

City of Austin Real Estate: Proposed Sales Process

April 1, 2013



Why Are We Here?

Council Resolution (10-11-2012) requests:

- **Draft a review process for the sale of City-owned property**
- **Community outreach**
- **Consider relevance to city plans & policies**

Actions Taken

- **Comparative survey of eight other cities**
- **Two focus group meetings:**
 - **Neighborhood Group**
 - representatives, Lenders, Attorneys, Developers, City staff**
- **Speak Up Austin website**

Sale Procedure Survey

	Austin	San Antonio	Ft. Worth	Houston	Nashville	Chicago	San Diego	Seattle	San Francisco
Offered to Neighborhood housing prior to going to bid	X	X			X				
Not offered to Neighborhood housing prior to bid						X	X	X	
Properties sold by auction		X	X	X					X
Properties sold by sealed bid	X		X	X		X		X	
Properties sold through continuous auction (E-bay type website)	X				X				
Properties for sale advertised in real estate section								X	X
Properties for sale advertised in Public Notice						X		X	X
Properties sold by Private External Licensed Broker		X	X	X		X	X	X	
City Land Banks						Tax liens			
City Does not Land Bank	X	X	X	X	X		X	X	X
Community Input/Involvement									
NO community input/involvement	X	X	X	X	X	X****	X	X	X (PP)
Council approval prior to property offered for sale	X	X	X	X	X		X	X	X
No prior Council approval prior to property offered for sale	X	X	X	X	X				
Circulation of notification among other city dept's									
Real Estate Oversight Committee									
No Real Estate Oversight Committee	X	X	X	X	X		X	X	X
Transaction closed through title company	X								
Transaction not closed through a title company		X**		X			X	X	X
Sale initiated by internal request	X	50%		50%	X	X	X 90%	XX	X
Sale initiated by external request	X	50%	X	50%		X	X 10%	X	
Require applicant to pay all fees assoc. with transaction									
City pays for fees assoc. with trans. (survey, appraisal, etc)	X	X		X		X	X	X	X
Sell on community needs	X								
Sell on cash offering only	X	X	X	X	X	X	X	X	X
Less than 10 a year sold through process	X	X	X	X	X	X	X	X	X
More than 10 a year sold through process									
Notification to surrounding property owners - what radius?	No	No	No	Email	No	No	No	X 1000'	X
Notification of website of upcoming listings	No	No	No	X	No		No	X	
Register for upcoming bid sales	No	Unofficial	No						
Development requirements enforced by letter of credit									
Development requirements enforced by lease purchase									
Development requirements enforced by reverter clause									
If none of the above what method of enforcement -	NAP*	X		NAP*****				X	

