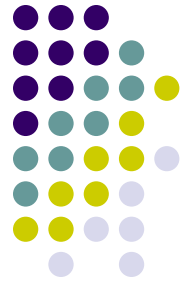


City of Austin's – Neighborhood Housing and Community Development

URBAN RENEWAL AGENCY ORIENTATION

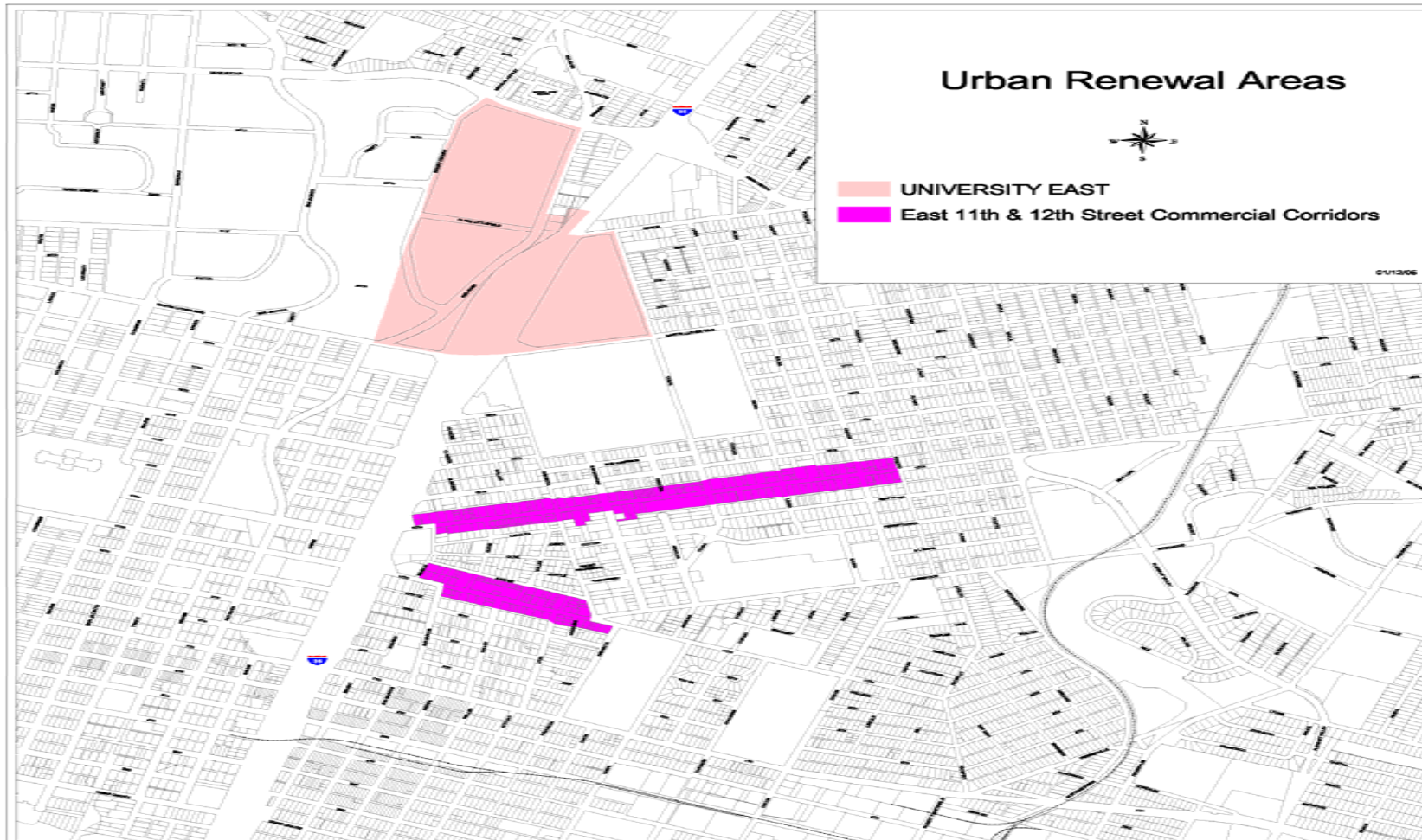
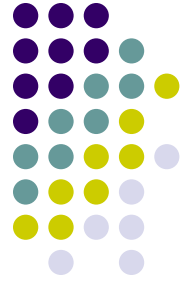
Presentation at
Urban Renewal Agency of the City of Austin
Meeting
September 14, 2011

