

1 **RESOLUTION NO.**

2 **WHEREAS**, on December 7, 2017, City Council approved Resolution No.  
3 20171207-058 directing the City Manager to work with community members to  
4 create a new vision for the City-owned property located at I-35 and St. Johns Avenue  
5 (St. John Property); and

6 **WHEREAS**, the St. John Property should address housing, economic, and  
7 recreational opportunities and future needs of St. John residents and residents of  
8 the surrounding areas, and honor and respect the rich Black and Hispanic history of  
9 the St. John neighborhood; and

10 **WHEREAS**, a robust, two-year community engagement process, including  
11 several hundred in-person and online surveys, focus groups, house meetings, school  
12 meetings, and town halls, resulted in a new, community-validated vision for the St.  
13 John Property; and

14 **WHEREAS**, the St. John community's new vision centers on supporting a  
15 complete community in a historic neighborhood by reinforcing its strengths and  
16 enhancing its services and quality of life through redevelopment, including: (1) a  
17 mixed-income, mixed-use district with affordable housing, particularly accessible to  
18 current and past neighborhood residents; (2) open space for recreation and  
19 congregation; and (3) space for community retail and support services specific to the  
20 St. John neighborhood; and

21 **WHEREAS**, on June 6, 2019, City Council approved Resolution No. 20190606-  
22 098 directing the City Manager to negotiate an interlocal agreement with the  
23 University of Texas Center for Sustainable Development to initiate a redevelopment  
24 planning process and for the final work resulting from the interlocal agreement to be

25 sufficient for the subsequent release of a Request for Proposals for redevelopment  
26 of the St. John Property; and

27 **WHEREAS**, the Center for Sustainable Development team completed their  
28 study highlighting viable community-guided and anti-displacement focused  
29 redevelopment scenarios, in accordance with Resolution Nos 20171207-058 and  
30 20190606-098, including a range of options such as mixed-income housing,  
31 recreation space, and non-profit space that address the current and future needs of  
32 St. John residents and the surrounding community; and

33 **WHEREAS**, the Center for Sustainable Development team's final report  
34 was reviewed by the Economic Development Department, Housing and Planning  
35 Department, Parks and Recreation Department, Law Department,  
36 Financial Services, Public Works, Austin Water and Austin Energy and the  
37 subsequent memorandum was released on June 24, 2020, which included vetted  
38 recommendations to reposition the St. John Property through a Request for  
39 Proposals process; and

40 **WHEREAS**, on July 29, 2020, City Council approved Resolution No. 20200729-  
41 117 affirming the community vision set forth in the University of Texas Study  
42 resulting from a two-year community engagement effort, supporting the City  
43 Manager's decision to initiate a Request for Proposals process, and initiating the  
44 rezoning of the St. John Property to CS-MU-V-NP; and

45 **WHEREAS**, on July 9, 2021, City Staff recommended the Request for  
46 Proposal (RFP) award to Greystar Development Central, LLC (Greystar/The  
47 Housing Authority of the City of Austin), the top-scoring proposal, given their  
48 responsiveness to the community's priorities (as required by the RFP) and ensuring  
49 the timely development of the project without any City subsidy; and

50           **WHEREAS**, on July 29, 2021, City Council authorized the negotiation and  
51 execution of an exclusive negotiation agreement (ENA) with Greystar  
52 Development Central, LLC, for terms governing a master developer contract for  
53 the redevelopment of the St. John Property; and

54           **WHEREAS**, on April 13, 2022, Greystar Development Central, LLC signed  
55 the ENA and on April 7, 2022, City Council authorized the negotiation and  
56 execution of legal services needed to commence negotiations of a master  
57 development agreement; and

58           **WHEREAS**, on July 29, 2021, City Council provided additional direction to  
59 the City Manager as follows “In the Master Development Agreement [(MDA)], The  
60 City Manager should negotiate for a long-term lease rather than a sale. If the City  
61 Manager cannot achieve a long-term lease in the MDA, or if such an arrangement  
62 results in a significant reduction of community benefits, the City Manager should  
63 report this back to the City Council and seek further direction as part of the MDA  
64 process. Land ownership by the City or another public agency remains strongly  
65 preferred.”

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

67           The City Council reaffirms their commitment to move forward with the  
68 redevelopment of the St. John Property in a manner that honors the rich Black and  
69 Hispanic history of the neighborhood, supports the community’s vision resulting  
70 from several years of community input, and enhances the quality of life of the  
71 community through critical investments that achieve a significant amount of  
72 affordable housing and other community-vetted benefits.

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75 **BE IT FURTHER RESOLVED**

76 The City Council affirms that a sale of the St. John Property to a public facility  
77 corporation controlled by The Housing Authority of the City of Austin (HACA), a  
78 public agency with a decades-long track record in cultivating sustainable affordable  
79 housing communities, with the City reserving and retaining a right to repurchase the  
80 St. John Property, meets prior Council direction and priorities resulting in a feasible  
81 project that (1) ensures the upfront payment of the amount required to fully pay off  
82 the indebtedness on the property, (2) requires no City subsidies for their baseline  
83 proposal, (3) offsets the increasing costs of construction due to inflation, (4) ensures  
84 the timely delivery of a critical housing program in which at least 50 percent of the  
85 units will be income-restricted affordable at 60 percent median family income (MFI)  
86 for rental and 80 percent MFI for ownership with the potential of deeper  
87 affordability, and (5) promotes and ensures long-term affordability and tenant  
88 services.

89 **BE IT FURTHER RESOLVED**

90 The City Council directs the City Manager to pursue a sale of the St. John  
91 Property to a public facility corporation controlled by HACA, with the City  
92 reserving and retaining a right to repurchase the St. John Property, during the  
93 MDA negotiations and to return to Council to provide an update on the status of  
94 negotiations with Greystar Development Central, LLC and HACA for execution no  
95 later than the end of November of 2022.

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97 **ADOPTED:** \_\_\_\_\_, 2022      **ATTEST:** \_\_\_\_\_  
98 Myrna Rios  
99 City Clerk  
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