* NAP - City has found no successful/acceptable practice

** San Antonio - offers closing at title company only if Buyer requests

*** City Council designates surplus

**** Council Mandates

***** Ft. Worth has had minimal success with Deed of Trust to Secure Performance

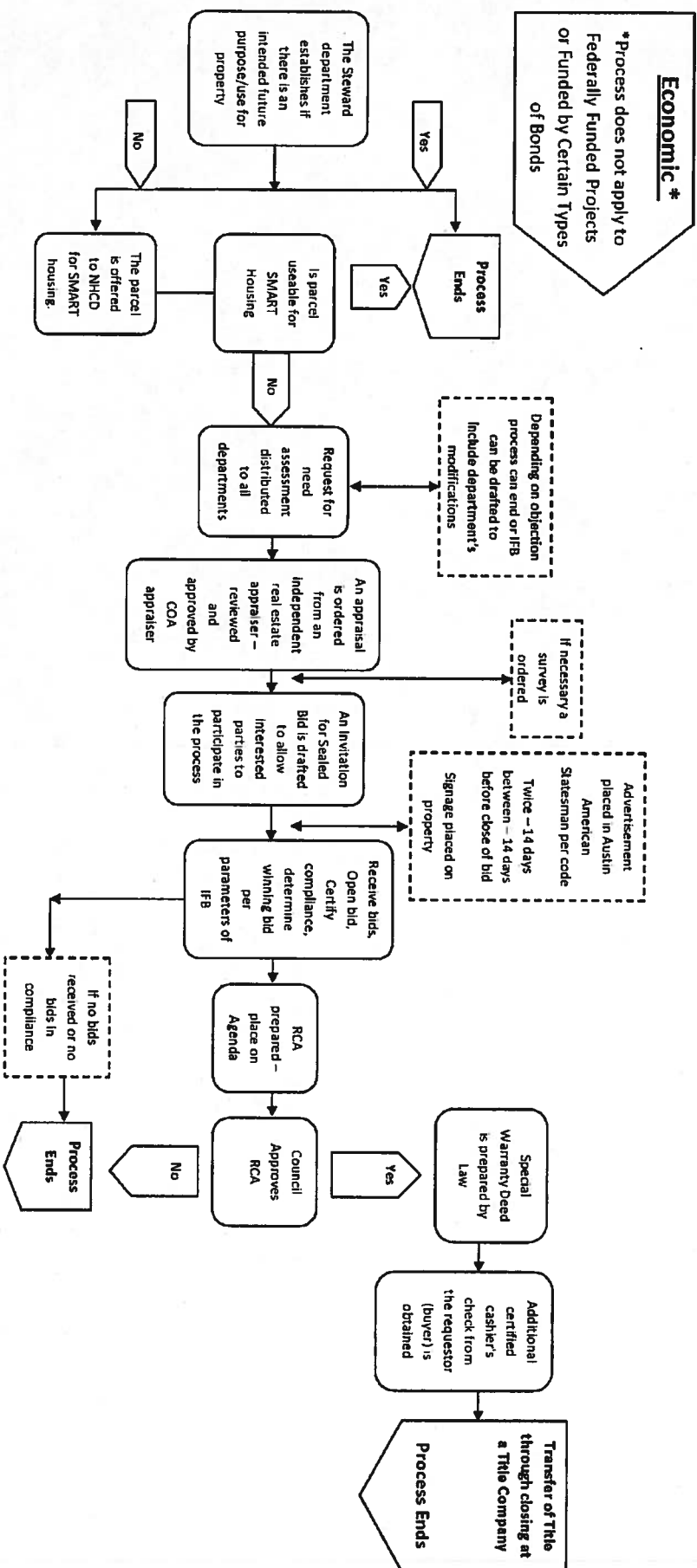
XX Annual review of surplus properties by Dept.

Hold = City holds closing until permits and financing is secured, development approved, etc.

PP = Priority Policy - when Planning / development notified - dept. reviews best use, City goals, priority needs

Email = Houston residents can sign up to receive notification by email if a property is going to sell in their zip code - residents responsibility to register

ORES Current Sale Process



Focus Group Suggestions

- **Areas for additional staff review**
 - Imagine Austin (Small Area Plan, Master Plan, Comprehensive Plan)
 - Neighborhood Plans
 - Developing appropriate visions for the property under consideration
- **Notification of local residents**
 - Homeowners & Tenants within 1000 ft.
 - Registered Neighborhood Associations
- **Increased public participation**
 - Neighborhood meeting(s)
 - Online discussions

