



Recommendation for Action

File #: 21-3161, Agenda Item #: 4.

10/21/2021

Posting Language

Authorize negotiation and execution of all documents and instruments necessary or desirable to acquire approximately 18.48 acres located at or near 2201 Grove Boulevard for affordable housing purposes, in an amount not to exceed \$3,600,000, including closing costs (District 3).

Lead Department

Austin Housing Finance Corporation.

Fiscal Note

\$3,600,000 (2020 Project Connect Anti-Displacement Funds). Funding is available in the FY 2021-2022 Budget for the Austin Housing Finance Corporation.

Prior Council Action:

City of Austin voters approved the allocation of \$300 million of Project Connect funds be used for anti-displacement strategies.

For More Information:

Rosie Truelove, Treasurer, Austin Housing Finance Corporation, 512-974-3064; and Mandy DeMayo, Interim Deputy Director, Housing and Planning Department, 512-974-1091.

Additional Backup Information:

This acquisition is a transaction between Austin Energy and the Austin Housing Finance Corporation to convey and acquire the property at a purchase price equal to Austin Energy's current debt on the property.

The proposed acquisition once developed provides a unique opportunity to realize a significant regional affordable housing contribution in this area (400 to 800 affordable units). Additionally, the significant size of this property allows for a true mixed-use development that might incorporate both commercial businesses and cultural uses at risk of displacement from the area.

It is anticipated that the future development plans for this site would be determined through a robust community-driven process facilitated by a partnership of multiple City departments.

The property is located within or along:

- two Imagine Austin Centers;
- one Imagine Austin Corridor and one Mobility Bond Corridor;
- one-quarter mile distance by walkable route of stops for two high-frequency and three local bus routes going east-west and north-south;
- one-quarter mile by walkable route to Ruiz Branch Public Library;
- one-half mile by walkable route to Baty Elementary School;
- one mile of an H-E-B grocery store;
- a Priority Place as defined by the Anti-Displacement Racial Equity Report;

- a proposed Project Connect Blue Line Station Area; and
- an area experiencing Active Gentrification as defined by the Anti-Displacement Racial Equity Report.

Strategic Outcome(s):

Government that Works for All, Economic Opportunity and Affordability.