Urban Renewal Agency - History

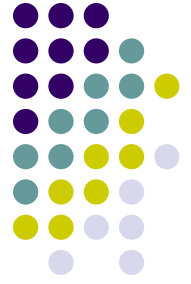


- Under Chapter 374, of the Texas Local Government Code, the City carries out Urban Renewal activities through an Urban Renewal Agency (URA).
- Created December 7, 1959
- 6 urban renewal areas were created – 4 terminated Jan 1, 2005
- Remaining active plans are East 11th - 12th Street and University East

Urban Renewal Plans – Map



Urban Renewal Agency – History (cont'd)



- Until 1973, the URA received funding directly from U.S. Department of Housing Urban Development (HUD)
 - Redirected focus to housing rehabilitation
 - Began receiving Community Development Block Grant (CDBG) funds from the City.
 - Began working with what is now today the City's Neighborhood Housing and Community Development Office to carry out these activities
- URA served on both the Urban Renewal Board and the Community Development Commission.

Past Actions for East 11th and 12th Street Renewal



1995:

- **Austin Revitalization Authority created to develop master plan for East Austin**

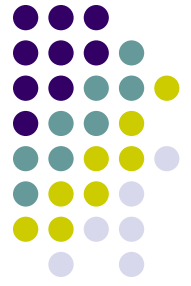
1997:

- **Council designated East 11-12th Streets area as blighted and suitable for urban renewal.**

1999:

- **January: Council approves Urban Renewal Plan.**
- **October:**
 - **City, Urban Renewal Agency, and ARA entered into Acquisition, Development and Loan Agreement (Tri-Party).**

Past Actions of East 11th and 12th Street Renewal

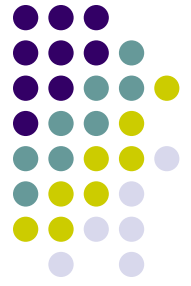


1999 (cont'd):

- **December:**
 - **City authorized the execution of the \$9,035,000 HUD Section 108 guaranteed loan**

2010:

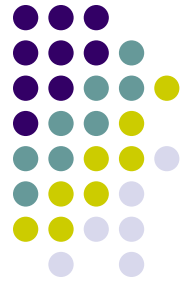
- **October:**
 - **City, Urban Renewal Agency and ARA agreed to non-renew Tri-Party Agreement**