Office of Real Estate: Action Items

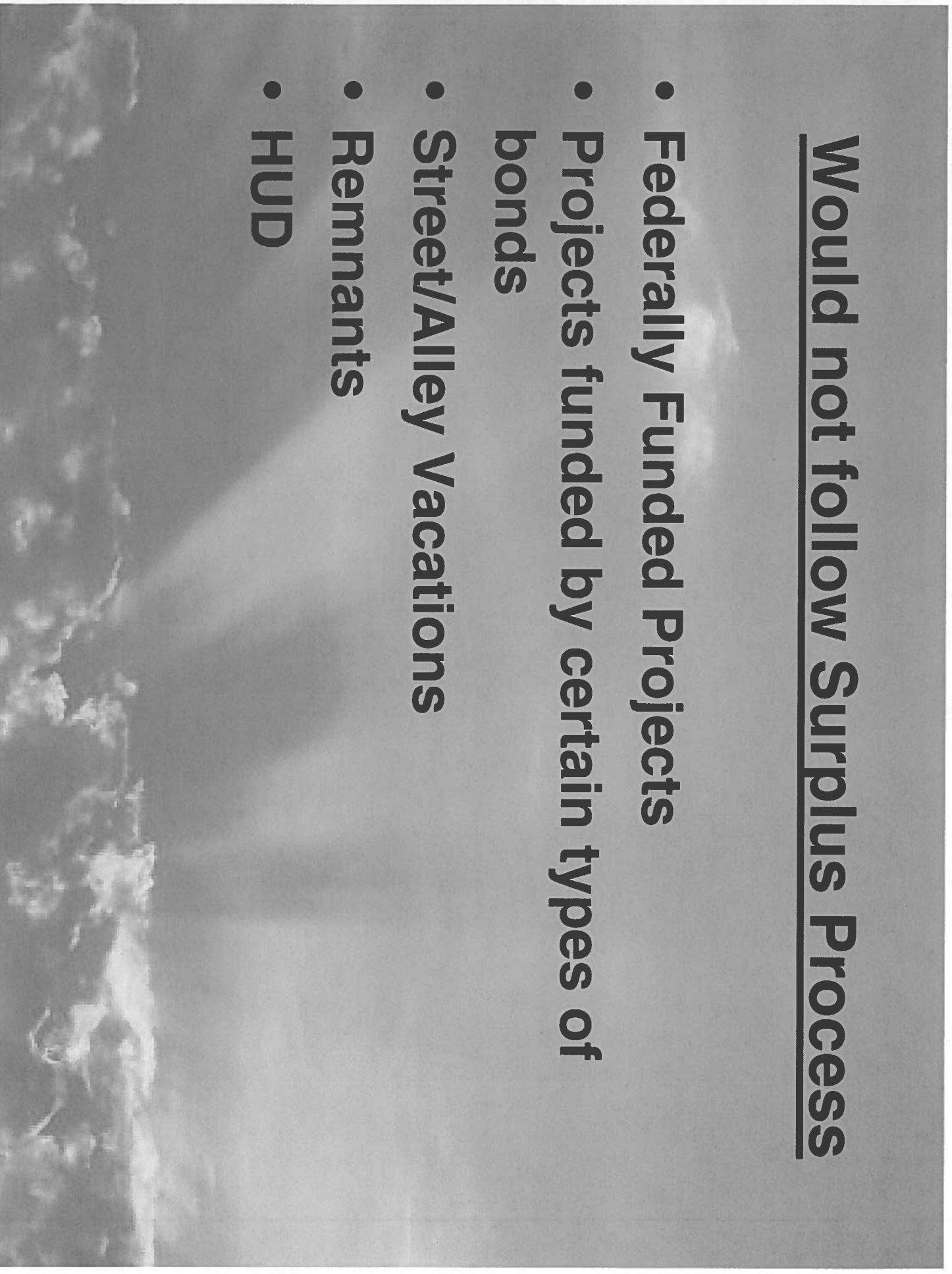
- **Validate Real Estate's inventory**
 - **Compile full list City of Austin properties**
- **Develop Inventory for each Steward Dept.**
- **Incorporate suggestions from focus group discussions into process**

