

BOARD/COMMISSION RECOMMENDATION

Robert Mueller Municipal Airport Plan Implementation Advisory Commission

Recommendation Number: (20260314-006): Foundation Communities Proposed Mueller Development

WHEREAS, affordability and diversity in housing offerings is a community-determined and City Council Approved goal for the former Mueller Airport redevelopment; the Master Development Agreement (MDA) between the City of Austin and Catellus/Banbury Development calls for "at least 25% of all housing" units at Mueller to be affordable; and the 25% goal is currently being met for all apartment units that are completed, constructed or contracted; and

WHEREAS, Mueller's MDA includes provisions for a limited number of "stand alone projects solely comprised of Affordable Housing units" to help meet the 25% goal, which currently includes the 201-unit Wildflower Terrace senior affordable complex, completed in 2012, the 240-unit Aldrich 51 workforce affordable complex, completed in 2018; and the 132-unit Jordan family affordable complex, completed in 2020; and

WHEREAS, Foundation Communities has proposed construction of the Jordan II, a 66-unit family affordable complex across Philomena Street from The Jordan in order to share its management and tenant amenities, aimed at families with children and offering a mix of 1, 2, 3 and 4-bedroom units, all priced to be affordable by families with incomes at or below 50% of Austin's Median Family Income; and

WHEREAS, Foundation Communities provided testimony on the Jordan II, and on its three decades of experience in developing affordable housing for Austin residents at the March 10, 2026 meeting of the Robert Mueller Municipal Airport Plan Implementation Advisory Commission; and

WHEREAS, the construction of the proposed Affordable Multi-Family Housing complex will support the greater Austin community's goal of creating and sustaining affordable housing citywide, including East Austin and other central core neighborhoods; and

WHEREAS, at its February 5, 2026 meeting, the Austin City Council approved its RESOLUTION NO. 20260205-034 in support of FC Jordan II Housing, LP and its application to the Texas Department of Housing and Community Affairs for 9% Low Income Tax Credits.

NOW, THEREFORE, BE IT RESOLVED that the Robert Mueller Municipal Airport Plan Implementation Advisory Commission encourages the Austin City Council to continue to support Foundation Communities' application and request for approximately \$8 million in gap financing through a loan for the Jordan II affordable housing complex in Mueller.

Date of Approval: 4/14/26

Motioned By: Commissioner Sokoloic Seconded By: Commissioner Hilliard

Vote Count: 8 For: 8 Against: 0

Abstain: none Off the dias: none Absent: Commissioner Jackson

Attest: 
(Staff or Commissioner can sign)