

City of Austin



Recommendation for Action

File #: 26-1406, **Agenda Item #:** 8.

4/9/2026

Posting Language

Authorize negotiation and execution of all documents and instruments necessary or desirable to grant in fee simple Lot 1, Block A, Norman Commons Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the plat thereof recorded in Document No. 202300220 of the Official Public Records, Travis County, Texas, located at or near 3801 Tannehill Lane, Austin, Texas 78721, to Guadalupe Neighborhood Development Corporation for the development of approximately 32 affordable ownership units. Funding: Approving this transfer does not constitute any obligation of Austin Housing Finance Corporation or the City of Austin to cover any costs associated with the transfer.

Lead Department

Austin Housing Finance Corporation

Fiscal Note

Approving this transfer does not constitute any obligation of Austin Housing Finance Corporation or the City of Austin to cover any costs associated with the transfer.

Prior Council Action:

October 13, 2016: Council adopted Resolution No. 20161013-005, directing the City Manager to explore the economic and legal feasibility of a joint affordable housing project that could include the City of Austin and the Austin Independent School District.

November 3, 2016: Council adopted Resolution No. 20161103-045, directing the City Manager to work with public entities, such as the Austin Independent School District, to identify opportunities for creating affordable housing.

December 8, 2016: Council authorized submission, negotiation and execution of all documents and instruments necessary or desirable for the acquisition of real property, offered through an invitation for bid by Austin Independent School District, located at (1) the northwest corner of Doris Drive and Hathaway Drive [District 7], (2) 3908 Avenue B [District 9], (3) the northeast corner of Jackie Robinson Street and Tannehill Lane [District 1], (4) the southeast portion of 411 East Alpine Road [District 3], (5) the southwest corner of US Highway 183 and Loyola Lane [District 1], (6) 4806 Trail West Drive [District 8], (7) 110 East 9th Street [District 9], (8) 1111 West 6th Street [District 9], (9) the east portion of East 51st Street [District 1], and (10) 4900 Gonzales Street [District 3] for an amount not to exceed \$2,880,000 and other consideration, including creation of permanent affordable housing, enhanced greenspace, protecting natural drainage features and protection of a spring.

For More Information:

Deletta Dean, Treasurer, Austin Housing Finance Corporation, 512-978-1410; or Mandy DeMayo, Deputy Director, Austin Housing, 512-974-1091.

Council Committee, Boards and Commission Action:

December 8, 2016: Austin Housing Finance Corporation (AHFC) authorized the submission, negotiation

and execution of all documents and instruments necessary or desirable for the acquisition of real property, offered through an invitation for bid by Austin Independent School District, located at (1) the northwest corner of Doris Drive and Hathaway Drive, (2) 3908 Avenue B, (3) the northeast corner of Jackie Robinson Street and Tannehill Lane, (4) the southeast portion of 411 East Alpine Road, (5) the southwest corner of US highway 183 and Loyola Lane, (6) 4806 Trail West Drive, (7) 110 East 9th Street, (8) 1111 West 6th Street, (9) the east portion of East 51st Street, and (10) 4900 Gonzales Street for an amount not to exceed \$2,880,000 and other consideration, including creation of permanent affordable housing.

December 9, 2021: AHFC awarded the 3811 Tannehill Lane Request for Proposal to Foundation Communities and the Guadalupe Neighborhood Development Corporation (GNDC).

Additional Backup Information:

AHFC acquired approximately 7.96 acres of surplus land located adjacent to present-day Norman Sims Elementary School from the Austin Independent School District. In 2021, AHFC awarded the solicitation to develop this land to Foundation Communities and GNDC. The development team replatted the property into two lots: Foundation Communities, in partnership with AHFC, is developing Norman Commons Apartments, a multifamily development with 156 affordable rental units on Lot 2 (approximately 5.92 acres), which AHFC ground leases to the development owner, Norman Commons. Norman Commons began construction in early 2024 and completed construction in 2025. GNDC is planning to build Ada Anderson Place, an ownership development with 32 affordable ownership units on Lot 1 (approximately 1.95 acres) that will be managed and ground leased through GNDC's Community Land Trust. GNDC anticipates beginning construction in 2026 and delivering the units in phases, with all phases estimated to be complete in 2029. GNDC will sell the units to families whose income ranges between 60 and 80 percent median family income.

In order to facilitate this ownership development, AHFC must grant Lot 1 to GNDC. All closing costs related to this grant are to be borne by GNDC.

The property is located in Council District 1.