

RESOLUTION NO. 20190606-098

WHEREAS, on December 7, 2017, City Council approved Resolution No. 20171207-058 directing the City Manager to work with community members to create a new vision for the City-owned property located at I-35 and St. Johns Avenue in the diverse St. John neighborhood (St. John Property); and

WHEREAS, the Resolution directed the City Manager to create a new vision for the St. John Property that included income-accessible housing for families and individuals in the neighborhood, services, and employment opportunities for a diverse neighborhood; and

WHEREAS, the City Manager has identified a need for external partners to provide expertise to plan the site for redevelopment; and

WHEREAS, the University of Texas (University), Center for Sustainable Development has successfully assisted the City with past projects, such as the planning for the Convention Center area, and has expressed interest in helping the City achieve community goals and priorities at the St. John Property; and

WHEREAS, the Center for Sustainable Development can create redevelopment “scenarios,” informed by economic expertise, that can assist the public and City leaders finalize a Request for Proposals for the redevelopment of the St. John Property; and

WHEREAS, the St. John Property is located in 1) a historically African American neighborhood that has lost a significant percentage of African American residents; 2) a

diverse community—which is over 80% renters, over 80% people of color, and about 70% low income people—near Downtown with many affordable options for low and moderate income people, but only 6% of affordable units are legally income-restricted; and 3) an area identified as “Most Vulnerable” by the University “Uprooted” study; and

WHEREAS, the St. John Property is in the St. John-Coronado Hills area, which is experiencing significant gentrification, with a 1,072% increase in construction permit valuation from 2015 to 2017; and

WHEREAS, according to “Uprooted,” home purchase loans in the St. John-Coronado Hills area are skewed disproportionately by race and home purchase loans in the area in 2016 are comprised of 53% by white non-Hispanic, 3% by Asian American, 13% by Hispanic, 4% by African American, and 25% by individuals of unknown race and ethnicity. Loans to whites were denied far less often (2% of applications) than loans to Hispanic Americans (33%); and

WHEREAS, scenarios developed by the Center for Sustainable Development investigators should grapple with the tensions between financially feasible redevelopment, improvement to the quality of life for both nearby residents and citywide residents, and ensuring the redevelopment furthers fair housing, stymies gentrification, creates economic opportunity, establishes homeownership and rental options that are economically and racially just, and creates the opportunity for displaced families to return to their neighborhood; and

WHEREAS, scenarios developed by the Center for Sustainable Development investigators should advance the City's goals in the Strategic Housing Blueprint and Imagine Austin as a whole; and

WHEREAS, the Center for Sustainable Development and the City have a commitment to community engagement and participation; and

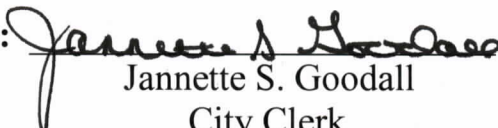
WHEREAS, the Center for Sustainable Development team could begin assisting the City during both the summer and fall semesters if an interlocal agreement were to be amenable to the City and the University in June 2019; **NOW, THEREFORE**,

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

The City Manager is directed to negotiate an interlocal agreement with the University to initiate a redevelopment planning process for the St. John Property; and to provide Council the opportunity to execute such an agreement on or before June 20th, 2019 so that the University can begin assisting the City with this work during the summer semester. The City Manager is directed to ensure that the final product created through this interlocal agreement is sufficient to allow for the subsequent release of a Request for Proposals for the property's redevelopment upon the completion of the work by the University.

ADOPTED: June 6, 2019

ATTEST:


Jannette S. Goodall
City Clerk