Urban Renewal Plan

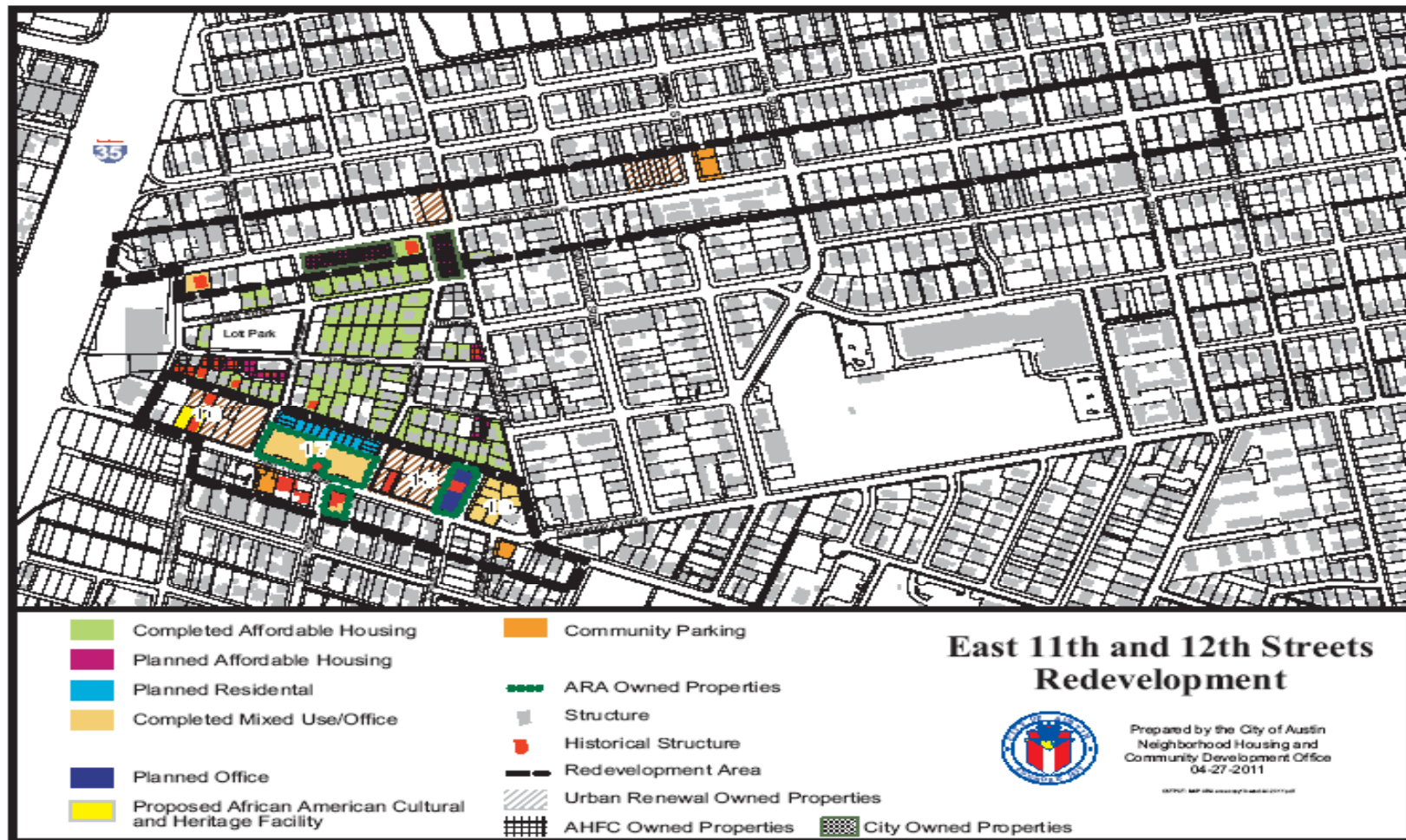
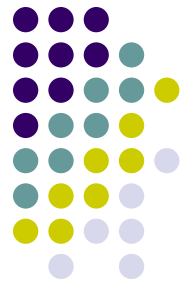
- The Urban Renewal Plan was the product of three years of planning and community consensus building.
- Effective January 25, 1999; 5 modifications
- The Plan's vision includes specific redevelopment projects and associated regulatory controls intended to assure quality, compatible, mixed-use development along the East 11th and 12th Streets Corridors.

Urban Renewal Plan (cont'd)

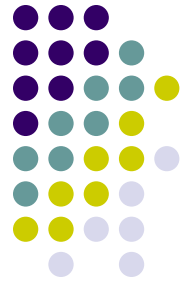


- East 11th Street is envisioned as a visitor-oriented destination with three to five story buildings that provide entertainment and office space, attracting local residents and customers from the Austin metropolitan area.
- East 12th Street is envisioned as a mixed-use area with a variety of small-scale, live-work environments with combined office, retail and residential uses that serve the immediate area.
- Plan expires December 31, 2018

East 11th and 12th Streets Redevelopment - Map



Neighborhood Conservation and Combining District (NCCD)