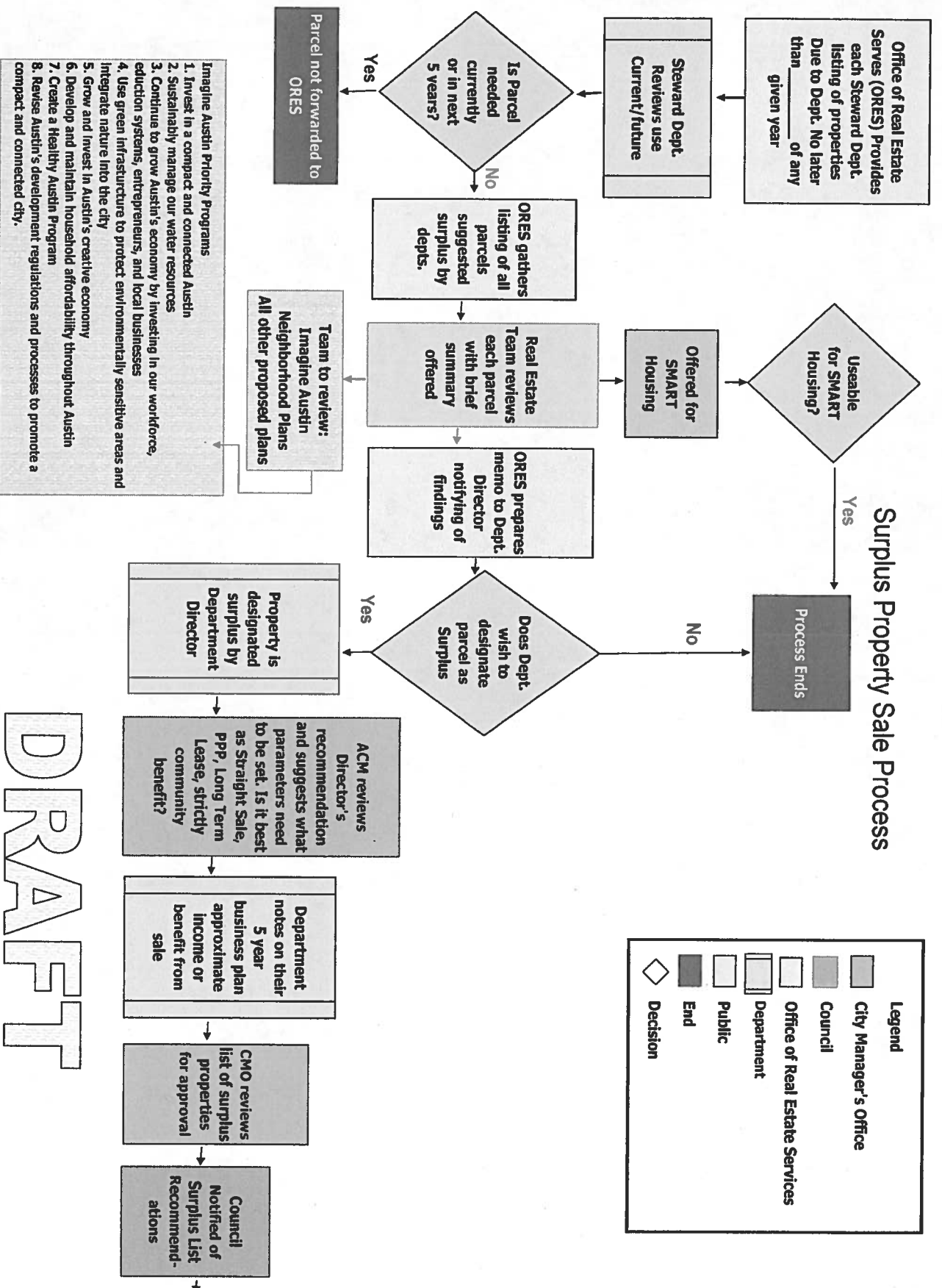
Staff Recommendations

- **Develop process for Steward Departments to identify their surplus property**
 - Establish during Business Plan Process
- **Develop and implement internal Imagine Austin team for evaluation of proposed sales**
- **CMO review & approval of proposed sales**
- **Council Notification**

