

AGENDA



Recommendation for Council Action

Austin City Council	Item ID	24905	Agenda Number	16.
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Meeting Date:	6/20/2013	Department:	Neighborhood and Community Development
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Subject

Approve an ordinance designating Blackland Community Development Corporation, Chestnut Neighborhood Revitalization Corporation and the Guadalupe Neighborhood Development Corporation as Community Land Trusts and granting those corporations property tax exemptions on certain properties, and declaring an emergency.

Amount and Source of Funding

Fiscal Note

A fiscal note is attached.

Purchasing Language:	
Prior Council Action:	June 28, 2012 – Ordinance 20120628-034 passed designating the three organizations as community land trusts and granting them property tax exemptions.
For More Information:	Contact Elizabeth A. Spencer, Director, 974-3182; or David Potter, Housing Development Manager, 974-3192
Boards and Commission Action:	
MBE / WBE:	
Related Items:	

Additional Backup Information

If approved, this action will enact an ordinance designating certain eligible non-profit organizations as Community Land Trusts (CLTs) for the purpose of establishing eligibility for exemption from City of Austin ad valorem taxes on qualified CLT properties and granting ad valorem tax exemptions for specific CLT properties.

The organizations currently designated as CLTs, per Ordinance 20120628-034, are the Blackland Community Development Corporation, the Chestnut Neighborhood Revitalization Corporation and the Guadalupe Neighborhood Development Corporation.

CLT organizations must re-apply annually for continued designation as a CLT by the City of Austin. Neighborhood Housing and Community Development (NHCD) has received applications from each of the organizations currently designated as CLTs. NHCD staff evaluated each organization’s application and determined that each is eligible for continued CLT designation in accordance with city and state requirements.

Texas Local Government Code, Chapter 373B, Community Land Trusts, went into effect on January 1, 2012. This legislation authorizes local governments to designate non-profit organizations as CLTs by ordinance. The organization must be a 501(c)(3) non-profit, created to acquire and hold land for the benefit of developing and preserving long-term affordable housing within this municipality.

A list of each organization's properties to be covered under the proposed ordinance is attached. The total amount of unrealized revenue, per information available from the Texas Central Appraisal District (TCAD), is estimated to be \$2,847 for Fiscal Year 2013-2014.