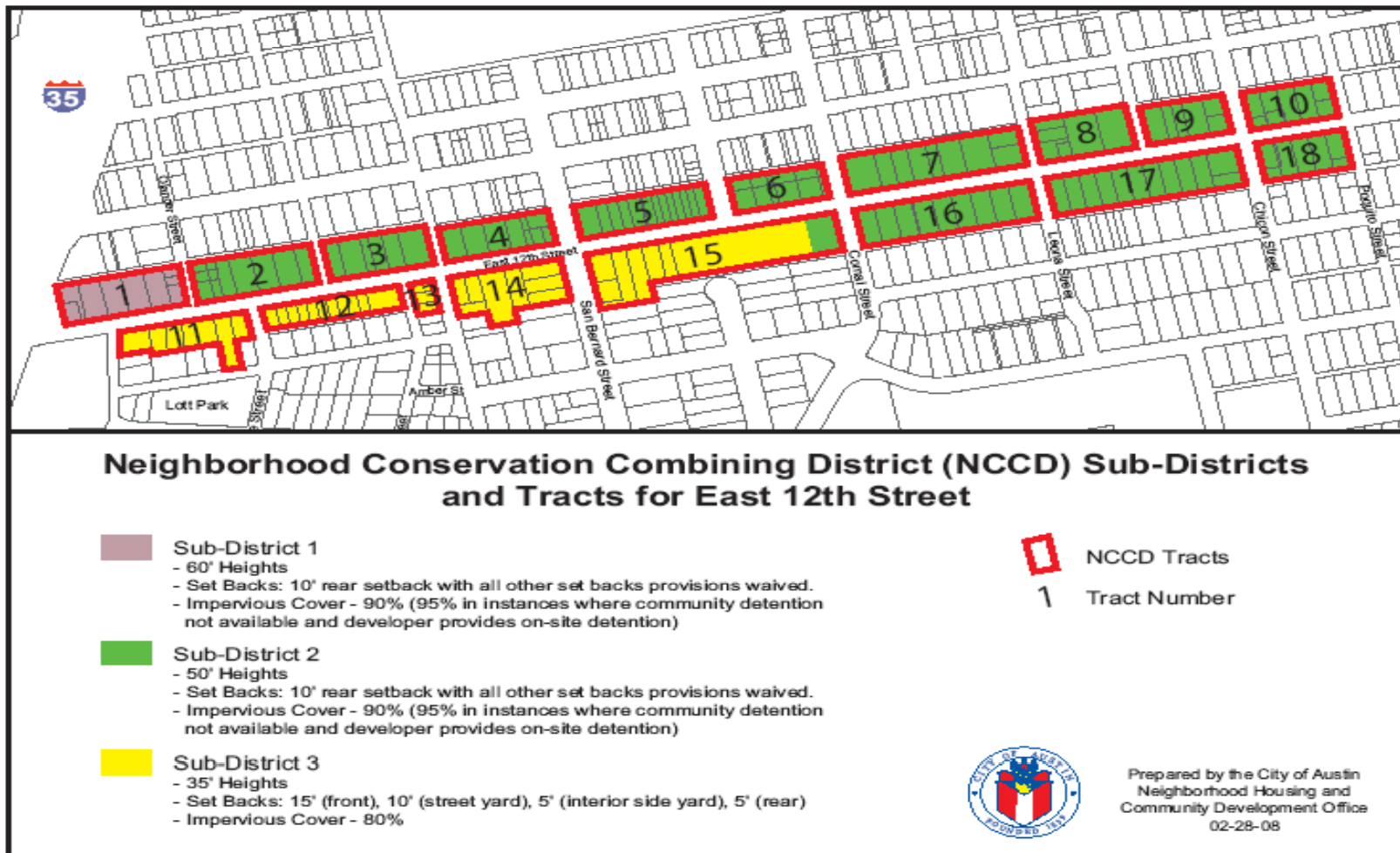
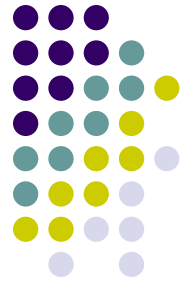
- The City of Austin created two Neighborhood Conservation Combining Districts (NCCD) to assist with the implementation of the East 11th and 12th Streets redevelopment.

Purpose:

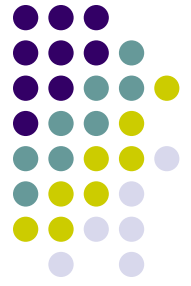
- Establishes development regulations
- Defines boundaries and sets standards for redevelopment
- Zoning tool that modifies the City's Land Development Code, customizing development standards.
- Waives certain development fees for the East 11th and 12th Streets Corridors.



East 12th Street – NCCD (effective February 2008)



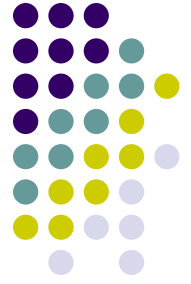
The Problems of the Past



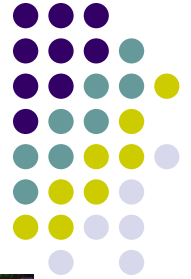
- Area of rich cultural history fell into disrepair
- Poor infrastructure conditions (sidewalks, undersized utilities, roads)
- Criminal activities (drugs, murders, prostitution etc.) rampant
- Deteriorated housing and commercial structures
- Vacant lots and buildings that enabled criminal activities
- Disinvestment by conventional lending community (“redlining”)



