

RESOLUTION NO. 20171012-018

WHEREAS, the Austin Strategic Housing Blueprint was adopted by council on April 14, 2017, and stresses the importance of continuing to develop sustainable partnerships with the Housing Authority of the City of Austin (HACA) “in planning efforts to align goals and targeted investment strategies” to “leverage resources to achieve the goals outlined” by it; and

WHEREAS, the Austin Strategic Housing Blueprint calls for development of policies to prioritize the preservation and creation of affordable housing near current and future transit service to help the Neighborhood Housing and Community Development (NHCD) Department “reach its goal of 25% of affordable housing units created or preserved within 1/4 mile of a transit stop”; and

WHEREAS, the Housing and Neighborhoods Policies of the Imagine Austin Comprehensive Plan call for the City to “connect housing to jobs, childcare, schools, retail, and other amenities and services needed on a daily basis, by strategies such as directing housing and employment growth to sites appropriate for Transit-Oriented Development (TOD) and coordinating and planning for housing near public transportation networks and employment centers to reduce household transportation costs and vehicle miles traveled”; and

WHEREAS, the Land Use and Transportation Policies of the Imagine Austin Comprehensive Plan call for the City to “promote development in compact centers, communities, or along corridors that are connected by roads and transit, are designed to encourage walking and bicycling, and reduce healthcare, housing, and transportation costs” as well as “direct housing and employment growth to activity centers and corridors, preserving and integrating existing affordable housing where possible”; and

WHEREAS, the Imagine Austin Comprehensive Plan defines Transit Oriented Development (TOD) as “a mixed-use residential or commercial area designed to maximize access to public transport, increase economic activity, and often incorporates features to encourage transit ridership. A TOD typically has a center with a transit station or stop (train station, metro station, or bus stop), surrounded by relatively high-density development with progressively lower density development spreading outward from the center”; and

WHEREAS, the Regulating Plan for the Plaza Saltillo TOD Station Area was approved by Council on December 11, 2008, and was revised on May 25, 2013; and

WHEREAS, the Plaza Saltillo TOD Station Area is located east of I-35 and contains portions of the East Cesar Chavez, Holly, and Central East Austin neighborhood plan areas, all of which are contained within the boundaries of the Austin Independent School District (AISD) near schools currently designated as under-enrolled; and

WHEREAS, the Homestead Preservation Reinvestment Zone No. 1 Preliminary Project Plan and Reinvestment Zone Financing Plan (Homestead Preservation Reinvestment Zone) was approved by Council on October 16, 2008, under Ordinance 20081218-114 and remains in full force and effect; and

WHEREAS, the Homestead Preservation Reinvestment Zone boundaries include the Chalmers Courts site of HACA within the boundaries of Chicon Street, East 4th Street, East 3rd Street, and Comal Street; and

WHEREAS, the Plaza Saltillo TOD Station Area is wholly within the Homestead Preservation Reinvestment Zone; and

WHEREAS, the affected local residents in the Homestead Preservation Reinvestment Zone, using a community engagement process to express their views on area problems, identified and prioritized the problems as being long-term disinvestment and declining quality of life for area residents; and

WHEREAS, the targeted efforts of the Homestead Preservation Reinvestment Zone are:

- 1) The creation and preservation of needed affordable housing by new construction and improvement of existing affordable housing that is in need of replacement or major renovation;
- 2) The attraction of private sector development of housing and/or business;
- 3) Providing for public transportation; and
- 4) Developing significant recreational facilities; and

WHEREAS, the Homestead Preservation Reinvestment Zone has sufficient, documented, and committed funding to accomplish its purposes and lead to an appropriate area for the placement of housing, and committed funding is flowing; and

WHEREAS, HACA is committed to cultivating “sustainable affordable housing communities and partnerships that inspire self-reliance, growth, and optimism”; and

WHEREAS, HACA envisions neighborhoods where “poverty is alleviated... residents are healthy and safe, and all people have the opportunity to achieve their full potential”; and

WHEREAS, for 80 years, HACA has provided affordable housing to extremely low-income families and individuals at Chalmers Courts; and

WHEREAS, Chalmers Courts residents pay income-based rent in the amount of 30% of their adjusted household income; and

WHEREAS, in addition to providing affordable housing at 18 properties across Austin, HACA also offers access to community development programs which include educational opportunities, job training, youth programs, health and wellness programs, and other resources; and

WHEREAS, through the Rental Assistance Demonstration (RAD) program, HACA proposes to significantly increase the number of affordable housing units at Chalmers Courts, which has access to multimodal transportation choices, including the nearby Plaza Saltillo transit station, and is located in close proximity to downtown, where thousands of employment opportunities exist; and

WHEREAS, the RAD program is a tool established by Congress and the Department of Housing and Urban Development (HUD) to empower public housing agencies, like HACA, to provide protections for current low-income residents, to make improvements to low-income housing, and to provide choices that improve the quality of life for its residents; and

WHEREAS, inclusion of Chalmers Courts in the Plaza Saltillo TOD Regulating Plan would significantly enhance HACA's ability to provide affordable housing to low-income families in a rapidly gentrifying East Austin; and

WHEREAS, the council through prior approval of low-income housing tax credits, bond proceeds, and other housing finance tools, has demonstrated a high

priority to the improvement and redevelopment of HACA public housing properties, including Chalmers Courts; **NOW, THEREFORE,**

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

The council initiates amendments to the Plaza Saltillo TOD Regulating Plan consistent with Code Section 25-2-766.23 (Amendments to Station Area Plan) that would extend the plan's boundaries to include the Chalmers Courts site of HACA within the boundaries of Chicon Street, East 4th Street, East 3rd Street, and Comal Street.

BE IT FURTHER RESOLVED:

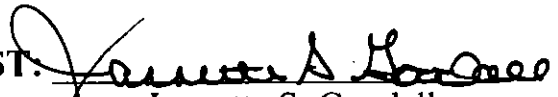
The council initiates neighborhood plan amendments and rezoning of the property from multifamily residence moderate-high density (MF-4) district to transit-oriented district (TOD), and directs the City Manager to assign the appropriate TOD subdistrict to bring back to council for action.

BE IT FURTHER RESOLVED:

The city manager is directed to process the amendments within 90 days of the adoption of this resolution.

ADOPTED: October 12, 2017

ATTEST:


Jannette S. Goodall
City Clerk