize access to public transport, increase economic activity, and often incorporates features to encourage transit ridership. A TOD typically has a center with a transit station or stop (train station, metro station, or bus stop), surrounded by relatively high-density development with progressively lower density development spreading outward from the center”; and

**WHEREAS**, the Regulating Plan for the Plaza Saltillo TOD Station Area was approved by Council on December 11, 2008, and was revised on May 25, 2013; and

**WHEREAS**, the Plaza Saltillo TOD Station Area is located east of I-35 and contains portions of the East Cesar Chavez, Holly, and Central East Austin neighborhood plan areas, all of which are contained within the boundaries of the Austin Independent School District (AISD) near schools currently designated as under-enrolled; and

**WHEREAS**, the Homestead Preservation Reinvestment Zone No. 1 Preliminary Project Plan and Reinvestment Zone Financing Plan (Homestead Preservation Reinvestment Zone) was approved by Council on October 16, 2008, under Ordinance 20081218-114 and remains in full force and effect; and

**WHEREAS**, the Homestead Preservation Reinvestment Zone boundaries include the Chalmers Courts site of HACA within the boundaries of Chicon Street, East 4th Street, East 3rd Street, and Comal Street; and

**WHEREAS**, the Plaza Saltillo TOD Station Area is wholly within the Homestead Preservation Reinvestment Zone; and

**WHEREAS**, the affected local residents in the Homestead Preservation Reinvestment Zone, using a community engagement process to express their views on area problems, identified and prioritized the problems as being long-term disinvestment and declining quality of life for area residents; and

**WHEREAS**, the targeted efforts of the Homestead Preservation Reinvestment Zone are:

- 1) The creation and preservation of needed affordable housing by new construction and improvement of existing affordable housing that is in need of replacement or major renovation;
- 2) The attraction of private sector development of housing and/or business;
- 3) Providing for public transportation; and
- 4) Developing significant recreational facilities; and

**WHEREAS**, the Homestead Preservation Reinvestment Zone has sufficient, documented, and committed funding to accomplish its purposes and lead to an appropriate area for the placement of housing, and committed funding is flowing; and

**WHEREAS**, HACA is committed to cultivating “sustainable affordable housing communities and partnerships that inspire self-reliance, growth, and optimism”; and

**WHEREAS**, HACA envisions neighborhoods where “poverty is alleviated... residents are healthy and safe, and all people have the opportunity to achieve their full potential”; and

**WHEREAS**, for 80 years, HACA has provided affordable housing to extremely low-income families and individuals at Chalmers Courts; and

**WHEREAS**, Chalmers Courts residents pay income-based rent in the amount of 30% of their adjusted household income; and

**WHEREAS**, in addition to providing affordable housing at 18 properties across Austin, HACA also offers access to community development programs which include educational opportunities, job training, youth programs, health and wellness programs, and other resources; and

**WHEREAS**, through the Rental Assistance Demonstration (RAD) program, HACA proposes to significantly increase the number of affordable housing units at Chalmers Courts, which has access to multimodal transportation choices, including the nearby Plaza Saltillo transit station, and is located in close proximity to downtown, where thousands of employment opportunities exist; and

**WHEREAS**, the RAD program is a tool established by Congress and the Department of Housing and Urban Development (HUD) to empower public housing agencies, like HACA, to provide protections for current low-income residents, to make improvements to low-income housing, and to provide choices that improve the quality of life for its residents; and

**WHEREAS**, inclusion of Chalmers Courts in the Plaza Saltillo TOD Regulating Plan would significantly enhance HACA's ability to provide affordable housing to low-income families in a rapidly gentrifying East Austin; and

**WHEREAS**, the council through prior approval of low-income housing tax credits, bond proceeds, and other housing finance tools, has demonstrated a high



priority to the improvement and redevelopment of HACA public housing properties, including Chalmers Courts; **NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

The council initiates amendments to the Plaza Saltillo TOD Regulating Plan consistent with Code Section 25-2-766.23 (Amendments to Station Area Plan) that would extend the plan's boundaries to include the Chalmers Courts site of HACA within the boundaries of Chicon Street, East 4th Street, East 3rd Street, and Comal Street.

**BE IT FURTHER RESOLVED:**

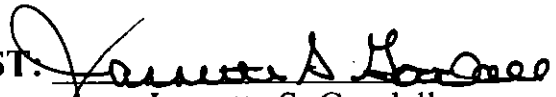
The council initiates neighborhood plan amendments and rezoning of the property from multifamily residence moderate-high density (MF-4) district to transit-oriented district (TOD), and directs the City Manager to assign the appropriate TOD subdistrict to bring back to council for action.

**BE IT FURTHER RESOLVED:**

The city manager is directed to process the amendments within 90 days of the adoption of this resolution.

**ADOPTED:** October 12, 2017

**ATTEST:**

  
Jannette S. Goodall  
City Clerk