

1 **RESOLUTION NO.**

2 **WHEREAS**, the Colony Park Sustainable Community Initiative began in  
3 2012 as a three-year master planning process supported through a \$3 million U.S.  
4 Department of Housing and Urban Development Sustainable Communities  
5 Challenge Grant; and

6 **WHEREAS**, the Colony Park Sustainable Community Initiative is a City  
7 and community-led effort to develop 208-acres of City-owned property in  
8 northeast Austin, located off Loyola Lane between the Colony Park and Lakeside  
9 neighborhoods; and

10 **WHEREAS**, the project area is defined by five census tracts-22.01, 22.02,  
11 22.08, 22.11, 22.12-roughly bounded by U.S. Highway 183 to the West, U.S.  
12 Highway 290 to the North, Toll Road 130 to the East and FM 969 to the South;  
13 and

14 **WHEREAS**, the population in the project area is 19 percent African-  
15 American, and 68 percent Hispanic, the median per capita income is \$18,462, only  
16 15 percent of the population has earned a bachelor’s degree or higher, and 23  
17 percent of the population live in poverty; and

18 **WHEREAS**, this area of the eastern crescent has historically suffered from  
19 inequity and lack of financial investment; and

20 **WHEREAS**, the City engaged hundreds of community stakeholders through  
21 community meetings, workshops, and family-focused events to create a  
22 community vision for the Colony Park Sustainable Community; and

23 **WHEREAS**, City Council adopted the Colony Park Sustainable Community  
24 Initiative Master Plan (the “Master Plan”) (Ordinance No. 20141211-197) and

25 Planned Unit Development (PUD) zoning (Ordinance No. 20141211-150) in  
26 December 2014; and

27 **WHEREAS**, Resolution No. 20140807-104 directed the inclusion of  
28 neighboring connectivity, public amenity maintenance and governance, and  
29 financing options within and adjacent to the 208-acre Colony Park Sustainable  
30 Community Initiative PUD; and

31 **WHEREAS**, Resolution No. 20141211-120 affirmed City Council's  
32 commitment to implementing the Colony Park Master Plan and requested a Tax  
33 Increment Reinvestment Zone (TIRZ) to be studied for Colony Park; and

34 **WHEREAS**, Resolution No. 20201112-043 directed the City Manager to  
35 analyze and recommend a financing plan for the development of the City assets  
36 within the Northeast Austin District area; and

37 **WHEREAS**, the development of the 208-acre site of the Colony Park  
38 Sustainable Community Initiative is a significant component of the Northeast  
39 Austin District (Resolution No. 20201112-043); and

40 **WHEREAS**, the development of the 208-acre site is projected to deliver  
41 approximately 1,072 single-family homes, 831 multi-family apartments, 230,000  
42 square feet of mixed-use office/institutional space, 130,000 square feet of mixed-  
43 use retail space, 53 acres of parks, trails, and open space; and

44 **WHEREAS**, the Colony Park Sustainable Community must provide 20  
45 percent of the total residential units to households whose income is 80 percent or  
46 below the median family income of the Austin metropolitan statistical area for  
47 ownership units and 60 percent or below the Austin metropolitan statistical area for  
48 rental units; and

49           **WHEREAS**, equitable housing practices give families of all income levels  
50 access to housing that costs no more than 30 percent of their household income;  
51 and

52           **WHEREAS**, the continuance of a shortage of housing options available to  
53 persons of low and moderate income is harmful to the health, prosperity, economic  
54 stability and general welfare of the City; and

55           **WHEREAS**, the development of the 208-acre site is estimated to add  
56 approximately \$690 million in assessed property value upon completion; and

57           **WHEREAS**, the Colony Park Sustainable Community Initiative is projected  
58 to generate \$3.5 million in annual property tax and sales tax revenue and create  
59 approximately 2,900 construction jobs and 1,200 permanent jobs; and

60           **WHEREAS**, building development within the Colony Park Sustainable  
61 Community Initiative must comply with the requirements of the Austin Energy  
62 Green Building Program (AEGBP), single-family, multi-family, or commercial  
63 rating system for a minimum two-star rating; and

64           **WHEREAS**, on May 19, 2020, the Economic Development Department  
65 signed an Exclusive Negotiating Agreement with Catellus Development  
66 Corporation (Catellus) for the Colony Park Sustainable Community project; and

