




MEMORANDUM

TO: Mayor and Council

FROM:  Lauraine Rizer, Officer, Office of Real Estate Services

DATE: August 22, 2017

SUBJECT: Council Resolutions Related to Re-Use of City-owned Real Estate

In the past four years, ten (10) City Council resolutions related to the use of City-owned real estate have been passed (seven in 2016, three in 2013-2014). Common to all of these, is the direction to the City Manager to optimize City owned Real Estate, while at the same time considering specific uses such as affordable housing, parkland, creative space, partnerships with non-profits, as well as other local governmental entities.

We are consolidating the response for the ten resolutions in an effort to address these directives in a comprehensive way. By taking a portfolio approach to these assets, the City will be in a better position to achieve Council's strategic visions and goals.

We will provide an update to City Council in late September, laying out this portfolio approach, best practice to achieve policy objectives, and initial redevelopment efforts.

If you have any additional questions or concerns regarding the forthcoming RCA or process leading up to its creation, please feel free to contact me at 512-974-7078.

cc: Elaine Hart, Interim City Manager
Sara Hensley, Interim Assistant City Manager
Greg Canally, Interim Chief Financial Officer
Eric Stockton, Building Services Officer

Over the last 2+ years, there have been 10 Council Resolutions dealing with use of City property for affordable housing, creative space, partnerships with local government entities

RESOLUTION NO. 20130117-054

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

The City Manager is directed to evaluate and outline issues associated with redeveloping the City-owned property located at 6909 Ryan Drive and report back to City Council by March 1, 2013 as follows:

The report should evaluate development scenarios for this tract, including:

- use of the entire site as a park; and
- use of the tract as a model energy-efficient, affordable, and family-friendly multi-family development and neighborhood pocket park.

The report should detail:

- AE's current uses of the site;
- sites to which those functions could be relocated;
- any environmental or other assessments that have been performed on the tract and their findings;
- potential city and private resources that could support such redevelopment; and
- structures and relationships for achieving the redevelopment scenarios.

The report should also identify and offer strategies for overcoming any potential hurdles.

RESOLUTION NO. 20140417-049

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

The City Manager is directed to identify a minimum of three underutilized City-owned properties (other than 6909 Ryan Drive) suitable for development of a model affordable, family-friendly, energy efficient multifamily housing project and to provide this inventory to the City Council by June 12, 2014.

The City Manager is further directed to use the following considerations to help identify the most promising parcels for consideration:

- Location within or proximity to:
 - Medium- to high-opportunity district as per Kirwan Opportunity Mapping
 - Existing or planned high-capacity transit line or other public transportation
 - An attendance zone of an elementary school that is rated "recognized" or "exemplary" by the Texas Education Agency or under-enrolled public schools
 - Imagine Austin Regional, Town, or Neighborhood Center
 - A hub for commercial services or other jobs
 - 1/2 mile of an accessible transit stop
 - Sufficient area for:
 - On-site open space, or be located within 1/4 mile of a park
 - An on-site high-quality early childhood program, or be located within VA mile of a high-quality early childhood center
 - On-site quality after-school programming, or be located within V4 mile of quality after-school programming

RESOLUTION NO. 20140626-100

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

The City Manager is directed to initiate the enhanced review process and convene community meetings to discuss ideas for the 411 Chicon site that could include the sale of the property, public private partnerships, and other project delivery methods that could result in mixed-used development, affordable living units of varying sizes or other appropriate compatible uses, and the relocation of all City of Austin departments currently occupying 411 Chicon.

RESOLUTION NO. 20160204-038

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

That the City Council expresses its support for the development of the Austin Resource Recovery (re)Manufacturing Hub as a vital component of our Zero Waste Master Plan.

BE IT FURTHER RESOLVED:

That the City Manager return to the City Council on February 25, 2016, with multiple options other than rate increases to replace the component of the (re)Manufacturing HUB financing plan currently proposed by the sale of the tract located at 4711 Winnebago Lane.

BE IT FURTHER RESOLVED:

That the City Manager is directed to explore the feasibility of developing a live/work project with Artspace;

BE IT FURTHER RESOLVED:

That the City Manager is additionally directed to consider the City-owned tract located at 4711 Winnebago Lane as a potential location for this project and to report back to the City Council no later than March 3, 2016.

RESOLUTION NO. 20160616-035*

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

The City Council directs the City Manager to meet with stakeholders and provide a plan to initiate inclusionary zoning in Homestead Preservation Districts.

