




## MEMORANDUM

**TO:** Mayor and City Council   
**FROM:** Veronica Briseño, Director  
Economic Development Department  
**DATE:** November 18, 2019  
**SUBJECT:** Update on Resolution 20181004-038: Recommendations on the utilization of 312 E. Wonsley Drive to leverage community benefits for neighborhood residents

This memorandum serves to update Council on [Resolution 20181004-038](#), which directs the City Manager to explore and provide recommendations on how to create community benefits on the City-owned vacant property located at 312 E. Wonsley Drive. The Resolution directs the City Manager to explore ways to do so in partnership with Central Health (CH) and the Housing Authority of the City of Austin (HACA). Such a collaborative partnership would maximize community benefits for current residents of Georgian Acres and the future residents of the planned Powell Lane Apartments.

The City of Austin owns 0.59 acres of vacant land in the Georgian Acres Neighborhood. The site is strategically located mid-block fronting E. Wonsley with the rear of the property abutting an assemblage of three vacant properties (approximately 0.9 acres) owned by Central Health. The Central Health properties additionally abut the western boundary of a planned 258-unit income-restricted affordable apartment complex, Powell Lane Apartments (see map **Attachment A**).

To date, City of Austin staff in the Economic Development Department, Neighborhood Housing and Community Development and Office of Real Estate Services Office have met with HACA and CH partners noted in the resolution and conducted a community meeting on January 23, 2019. The input from the meeting underscores the importance of utilizing the City and Central Health owned tracts to bring about one or several community benefits spelled out in the Resolution. A summary of the community input received through this process and prior meetings is shown in **Attachment B**.

In February 2019, City staff informed Council that they would have specific recommendations for the use of 312 Wonsley Drive upon the conclusion of the engagement process anticipated by August 1, 2019.

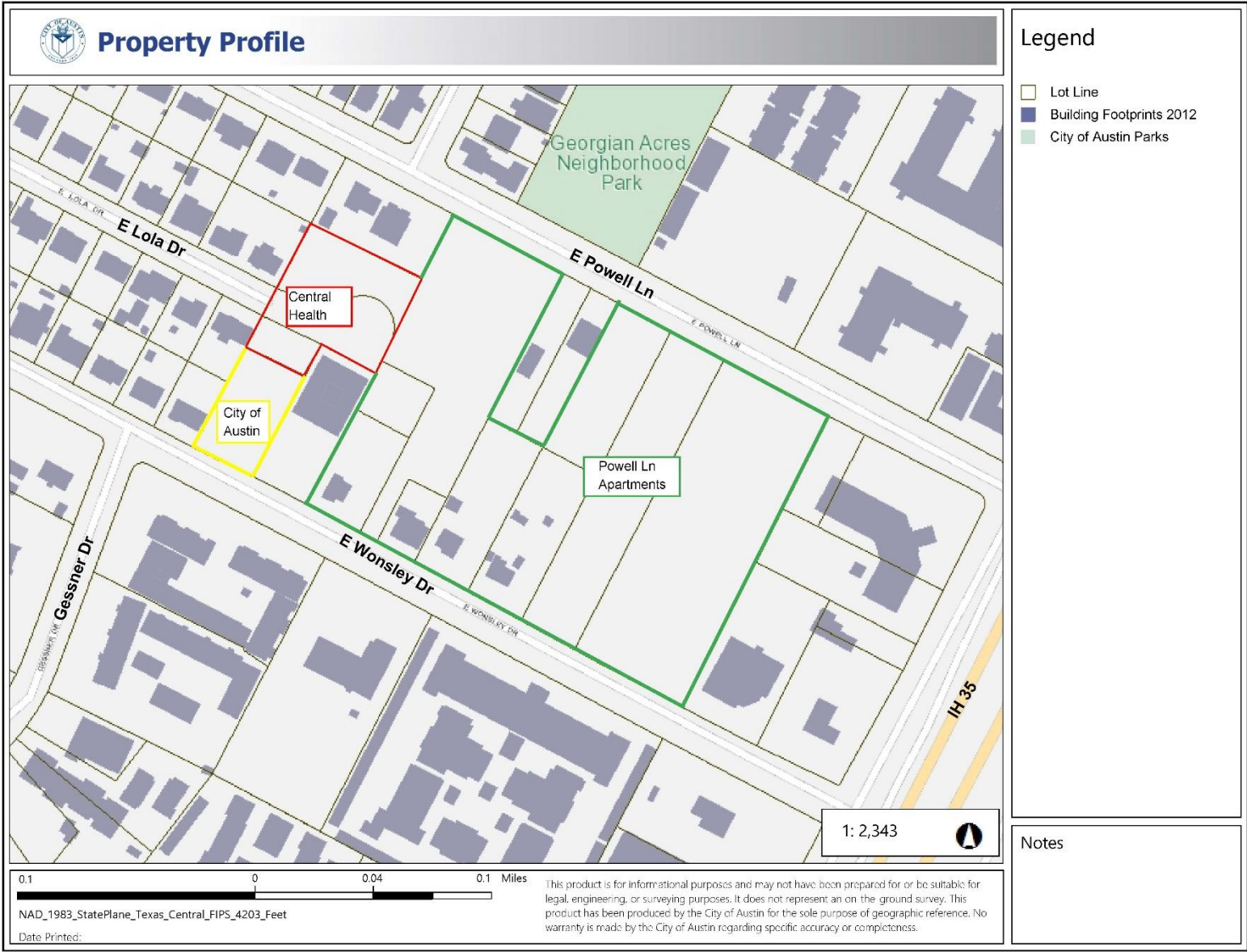
To most successfully provide community benefits, the 312 E. Wonsley Drive property should be assembled together with Central Health's parcels. City staff recommend conveyance of the property to HACA to provide community benefits on site, including but not limited to those listed in **Attachment B**. Such a sale or transfer should be completed with restrictive covenants or a reverter clause to ensure future use meets the community benefit objectives.

Unless alternative direction is provided, City staff will continue discussions with CH and HACA and return to Council with a Request for Council Action to sell or transfer the parcel for assemblage in order to provide community benefits. Please feel free to contact me or Mark Gilbert, Redevelopment Project Manager, 512.974.1888 if you have any questions.

xc: Spencer Cronk, City Manager

Nuria Rivera-Vandermyde, Deputy City Manager  
J. Rodney Gonzales, Assistant City Manager  
Rosie Trulove, Director, Neighborhood Housing and Community Development  
Alex Gale, Interim Officer, Office of Real Estate Services

Attachment A: Wonsley Drive / Powell Lane Potential Assemblage



## Attachment B: Community Input Received

### INPUT RECEIVED

ISSUE AREA	COMMENTS
<b>Family &amp; Children</b>	Child support services
	Early Childhood development programming
	Childcare center
	Youth skill programming
<b>Partnerships</b>	Connectivity with incoming neighborhood park
	Increased collaboration, neighborhood and community partnerships
<b>Services</b>	Mental health and substance abuse support
	Mother and child counseling
	Educational workshops
	Neighborhood park with restroom
	Digital access and literacy
	Public access computer lab
	Meeting space
	Public health offerings
	Language development and support services
<b>Other Uses</b>	Ownership housing and/or land trust
	Flexible pop-up market
	Co-op space
	Mobility hub
	Coordinated recycling and garbage pickup space