



**COMMUNITY DEVELOPMENT COMMISSION  
RECOMMENDATION 20180710-05c**

**Date:** July 11, 2018

**Subject:** Development of 10414 McKalla Place as affordable housing

**Motioned By:** Commissioner Bertha Delgado

**Seconded By:** Commissioner Rosanne Singer

**Recommendation**

In the discussion of the development of 10414 McKalla Place for professional soccer, two issues concern the CDC. The first is our conviction that the community is best served by utilizing the site for affordable housing. The second is ascertaining whether there is a better location for an MLS soccer stadium.

In consideration of:

- the critical need for affordable housing for low-income people in Austin;
- the options presented by City of Austin's Office of Real Estate Services, *Report for Council Resolution 2014417-049* on the development of 10414 McKalla Place and other city-owned properties;
- numerous resolutions by, and recommendations to, City Council regarding prioritizing the use of City-owned land for affordable housing;
- continuing concentration of subsidized housing in the low-income neighborhoods we represent, such as Colony Park, and the lack of choice for lower income people to live in higher opportunity areas of Austin
- the \$30 million value of McKalla Place;
- several area neighborhood associations' support for substantial inclusion of affordable housing on this site; and,
- demonstrated credible proposals on the part of other developers (such as Capella and Whitfield Chen) to include affordable housing at this site;

The Community Development Commission recommends the following actions be taken by City Council:

- Initiate a formal Request for Proposals (RFP) for the use of 10414 McKalla Place to include affordable and mixed income housing and related services, such as a grocery store, quality childcare, and neighborhood retail. A formal RFP is imperative for the city to get the most advantageous use for this property.
- Re-open the search to find an ideal location for a soccer stadium that provides community benefits to the city, such as practice fields open to the public, affordable housing, economic development opportunities, and tax revenue.
- Generate minimal disruption or displacement from low-income neighborhoods.

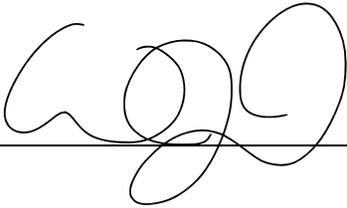


**Date of Approval:** July 10, 2018

**Vote:** A motion to approve the recommendation was approved on Commissioner Paup's motion, Commissioner Michael Tolliver's second, on an 8-0-0 vote.

**Absent:** Commissioners Lottie Dailey and Fisayo Fadelu

**Attest:** *CDC Chair, Joe Deshotel*



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