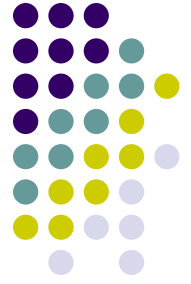
Successes of East 11th



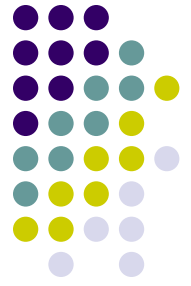
Successes of East 12th



Urban Renewal Agency Property



- Currently the URA has 41 parcels of land along East 11th and 12th Streets
 - 31 on E 11th
 - 10 on E 12th



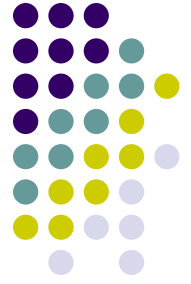
How Acquired Definitions

Purchased (Section 108 or CDBG)- Property acquired by the City on behalf of the URB with Section 108 or CDBG funds property has met a National Objective

Contributed – Surplus property owned by City that was donated to URB for the revitalization efforts. Property has **NOT** met a National Objective

Transferred – Property transferred to City under settlement agreement with Anderson Development Corporation then donated to URB for the revitalization efforts. Property has **NOT** met a National Objective

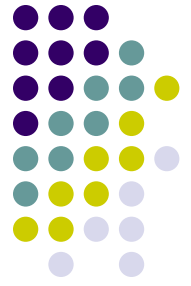
Federal Funding – Section 108



What is Section 108?

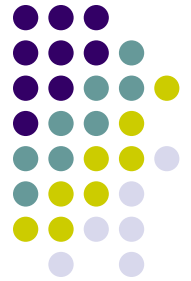
- Economic and community development financing tool authorized under Section 108 of Title I of the Housing and Community Development Act of 1974, as amended .

Facts about Section 108 funds...



- Assists certain unique and large-scale economic development projects
- Expands City's CDBG activities
- Eligible projects must meet all applicable CDBG requirements: benefit to low and moderate income persons
- Notes are sold into private markets through public offerings conducted by HUD
- City pledges its future CDBG funds as the repayment
- Additional security provided through acquired real property

Conditions of Section 108 Funding



- **City of Austin HUD Section 108 Contract for Loan Guarantee**
 - All property purchased shall have a lien filed in favor of the City
 - All Program Income receipted must be returned to the City to pay down debt service

Federal Funding - CDBG

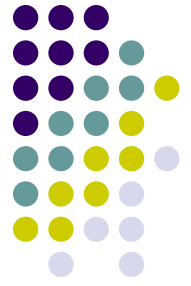


What is Community Development Block Grant (CDBG)?

- Authorized under Title I of the Housing and Community Development Act of 1974.

National objectives of the program are to:

- Benefit low- and moderate-income persons
- Prevent or eliminate slum or blight
- Address urgent community development needs



