

RESOLUTION NO. 20230413-046

WHEREAS, 4800 Bolm Road, Austin, Texas 78702 (Property) is a City-owned property that was formerly owned by BFI Waste Systems of North America, Inc. (BFI), successor by merger to ACCO Waste Paper, Inc. (ACCO), which operated a recycling center on the Property; and

WHEREAS, on May 13, 1999, the City Council voted unanimously to initiate condemnation proceedings against BFI for the Property; and

WHEREAS, the condemnation and City purchase of the Property, as well as the subsequent required cleanup, came as a result of a concerted effort on behalf of nearby residents and community advocates to combat the environmental racism that was propagated by the recycling center's presence amidst an East Austin residential neighborhood; and

WHEREAS, the 1928 City of Austin Master Plan and the corresponding 1931 zoning map disproportionately placed industrial zoning near homes occupied by minorities in East Austin; and

WHEREAS, the City has maintained ownership of the Property for over two decades; and

WHEREAS, Austin is facing a housing affordability crisis as the housing market reaches record high rents and home prices; and

WHEREAS, the Property presents an exceptional opportunity to address the City's affordable housing needs; and

WHEREAS, under City Council direction to create affordable housing and commercial opportunities on City-owned land, the Economic Development

Department began evaluating the Property as a potential redevelopment opportunity for residential and commercial/retail uses instead of its current industrial use; and

WHEREAS, updated environmental reports from 2021 revealed groundwater contamination on the Property; therefore, in partnership with Austin Resource Recovery (ARR), the City began a full investigation and cleanup of the Property; and

WHEREAS, contractors were secured to install monitoring wells and take the steps required to obtain a Certificate of Completion (COC) under the Voluntary Cleanup Program of the Texas Commission on Environmental Quality (TCEQ) for meeting residential use standards, with funding being available for these steps through ARR's Brownfields grant program; and


WHEREAS, the City has submitted an application for obtaining a COC to the TCEQ and a response is not expected before Fall 2023; and

WHEREAS, upon review of the City's application, the TCEQ may request additional work to demonstrate the site has achieved clearance for residential standards; **NOW, THEREFORE**,

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

The City Manager is directed to prioritize the development of deeply affordable housing over all other uses at the Property in coordination with the City's Economic Development and Housing and Planning Departments, ARR, the Austin Housing Finance Corporation, and other departments as determined by the City Manager. As a general target, the project should seek to maximize the number of units available at 60 percent of the median family income or below, and include

a substantial number of two- and three-bedroom units relative to the total residential units.

ADOPTED: April 13, 2023 ATTEST: 
Myrna Rios
City Clerk