67           **WHEREAS**, on October 10, 2020, Catellus Development Corporation  
68 prepared the Colony Park Sustainable Community Exclusive Negotiating  
69 Agreement Phase 1 Report (the “Phase 1 Report”) and presented the report to the  
70 City and the community; the Phase 1 Report was subsequently updated on May 25,  
71 2021, and provided project phasing, preliminary proforma, economic feasibility,  
72 and comprehensive project funding recommendations; and

73           **WHEREAS**, the May 25, 2021, the Exclusive Negotiating Agreement Phase  
74 1 Report indicated a decrease in the project financial gap of \$127.4 million from  
75 2018 to \$103.3 million in 2021, and the report identified off-site infrastructure  
76 costs and parks and opens space costs totaled \$43.4 million and City and Texas  
77 Gas Service charges and fees totaled \$10.4 million; and

78           **WHEREAS**, the Phase 1 Report identified funding sources to close the  
79 financial gap, including: a Public Improvement District, a TIRZ, and other funding  
80 sources such as Travis County participation in the TIRZ and City participation for  
81 select capital improvement projects and fee waivers; and

82           **WHEREAS**, the construction of Colony Loop Drive, a capital improvement  
83 project whose design has been funded by the 2016 Mobility Bond Program and  
84 includes both the existing and missing sections, would connect the existing  
85 neighborhoods of Colony Park and Lakeside, which have been divided by the 208-  
86 acre City-owned parcel since 1984, with a multimodal street served by high-quality  
87 pedestrian and bicycle facilities and high capacity transit associated with the work  
88 approved by the voters as “Project Connect”; and

89           **WHEREAS**, equitable transportation practices integrate transit into  
90 walkable, livable, and affordable land use practices to enhance healthy living  
91 within underserved communities; and

92           **WHEREAS**, the proposed MetroRail Green Line and MetroRapid Expo and  
93 MLK lines will connect the Colony Park Sustainable Community to Downtown,  
94 and other beneficial city centers and assets, with high-capacity transit lines and  
95 presents the opportunity to create thoughtful, equitable Transit-Oriented  
96 Development (TOD); and

97           **WHEREAS**, equitable TOD is development that enables all people  
98 regardless of income, race, ethnicity, age, gender, immigration status or ability to  
99 experience the benefits of dense, mixed-use, pedestrian-oriented development near  
100 transit hubs; and

101           **WHEREAS**, in August 2020, the City Manager’s Office established an  
102 executive leadership team for the Colony Park Sustainable Community Initiative to  
103 ensure cross-departmental coordination and expedite the execution of the Master  
104 Plan; and

105           **WHEREAS**, on September 2, 2021, Council approved the negotiation and  
106 execution of a purchase and sale agreement, and related interlocal agreements with  
107 Central Health authorizing the City to sell a parcel in the Colony Park Sustainable  
108 Community to Central Health for the development of a health and wellness center;  
109 and

110           **WHEREAS**, Resolution Nos. 20211021-045 and 20211021-044 directed  
111 the City Manager to provide Council an implementation plan and schedule for  
112 creating a TIRZ for the Colony Park project within calendar year 2022; and

113           **WHEREAS**, on November 16, 2021, staff presented an update on the  
114 Colony Park Project TIRZ that stated a public finance plan recommendation would  
115 be brought to Council the first quarter of 2022; and

116           **WHEREAS**, as of March 2022, a financial plan for the Colony Park  
117 Sustainable Community Initiative has yet to be finalized; and

118           **WHEREAS**, the timely creation of a financial plan is critical to the  
119 execution of the Master Development Agreement and adopted project plan for the  
120 Colony Park Sustainable Community Initiative; **NOW, THEREFORE,**

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

122 The City Council affirms that the Colony Park Sustainable Community  
123 Initiative is a top priority and a critical investment needed to create and expand  
124 diverse housing options and stimulate economic opportunity in a historically  
125 disinvested area of the City. The City Council understands the need to utilize all  
126 viable financing and available funding sources to develop the financing and  
127 funding plan for the project, and directs the City Manager to, using all resources  
128 that may be necessary:

- 129 1. Bring the public finance plan and funding source strategy recommendations  
130 to Council for consideration no later than the June 9, 2022, City Council  
131 Meeting; and
- 132 2. Provide to Council an anticipated timeline for the negotiation and execution  
133 of the Master Development Agreement as quickly as possible, but not later  
134 than August 1, 2022.

