

WHEREAS, City Council is committed to maximizing community benefits on city-owned property; and

WHEREAS, City Council approved Resolution No. 20181004-042 that directed the City Manager to initiate a solicitation for a mixed income development with affordable housing under 60% Median Family Income (MFI) onsite or within one mile of the property; and

WHEREAS, Council directed the City Manager to continue to negotiate with Aspen Heights with a revised term sheet in September of 2022; and

WHEREAS, the ENA with Aspen Heights expired on June 29, 2023; and

WHEREAS, HealthSouth remains a critical priority city-owned property for Council; **NOW THEREFORE**,

24 **BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF**
25 **AUSTIN:**

26 The City Council reaffirms its commitment to HealthSouth as a mixed use,
27 mixed income development, with housing affordable to 60% MFI or below to be a
28 top priority onsite and within a mile of the site.

29 **BE IT FURTHER RESOLVED:**

30 The City Manager is directed to explore the merits of Austin Economic
31 Development Corporation and Austin Housing Finance Corporation as lead
32 negotiators for the HealthSouth redevelopment.

33 **BE IT FURTHER RESOLVED:**

34 The City Manager is directed to return to Council with a comprehensive
35 report on the site development feasibility based on prior work with the prior
36 negotiations, the findings and recommendation on market feasibility to guide a
37 discussion of Council's goals for this site, and recommendation on next steps for
38 development including the lead negotiator for future discussion and possible action
39 at the September 14, 2023 Council meeting.

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42 **ADOPTED:** _____, 2023 **ATTEST:** _____

43 Myrna Rios
44 City Clerk
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