

RESOLUTION NO. 20231214-072

WHEREAS, to address the affordable housing crisis, City Council adopted the Strategic Housing Blueprint with the goals of producing a total of 135,000 new units and at least 60,000 new income-restricted units by 2027; and

WHEREAS, there is a need for affordable housing of all types and in all parts of Austin; and

WHEREAS, the Housing Works 2022 Council District-by-District and Community at a Glance Analysis shows that the majority of affordable housing units in Austin are located east of IH-35, with Council Districts 1, 2, 3, and 4 together containing 69 percent of Austin's subsidized affordable housing; and

WHEREAS, the Housing Works analysis also shows that the Council districts west of Mopac particularly have failed to provide a proportionate share of affordable housing, with Council Districts 6, 8 and 10 together containing only approximately six percent of Austin's subsidized affordable housing; and

WHEREAS, Council District 8 contains just one percent of the City's subsidized affordable housing units, putting it in last place among the ten Council districts; and

WHEREAS, 7610 Old Bee Caves Road is located in Council District 8; and

WHEREAS, the owner of 7610 Old Bee Caves Road is proposing to apply for Affordability Unlocked certification to develop a 100 percent-affordable multifamily development at the site, with half of the units at 50 percent median family income (MFI) and half of the units at 70 percent MFI; and

WHEREAS, the proposed 7610 Old Bee Caves Road development has applied for affordable housing funding through a bond reservation issued by the Travis County Housing Finance Corporation (TCHFC), and affordable housing funding applications are time-sensitive; and

WHEREAS, 7610 Old Bee Caves Road is part of the Oak Hill Imagine Austin Center; and

WHEREAS, 7610 Old Bee Caves Road is serviced by the CapMetro North Oak Hill Pickup shuttle service, which offers affordable, on-demand transportation to nearby destinations including HEB, CommUnityCare Health Center, Seton hospital, YMCA, Goodwill, NXP, AMD, Oak Hill Elementary School, the Travis County Oak Hill Community Center, and the Austin Community College Pinnacle campus, where riders can catch a non-stop flyer route to downtown, the Capitol, and the University of Texas; and

WHEREAS, the Save Our Springs Initiative ordinance (City Code Chapter 25-8, Subchapter A, Article 13, or SOS Ordinance) is vital to protecting Barton Springs and the Edwards Aquifer; and

WHEREAS, the SOS Ordinance applies to nearly the entirety of District 8; and

WHEREAS, alongside the City's firm commitment to the SOS Ordinance and long-standing tradition of environmental stewardship, there is also a need for consideration of unique opportunities to help address the severe lack of affordable housing in District 8; and

WHEREAS, the proposed 7610 Old Bee Caves Road affordable housing development may require variances to allow minimal modifications related to cut

and fill and a site-specific SOS amendment to allow modest flexibility regarding impervious cover; and

WHEREAS, the proposed 7610 Old Bee Caves Road affordable housing development would be required to fully meet the non-degradation water quality requirements of the SOS ordinance, as well as preserve the heritage tree on-site; and

WHEREAS, the current owner of the tract is interested in providing additional environmental benefits by:

- Complying with dark skies regulations
- Providing electrical vehicle charging stations
- Meeting at least Austin Green Builder 2-Star standards; and

WHEREAS, approval of this Resolution will help with the timeline of potential funding of this development and the creation of much-needed affordable housing in District 8; and

WHEREAS, approval of this Resolution simply initiates a process and fully preserves Council's normal legislative ability to approve, deny, or condition a site-specific SOS amendment at the time City staff brings a draft ordinance back to Council; **NOW, THEREFORE,**

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

Council initiates site-specific variances and amendments to the City Code Title 25 (Land Development), including site-specific amendments to City Code Chapter 25-8, Subchapter A, Article 13 (Save Our Springs Initiative), as minimally required to allow for the completion of the proposed affordable housing development, which is planned by the owner to be 100 percent comprised of affordable units, at 7610 Old Bee Caves Road; and

BE IT FURTHER RESOLVED:

The City Manager is directed to work with the representatives of the development proposed at 7610 Old Bee Caves Road, and once a substantially complete application for a site plan has been filed for this development, conduct appropriate determinations and return to Council with an ordinance that minimizes departures from City Code requirements while maximizing environmental protection at the site and requires the proposed development to minimize impervious cover and fully meet SOS non-degradation treatment standards; and

BE IT FURTHER RESOLVED:

This Resolution in no way binds or directs funding decisions of the Austin Housing Finance Corporation related to this proposed development or any other proposal; and

BE IT FURTHER RESOLVED:

The City Manager is directed to process the site-specific amendments to City Code Chapter 25-8, Subchapter A, Article 13 and related variances through the standard public review process, including Boards & Commissions, and to bring a draft ordinance back to Council for consideration by August 2024, or as soon as staff is able to review the substantially complete site plan and recommend and process site-specific amendments and/or variances.

ADOPTED: December 14, 2023

ATTEST:



Myrna Rios
City Clerk