



MEMORANDUM

TO: Mayor and City Council

FROM: Rosie Truelove, Director, Housing and Planning Department
Kimberly McNeeley, M. Ed., CPRP, Director Parks and Recreation Department

THRU: Rodney Gonzales, Assistant City Manager
Shannon Jones, Interim Assistant City Manager

DATE: February 5, 2021

SUBJECT: Joint Acquisitions for Affordable Housing and Parks

This memo describes the purpose of two joint acquisitions resulting from a partnership between the Housing & Planning Department (HPD) and the Parks & Recreation Department (PARD). This partnership will leverage City resources and maximize City assets for multiple community benefits.

On the February 18, 2021, Austin Housing Finance Corporation (AHFC) agenda, the Board will be asked to authorize the sale of portions of two AHFC properties, one located at 1127 Tillery Street, and the other at 1212 W Slaughter Lane, to PARD. City Council will likewise be asked to purchase the same portions of these two properties from AHFC. The sale of these two properties to PARD will provide quality parkland for the residents of the future affordable housing developments, as well as their surrounding communities. These two properties demonstrate both departments' commitment to collaboration to advance individual departmental missions and Strategic Direction 2023.

With this partnership, both HPD and PARD are able to pursue strategic acquisitions that would not have otherwise been possible:

1. 1212 W Slaughter Lane was approved by the AHFC board on May 21, 2020. The acquisition involved a large parcel (nearly 9 acres) in a high opportunity area, which proved to be an expensive and competitive acquisition. However, with the cost shared between the two Departments, the City of Austin will be able to leverage resources and provide 250+ units of affordable housing and parkland in a fast-growing, high opportunity area of Austin.
2. 1127 Tillery Street includes seven contiguous parcels, which AHFC assembled in a series of acquisitions over the past two decades. When the community rallied to save the existing grove of pecan trees, AHFC was able to collaborate with PARD to achieve both affordable housing goals and a neighborhood park in the same solicitation. Approximately 2.8 acres of the 5+ acre Tillery site is planned for 66 units of affordable housing. The remaining acreage will be developed and programmed as a neighborhood park.

PARD has a goal of providing parkland within walking distance of all residents, including those residing in affordable housing. HPD is guided by the Strategic Housing Blueprint and the community goals embedded within the document. HPD prioritizes investments (both direct subsidy and developer incentives) as well as land acquisition that advance the goals of the Strategic Housing Blueprint. Those goals include affordable housing in proximity to Imagine Austin Centers and Corridors, in proximity to high capacity transit, and in High Opportunity Areas or areas experiencing displacement and gentrification.

The items that are coming before City Council and AHFC on February 18, 2021 are the result of a cross-departmental partnership to meet multiple goals. Should you have any questions, please contact, Randy Scott, Program Manager III at PARD, at (512) 974-9484, or via e-mail at Randy.Scott@austintexas.gov, or Travis Perlman, Project Coordinator at HPD, at (512) 974-3156, or via e-mail at Travis.Perlman@austintexas.gov.

Cc: Spencer Cronk, City Manager
Nuria Rivera-Vandermyde, Deputy City Manager