135 **BE IT FURTHER RESOLVED:**

136 The City Manager is directed to submit a formal request for:

- 137 1. Travis County to participate in the TIRZ; and,
- 138 2. Austin Transit Partnership to participate in the TIRZ.

139 **BE IT FURTHER RESOLVED:**

140 The City Manager is directed to:

141 1. Request various City departments prioritize/advance identified Capital  
142 Improvement projects in proximity to the Colony Park Sustainable  
143 Community.

144 2. Consider any other necessary or appropriate actions to facilitate the  
145 recommendations contained in the Phase 1 Report.

146 **BE IT FURTHER RESOLVED:**

147 The City Manager is directed to expeditiously engage the Housing and  
148 Planning Department and all other relevant City departments to work  
149 interdependently and cooperatively with third parties, such as, but not limited to,  
150 Colony Park/Lakeside Community Development Corporation (CDC), the Colony  
151 Park Neighborhood Association (CPNA), Austin Revitalization Authority (ARA),  
152 Catellus, Equidad ATX, Central Health, and Colony Park residents (collectively,  
153 “Co-creators”) to develop holistic, sustainable, transformative and equitable  
154 programs and strategies for existing neighborhoods adjacent to the 208-acre site to  
155 create a sustainable framework of displacement mitigation, and new housing and  
156 business development. These strategies/programs should include, but are not  
157 limited to:

158 1. Targeted outreach to inform the community of available housing resources  
159 and options, including, but not limited to:

160 a. Utilization of the home repair program.

161 b. A strategy to inform residents at risk of displacement of available  
162 options and services such as homestead exemption application  
163 assistance and connecting residents with financial counseling or legal  
164 services.

- 165 c. Homebuyer education and down payment assistance programs.
- 166 d. Emergency rental assistance and/or other emergency loan financial  
167 assistance programs.
- 168 2. Working with Co-creators to explore and develop strategies that, among  
169 other things, promote community stewardship of land, secure long-term  
170 housing affordability, stimulate mixed-income development, and promote  
171 sustainable ownership of commercial and residential properties by Colony  
172 Park residents. For example, strategies could include dedicating resources,  
173 including but not limited to City staff, financial resources, consultants, and  
174 capacity building opportunities to work with the Colony Park/Lakeside CDC  
175 and other Co-creators on creating community land trusts, including  
176 exploring ways existing homeowners could opt-in to a community land trust  
177 managed by a to be determined entity in the future.
- 178 3. Adopted preference policy is integrated into any City-financed  
179 developments.
- 180 4. Ongoing monitoring of displacement risk and a bi-annual report of  
181 demographic shifts to analyze neighborhood change.
- 182 5. Evaluation of a workforce program, in accordance with the City's  
183 Construction Training Program, that will prioritize training and hiring of  
184 existing residents for the projected 2,900 construction job opportunities and  
185 1,200 permanent jobs that will be created by this development.
- 186 6. Ensure future expansion plans of the existing street network provide  
187 enhanced connections to and within surrounding neighborhoods.

188 7. Working with Capital Metro and the Austin Transit Partnership to evaluate  
189 how Project Connect can provide enhanced connections to and withing  
190 surrounding neighborhoods.

191 8. Economic development initiatives and tenanting programs to cultivate  
192 historically underrepresented businesses in alignment with increased  
193 residential activity.

194 9. Evaluate the need for community improvement projects in the existing  
195 adjacent neighborhoods and then follow through with implementation as  
196 appropriate.

197 10. Working with Catellus to explore the development of economic drivers,  
198 including but not limited to, facilities to address the structural lack of retail,  
199 comprehensive grocery, and financial establishments.

200 11. Explore the creation of community health and wellness assets beyond  
201 Central Health's pending Northeast Health and Wellness Center.

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205 **ADOPTED:** \_\_\_\_\_, 2022      **ATTEST:** \_\_\_\_\_

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Myrna Rios  
City Clerk

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