Would not follow Surplus Process

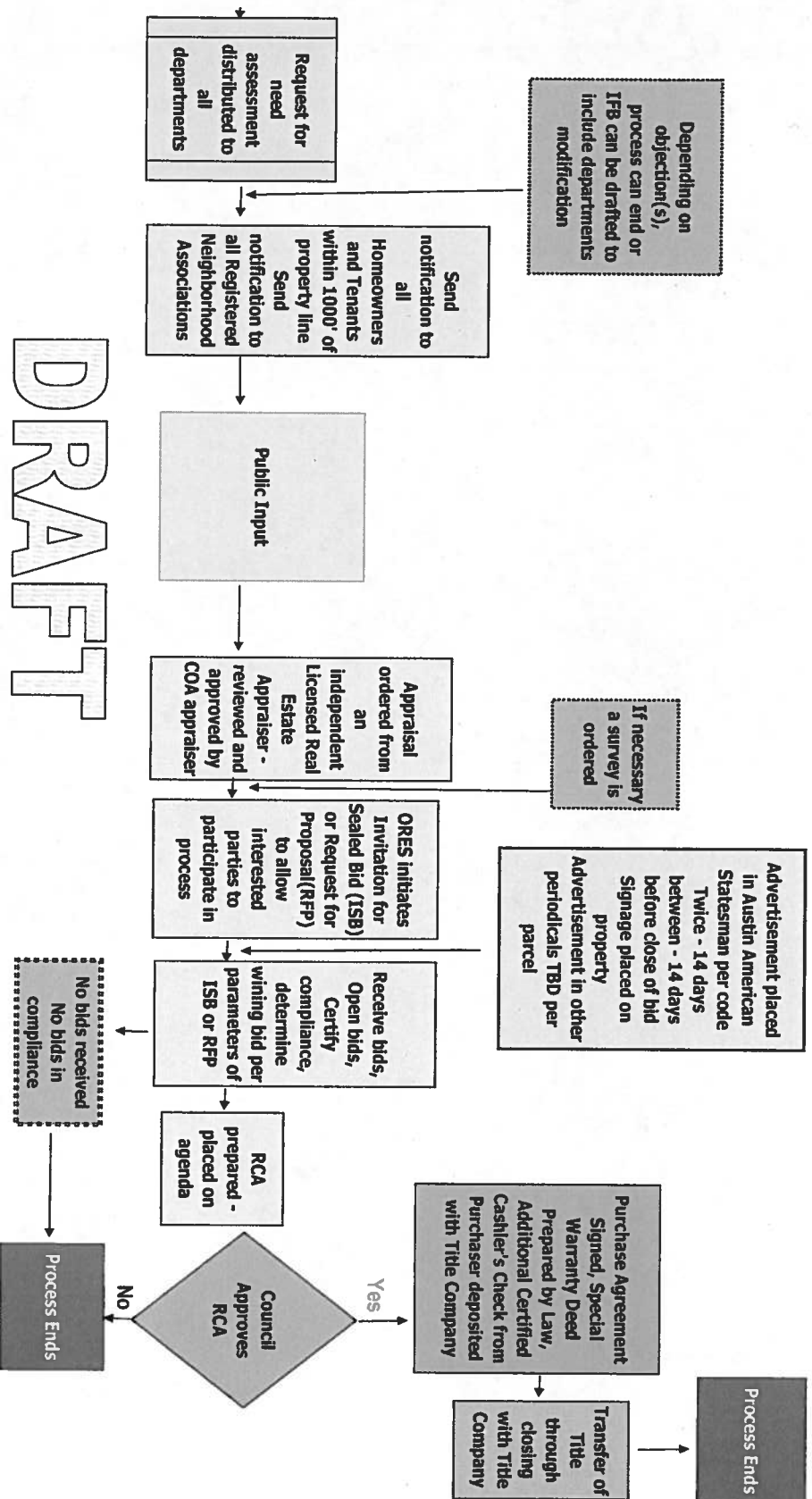
- **Federally Funded Projects**
- **Projects funded by certain types of bonds**
- **Street/Alley Vacations**
- **Remnants**
- **HUD**





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Surplus Property Sale Process



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Neighborhood Plans

- Bouldin
- Brentwood/Highland Combined
- Central Texas Combined
- Central East Austin
- Central West Austin
- Central West Austin Combined
- Chestnut
- Crestview/Wooten Combined
- Dawson
- East Cesar Chavez
- East MLK Combined
- East Riverside/Oltorf Combined
- Govalle/Johnston Terrace Combined
- Greater South River City Combined
- Heritage Hills/Windsor Hills Combined
- Holly
- Hyde Park
- Oak Hill Combined
- North Lamar/Georgian Acres Combined
- North Loop
- North Burnet/Gateway North Austin Civic Association
- Montopolis
- Rosewood
- South Congress Combined
- Southeast Combined
- Upper Boggy Creek
- University Hills/Windsor Park Combined
- West Austin

City Initiatives

- Austin Climate Protection Plan
- Austin Strategic Mobility Plan
- Bicycle Master Plan
- Central Texas Greenprint Plan
- Healthy Austin Code
- Invasive Species Management Plan
- Parks and Recreation Department Long Range Plan
- Trails Master Plan
- Travis County Colorado River Corridor Plan
- Urban Forestry Management Plan
- Urban Parks Workgroup Report
- Watershed Protection Master Plan
- Town Lake Plan
- Downtown Plan

Station Area Plans

- Lamar/Justin Ln. TOD
- MLK JR. Blvd. TOD
- Plaza Saltillo TOD
- Riverside
- Waller Creek

Transportation Plans

- Bicycle Master Plan
- Austin Metropolitan Area Transportation Plan