



City of Austin

Recommendation for Action

File #: 26-1645, **Agenda Item #:** 3.

5/28/2026

Posting Language

Authorize the sale of the St. John site located at 800 E. St. Johns Avenue, Austin, Texas 78752, as two separate parcels after subdivision being the St. John North Property and the St. John South Property (collectively the Properties), for multifamily residential and retail development, to South Congress Public Facility Corporation, an entity created under Chapter 303, Texas Local Government Code, which is an affiliate of and is controlled by the Housing Authority of the City of Austin (HACA), and to satisfy the requirement that the developments on the Properties be approved by the governing body of the municipality in which the developments are located. Funding: This item has no fiscal impact. Related to Items #2 and #4.

Lead Department

Austin Financial Services.

Fiscal Note

This item has no fiscal impact.

Prior Council Action:

October 5, 2023 - Council approved the multifamily and commercial development at the St. John Site.

March 12, 2026 - Council approved an amendment to the Master Development Agreement and related agreements with Greystar Development Central, LLC and the Housing Authority of the City of Austin.

For More Information:

Kimberly Olivares, Director Financial Services, 512-974-2609 and Christine Freundl, Redevelopment Project Manager, 512-974-7147.

Additional Backup Information:

In March 2026 Council approved an amendment to agreements that would deliver the St. John property through two separate projects, both designed, constructed, and managed through the Greystar-Housing Authority of the City of Austin (HACA) partnership, but with different equity partners. The revised term sheet approved in March calls for the subdivision of the property at 800 E. St. John Avenue into two separate properties called St. John North and St. John South that will be sold to a public facility corporation (PFC) controlled by HACA (South Congress PFC) with a 60-year affordability term with the ability for the City to extend to 99.

Texas Local Government Code Section 303.0421(b)(4) requires that the City Council, acting as the governing body of the City of Austin, approve the development of both St. John North and St. John South. Although City Council previously approved the sale of the land to a HACA-controlled PFC and the development of the land for the purposes of Chapter 303 through prior Council actions, those approvals came before Council authorized the City to sell 800 E. St. Johns as two separate lots although to the same entity, South Congress Public Facility Corporation. Council approval of this action makes clear the City's approval for purposes of Chapter 303 for both the St. John North and St. John South developments, which will be separate developments upon the subdivision of the current site prior to closings for the sale of both properties. On April

2, 2026, the City received the required 30-day written notice of the South Congress PFC Board's intent to approve the acquisition of the properties.