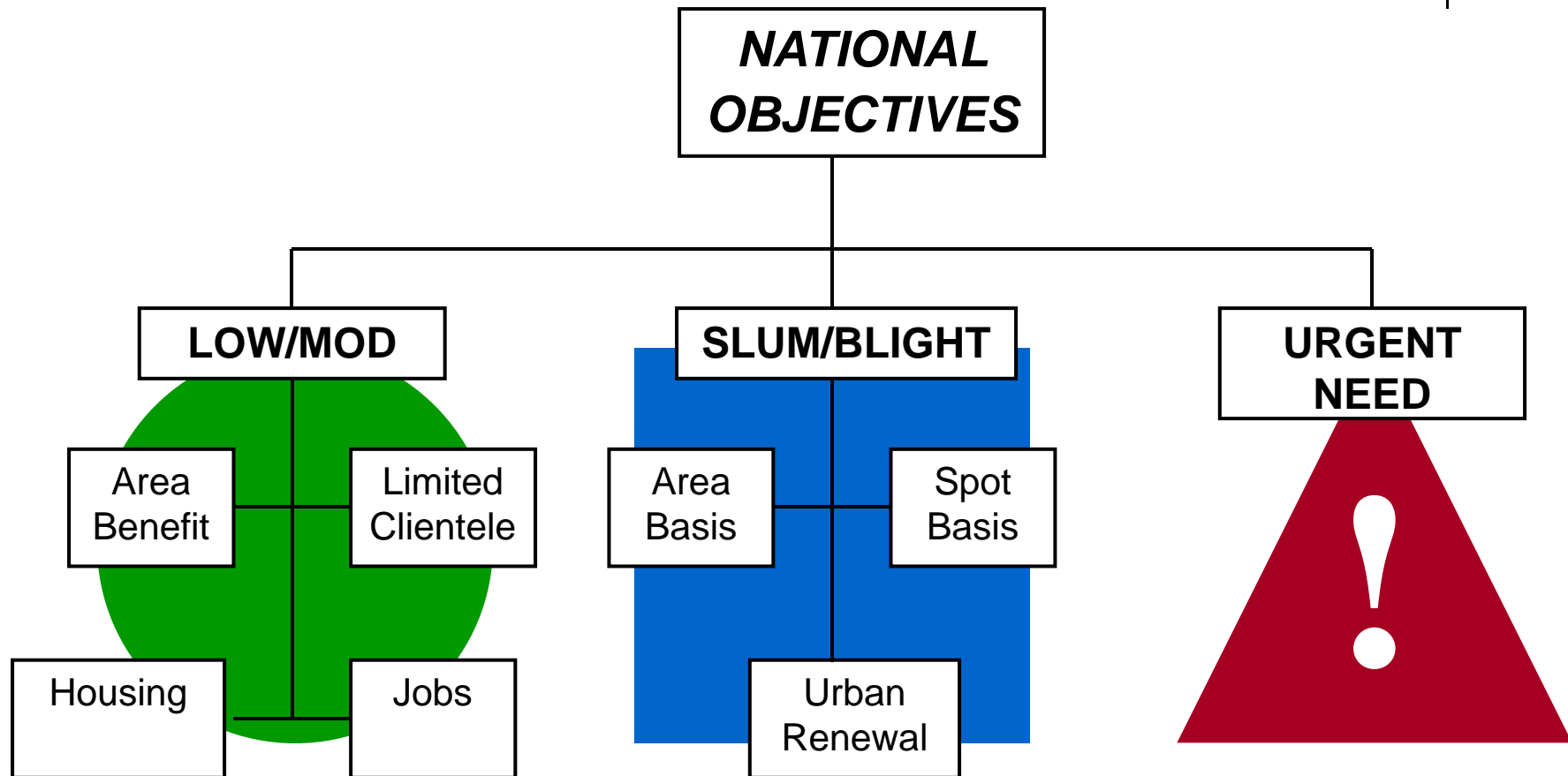
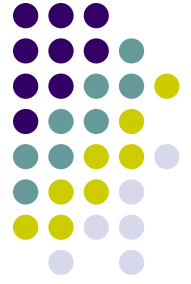
Facts about CDBG funds...

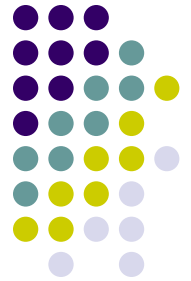
Primary Objective

Development of viable urban communities, principally for low/mod persons through:

- Decent housing
- Suitable living environment
- Expanded economic opportunity
- CDBG funds are administered by the City
- CDBG is provided to meet City determined goals and objectives
- The City and the Council cannot change or avoid CDBG requirements

Federal Requirements





Federal Requirements

Property Purchased National Objective:

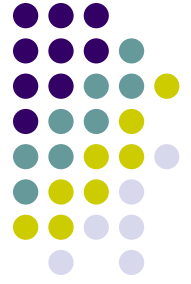
- **Prevent or Eliminate Slum and Blight**



THREE SUBCATEGORIES:

- 1. ADDRESS ON AN AREA BASIS
- 2. ADDRESS ON A SPOT BASIS
- 3. ADDRESS IN A HUD DESIGNATED URBAN RENEWAL AREA

Where can I get information??

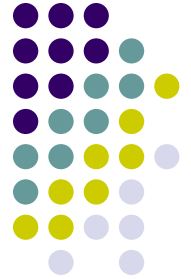


Federal:

- Title 24 regulations and the OMB Circulars may be accessed at the HUD website at:
- <http://hudclips.org/cgi/index.cgi>

Project:

- Information is posted to the City's commercial revitalization Web page:
http://www.ci.austin.tx.us/ahfc/comm_revital.htm.
- Register for NHCD's E-Newsletter on Austin Notes at <http://www.ci.austin.tx.us/news/notes/index.cfm> to receive notices via email regarding news and events related to East 11th and 12th Street Redevelopment



Any Questions?

The End

