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Recommendation for Board Action

Austin Housing Finance Corporation	Item ID	65672	Agenda Number	2.
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Meeting Date:	12/8/2016	Department:	Neighborhood and Community Development
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Subject

Authorize submission, negotiation and execution of all documents and instruments necessary or desirable for the acquisition of real property, offered through an invitation for bid by AUSTIN INDEPENDENT SCHOOL DISTRICT, located at (1) the northwest corner of Doris Drive and Hathaway Drive, (2) 3908 Avenue B, (3) the northeast corner of Jackie Robinson Street and Tannehill Lane, (4) the southeast portion of 411 East Alpine Road, (5) the southwest corner of US highway 183 and Loyola Lane, (6) 4806 Trail West Drive, (7) 110 East 9th Street, (8) 1111 West 6th Street, (9) the east portion of East 51st Street, and (10) 4900 Gonzales Street for an amount not to exceed \$2,880,000 and other consideration, including creation of permanent affordable housing.

Amount and Source of Funding

Fiscal Note

A fiscal note is not required.

Purchasing Language:	
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Prior Council Action:	October 13, 2016 – Resolution No. 20161013-005 was approved, directing the City Manager to explore the economic and legal feasibility of a joint affordable housing project that could include the City of Austin and the Austin Independent School District. November 3, 2016 – Resolution No. 20161103-045 was approved, directing the City Manager to work with public entities, such as the Austin Independent School District, to identify opportunities for creating affordable housing.
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For More Information:	Rosie Truelove, AHFC Treasurer, 512-974-3064; David Potter, NHCD Program Manager, 512-974-3192.
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Boards and Commission Action:	
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MBE / WBE:	
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Related Items:	
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Additional Backup Information

On September 29, 2016, the Austin Independent School District (AISD) issued a Public Notice of Sale, Exchange, or Lease of Real Property and is accepting proposals, offers, and bids on ten parcels it has identified as surplus property. All bids or proposals submitted in response to AISD's Public Notice are subject to approval by the AISD Board of Directors. If the Austin Housing Finance Corporation's (AHFC) bids for these properties are not successful, no AHFC funds will be required. If any bid is successful, funding would be available from Affordable Housing General Obligation Bond funds in the AHFC budget and staff would bring forth another Request for Board Action concerning the actual funding for the property. The deadline to submit proposals or bids is December 14, 2016 by sealed bid.

The (10) ten properties we are seeking approval to bid or propose are the following:

- (1) Doris Drive Land, located at the northwest corner of Doris Drive and Hathaway Drive. This property is 1.234 acres of vacant land located in District 7 and is adjacent to Burnet Middle School in North Central Austin.
- (2) Baker Center, located at 3908 Avenue B in the Hyde Park neighborhood, one block east of Guadalupe Street and located in District 9. The property is 4.361 acres of land with a 65,000 square foot building on site that currently serves as a support facility for AISD administration.
- (3) Tannehill Lane Land, located at the southeast corner of Tannehill Lane and Jackie Robinson Street. This 7.96 acre tract is currently vacant land situated adjacent to Norman Elementary in District 1.
- (4) Central Warehouse Land, located south of Alpine Road and north of Ben White Boulevard. The tract consists of 9.318 acres of vacant land in District 3.
- (5) Loyola Lane Land, located at the southwest corner of US Highway 183 and Loyola Lane. The property consists of 31.987 acres of vacant land that are a total of (3) three contiguous undeveloped tracts of land in northeast Austin in District 1.
- (6) Travis Country Land, located at 4806 Trail West Drive in District 8. This vacant tract of land consists of 12.496 acres in Southwest Austin.
- (7) Millett Opera House, located at 110 East 9th Street in District 9. This property consists of a historic three-story building with 18,000 square feet situated on 0.212 acres with no on-site parking and a current lease to the Austin Club, a Texas non-profit.
- (8) Carruth Administration Center, located at 1111 West 6th Street in District 9. This tract is located just west of Lamar Blvd. and is composed of (5) five multi-story buildings totaling approximately 134,400 square feet on 2.751 acres of land with 401 parking spaces.
- (9) Service Center Land, located on the east portion of 5101 East 51st Street. This property is 12 acres of vacant land in District 1 and is adjacent to the AISD Service Center, approximately .5 miles west of Highway 183.
- 10) Allan Center, located at 4900 Gonzalez Street in District 3. The Allan Center is currently used as an educational and community facility with multiple non-profits that hold leases in the approximately 113,000 square foot building located on 19.81 acres of land.