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3 **RESOLUTION NO.**

4 **WHEREAS**, the Fiscal Year 2025-2026 Citywide Strategic Plan set a goal
5 to support equitable complete communities, where amenities and services are
6 accessible and affordable across the city; and

7 **WHEREAS**, Resolution No. 20161013-005 directed the City Manager to
8 explore partnership opportunities between the City of Austin, Austin Independent
9 School District, and Travis County for affordable housing and other development
10 projects; and

11 **WHEREAS**, Resolution No. 20161103-045 directed the City Manager to
12 work with other local governmental entities to create a process for identifying
13 opportunities within each entity's real estate portfolio for coordination on facilities
14 and redevelopment of public land and identification of opportunities for joint-use
15 agreements, with the aim of achieving shared priority policy goals, such as creating
16 affordable and permanent supportive housing, supporting transportation goals, or
17 supporting space for creatives; and

18 **WHEREAS**, the Austin Climate Equity Plan sets several goals to acquire
19 land for parkland and carbon sequestration; and

20 **WHEREAS**, the Strategic Housing Blueprint recommends the City
21 strategically acquire and hold land in underdeveloped activity centers and
22 corridors, making it available to private or non-profit developers for the
23 construction of affordable housing as these areas develop; and

24 **WHEREAS**, Council Resolution No. 20240404-067 directed the City
25 Manager to determine viable land acquisition opportunities that would allow the
development of long-term affordable home ownership and rental city-wide; and

26 **WHEREAS**, public entities within the city, including surrounding school
27 districts, CapMetro, Central Health, Austin Community College (ACC), and
28 others, own both undeveloped and developed parcels that may be underutilized and
29 could accommodate new or different uses; and

30 **WHEREAS**, Central Health is currently developing a comprehensive
31 facilities plan, which will guide its long-term facilities planning, and recently
32 adopted guidance for the development of a transformation strategic plan to
33 implement a coordinated continuum of care that ensures all Travis County
34 residents have timely and equitable access to high-quality, affordable, whole-
35 person care; and

36 **WHEREAS**, Austin Independent School District and other surrounding
37 school districts have announced school closures and adopted policies to ensure any
38 closed campuses are leveraged to provide community benefits; and

39 **WHEREAS**, land is a finite resource, so its value will increase over time,
40 making early acquisitions for public benefit a more efficient use of funds;

41 **NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL**
42 **OF THE CITY OF AUSTIN:**

43 The City Manager is directed to initiate discussions with all school districts
44 within the City’s jurisdiction to explore partnership or acquisition opportunities that
45 would repurpose closed school campuses or unused properties in order to deliver
46 community benefits that align with the goals of existing City plans and land
47 acquisition strategies. The City Manager should focus on campuses that school
48 districts have identified as priorities for redevelopment or partnership opportunities.
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50 **BE IT FURTHER RESOLVED:**

51 The City Manager is directed to develop a targeted land policy to determine
52 when to acquire, or when to partner in the redevelopment of, available land owned
53 by other public entities, including, but not limited to, CapMetro, Central Health,
54 local school districts, ACC and other institutions of higher education, and Travis
55 County. The goal of the policy should be to preserve these sites for community-
56 beneficial uses in alignment with the policy. The policy should be developed in
57 partnership with these public entities and outline a clear process for the City to
58 engage with these entities on partnership or acquisition opportunities.

59 The policy should consider the following:

- 60 • The needs of surrounding communities.
- 61 • The ability to maximize buildings' sustainability and operational efficiency
62 through retrofitting.
- 63 • The long-term financial viability of any proposed use.
- 64 • The recommendations of a transparent community engagement process
65 intended to inform the land acquisition strategy, articulate the vision for the
66 reuse of high-priority sites, bring together partnership opportunities, and guide
67 the implementation of the policy.
- 68 • The opportunity to preserve sites of historic, cultural, or architectural
69 significance.
- 70 • Any environmental impacts and associated costs of potential future uses of
71 the site.

- 72 • Any potential effects on the surrounding community, including ways to
73 mitigate any potential negative effects.
- 74 • Applicable development restrictions or entitlement allowances.

75 The policy should prioritize the redevelopment of transit-adjacent real estate for
76 compact, mixed-use, and pedestrian-friendly communities that specifically increase
77 transit ridership and cultivate economic opportunities for all residents.

78 The policy should consider the following types of community-serving land uses, if
79 contextually appropriate for these sites:

- 80 • Affordable housing
- 81 • Workforce housing
- 82 • Health care services and public health
- 83 • Community kitchens or food pantries
- 84 • Homelessness services
- 85 • Libraries
- 86 • Community resilience centers
- 87 • Creative and cultural spaces
- 88 • Vocational training and shared workspaces
- 89 • Mixed-use community centers
- 90 • Community-serving retail and services
- 91 • Childcare facilities

- 92 • Community gardens, playgrounds or parkland
- 93 • Workforce development
- 94 • Other community-beneficial uses in alignment with the policy

95 **BE IT FURTHER RESOLVED:**

96 The City Manager is directed to explore including equitable transit-oriented
97 development (ETOD) supportive uses, infrastructure, and community-focused
98 amenities in future land acquisitions and joint-use agreements, in alignment with
99 the Council-directed ETOD Policy Plan and in collaboration with CapMetro and
100 other critical partners.

101 **BE IT FURTHER RESOLVED:**

102 The City Manager is directed to identify potential funding sources to acquire
103 land, including a potential 2026 bond.

104 **BE IT FURTHER RESOLVED:**

105 The City Manager is directed to report back to Council with an update on the
106 policy by June 1, 2026, and to provide regular quarterly updates on the
107 implementation of the policy and any potential partnerships or acquisitions
108 thereafter.

109 **BE IT FURTHER RESOLVED:**

110 The City Manager should develop a list of priority properties and
111 partnerships that have been identified and are under consideration. The City
112 Manager should provide an update to Council on the priority list by August 31,
113 2026.

ADOPTED: _____, 2026 **ATTEST:** _____

Erika Brady
City Clerk

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