

1 **RESOLUTION NO. _____**

2 **WHEREAS**, the City Council voted unanimously to approve Resolution
3 No. 20210520-039 to update the Austin Strategic Housing Blueprint with a goal of
4 housing more than 3,000 people in the next three years, provide more services and
5 reduce homelessness in our community, and equitably rehouse people from
6 encampments; and

7 **WHEREAS**, a community-led Homelessness Summit held between March
8 23 and April 15, 2021, established the goal of housing over 3,000 people
9 experiencing homelessness in three years, including revamping our response
10 system; providing housing stabilization such as prevention, diversion and rapid
11 exit; fully rehousing across the spectrum of need; and specifically including the
12 development of 1,000 units of permanent supportive housing; and

13 **WHEREAS**, the City Council passed Resolution No. 20140417-055, which
14 declares freedom from domestic violence to be a fundamental human right, and
15 commits the City of Austin to incorporating this principle into its policies by
16 identify gaps and barriers to securing this human right on behalf of all Austinites;
17 and

18 **WHEREAS**, in December 2020, due to long-standing community need, the
19 City of Austin sought a qualified domestic violence service provider to operate a
20 facility, and provide robust and holistic services for persons who have experienced
21 domestic violence; and

22 **WHEREAS**, in May 2021, the City Council authorized funding and
23 execution of an agreement to manage a City-owned domestic violence shelter and
24 provide supportive services, housing assistance, and direct client assistance; and

25 **WHEREAS**, the City of Austin seeks to acquire the real property and
26 improvements located at 10811 Pecan Park Blvd, Austin, TX (the “Property”); and

27 **WHEREAS**, the Property was constructed as a hotel with 83 guestrooms;
28 and

29 **WHEREAS**, the acquisition of the Property will provide 83 units to be used
30 for public purposes including the provision of services, shelter, or housing; and

31 **WHEREAS**, the acquisition cost will be approximately \$115,000 per unit
32 and the anticipated renovation costs to make the units ready to provide service,
33 shelter, or housing will be approximately \$20,000 per unit for a total per unit cost
34 of approximately \$135,000; and

35 **WHEREAS**, based upon the development costs incurred by entities such as
36 Foundation Communities to develop comparable units, the anticipated total cost
37 per unit for the City to construct new comparable units would range between
38 \$196,000 and \$223,000; and

39 **WHEREAS**, the acquisition of the Property will serve a public purpose by
40 providing units to be used for shelter, housing, or related social services and the
41 benefit of acquiring the Property for public purposes will equal or exceed the price
42 paid to acquire the property; **NOW, THEREFORE,**

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

- 44 1. The City Council authorizes the City Manager, or designee, to negotiate
45 and execute all documents and instruments necessary or desirable to
46 purchase in fee simple approximately 2 acres of land and a building
47 containing approximately 47,355 square feet out of Lot 1-A, Block B,
48 including a non-exclusive joint use access easement over and across

49 0.081 of an acre of land, more or less, being a portion of Lot 10-A, Block
50 B, both of the Amended Plat of Lot 1 and a Portion of Lot 2,
51 Resubdivision of Lots 7, 8 &9, Block B, Pecan Park, according to the
52 map or plat thereof, recorded in Cabinet Y, Slides 205-207, Plat Records,
53 Williamson County, Texas; known locally as 10811 Pecan Park Blvd,
54 Bldg #2, Austin, TX 78750 from Apple Pie Hotels, LLC., a Texas
55 Corporation for a total amount not to exceed \$9,550,000, including
56 closing costs.

57 2. The City Manager is instructed that the Property is to be used only for
58 domestic violence or other shelter, housing, or related social services.

59 3. The City Manager, or designee, is directed to use any combination of
60 appropriate funding to acquire the Property including affordable housing
61 bonds, certificates of obligation, General Fund funds, America Rescue
62 Plan Act funds, philanthropic gifts, and the Housing Trust Fund.

63 4. The City Council makes the following findings:

64 a. the acquisition of the Property will provide a public benefit by
65 providing 83 units to be used for domestic violence or other shelter,
66 housing, or related social services;

67 b. the public benefit provided constitutes adequate consideration to the
68 City; and

69 c. achievement of the public purpose is assured by the direction to use
70 the Property only for domestic violence or other shelter, housing, or
71 related social services.

72

73 5. This Resolution amends previous Council action on February 4, 2021
74 (Agenda Item #61) related to the acquisition of the Property.

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76 **ADOPTED:** _____, 2021 **ATTEST:** _____

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Jannette S. Goodall
City Clerk

DRAFT