BE IT FURTHER RESOLVED:

The City Council directs the City Manager to conduct a comprehensive local real estate market analysis in order to reevaluate and provide recommendations to enhance affordable housing production by the City's existing SMART Housing policy and any changes to the City's density bonus programs in CodeNEXT.

BE IT FURTHER RESOLVED:

The City Council directs the City Manager to include new property taxes generated from formerly county-owned and state-owned land as funding for the City's Housing Trust Fund in order to ensure the City's Strategic Housing Plan and affordable housing goals are funded and viable.

BE IT FURTHER RESOLVED:

The City Council directs the City Manager to provide a recommendation on how to redevelop any City-owned land, including properties with existing facilities, for affordable housing.

RESOLUTION NO. 20161013-005

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

That the City Manager is directed to explore the economic and legal feasibility of a joint affordable housing project that could include the City of Austin, AISD, and/or Travis County. The exploration should include potential financing strategies.

BE IT FURTHER RESOLVED:

That the City Manager is directed to explore the feasibility of a proposal(s), as a sole respondent or in partnership with other entities, responsive to Austin Independent School District's Public Notice of Sale, Exchange, or Lease of Real Property Invitation for Bids and Request for Offers and Proposals, for other projects that include affordable, mixed-use housing; workforce development; job creation; arts; health and wellness; recreation; environmental protection; space for City operations; or provide other significant community benefits.

RESOLUTION NO. 20161013-008

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

The City Manager is directed to use the above criteria and other criteria that furthers the connection between housing, transit, and jobs, and the earlier work to identify properties within the City's real estate portfolio suitable for development as affordable housing, live/work space, mixed-use housing developments, and emergency shelters.

The City Manager is directed to develop and include in the Strategic Housing Plan, for public input, criteria for identifying and a list of all properties within the City's real estate portfolio suitable for development as affordable housing, mixed-use housing developments, and emergency shelters.

The City Manager is further directed to return to the Housing and Community Development Committee and to City Council by January 1, 2017, with at least three potential projects that could be developed on underutilized city tracts and to provide recommendations for timeline, financing, and other related matters and to include this information in the COA Strategic Housing Plan.

The City Manager is further directed to bring the list of all properties identified as suitable for development to the Housing and Community Development Committee and the City Council for briefing and discussion as part of the process for developing the Strategic Housing Plan.

RESOLUTION NO. 20160303-019

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

The City Council directs the City Manager to explore options for Implementation of the goals and objectives described in this resolution and its Exhibits A and B, referred to as the Music and Creative Ecosystem Omnibus Resolution, including options for consideration of protections for existing studio spaces in the zoning and development process in order to maintain existing spaces. The City Manager is directed to consider and bring Forth the items addressed in this Resolution to the City Council Economic Opportunity Committee, and return to the City Council in ninety (90) days for a plan of action to address the items related to this Resolution. This plan of action should also include any necessary resources required such as third party consultant(s) or business services.

RESOLUTION NO. 20161103-045

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

The City Manager is directed to have the City's Strategic Facilities Governance Team work with other local governmental and quasi-governmental entities, including AISD, Travis County, Capital Metro, and ACC, on creating a process for identifying opportunities within each entity's real estate portfolio for coordination on facilities and redevelopment of public land and identification of opportunities for joint-use agreements, with the aim of achieving shared priority policy goals, such as creating affordable and permanent supportive housing, supporting transportation goals, or supporting space for creatives.

RESOLUTION NO. 20170323-052

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

That the City Council directs the City Manager to do the following:

Evaluate the HealthSouth building for its potential to provide affordable housing in the range of 60% median family income or below, as well as some market rate housing for individuals and families. The evaluation should consider options for:

- maintaining the existing room configuration;
- substantially reconfiguring the space; or
- embarking on a mixture of the two approaches.

Estimate the general costs of and minimum timetable for achieving these options and identify potential funding strategies for doing so.

Identify potential private entities that could partner on developing the housing component.

Provide general information about the square footage that could be rented to nonprofit or other organizations if the building is primarily reserved for housing.

Recommend whether the City should consider renting out space in the near term, while also evaluating longer-term possibilities for HealthSouth.

Sketch out some next steps and a potential timetable in the circumstance that Council chooses to move forward with a more detailed analysis and/or implementation of a concept that includes the elements described in this resolution.