



BOARD/COMMISSION RECOMMENDATION

Robert Mueller Municipal Airport Plan Implementation Advisory Commission

Recommendation Number: 20230214-005:  
Long-term support and sustainability of affordable housing at Mueller

WHEREAS, the City of Austin’s Robert Mueller Municipal Airport Plan Implementation Advisory Commission (PIAC) was established to advise the City Council on implementation of Mueller’s Master Plan and other redevelopment issues regarding the Master Development Agreement (MDA) between the City and Master Developer Catellus Austin, LLC; and

WHEREAS, the City Code Section 2-1-169, (D) specifies the PIAC is to be abolished on the date that the December 2, 2004 Master Development Agreement between the City and Catellus expires or is terminated, which, barring extraordinary circumstances, will occur on or before December 2, 2024; and

WHEREAS, in February 2019 in anticipation of its impending abolishment, the PIAC created a Mueller Transition Working Group (MTWG) to study the likely changes in governing and management of Mueller as Catellus prepares to cease its participation and after it is no longer a partner, and to recommend potential actions or policies to the City Council aimed at retaining Mueller’s success as a model high-density, new-urbanist neighborhood in central East Austin; and

WHEREAS, as part of fulfilling the MDA obligations and to provide more long-term affordability, Catellus established the nonprofit Mueller Foundation to administer the for-sale affordable homes program, which will remain in place beyond the MDA expiration, and which has a dedicated funding stream; and

WHEREAS, the MDA specified that Catellus “cause at least 25% of all housing on the Property to be Affordable Housing,” which has been met or exceeded to date, and bearing in mind Austin’s ongoing housing issues, contemplate what City Council and other City of Austin efforts to continue and maintain those affordable housing policies in perpetuity should be made;

NOW, THEREFORE, BE IT RESOLVED that the Robert Mueller Municipal Airport Plan Implementation Advisory Commission recommends the Austin City Council evaluate the overall state and long-term viability of Mueller's affordable housing at least twelve (12) months prior to the expiration of the MDA, provide support relating to any necessary changes to maintain affordable housing at Mueller after the MDA's expiration, formalize an annual reporting structure to the City on affordability at Mueller, and to protect the interest of the people of Austin and those early adopters, as well as those in the future, who have committed to the affordable housing at Mueller, formalize the authority and evaluate potential ordinances and responsibilities of the City to ensure the long-term sustainability of the affordable housing program at Mueller so that it is secure and will exist in perpetuity..

Date of Approval: 2/14/2023

Record of the vote: Unanimous on an 8-0 vote.

Attest:

 Jill M. Fagan