

ORDINANCE NO. 20130620-016

AN ORDINANCE DESIGNATING BLACKLAND COMMUNITY DEVELOPMENT CORPORATION, CHESTNUT NEIGHBORHOOD REVITALIZATION CORPORATION, AND GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION AS COMMUNITY LAND TRUSTS AND GRANTING THOSE CORPORATIONS PROPERTY TAX EXEMPTIONS; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Blackland Community Development Corporation, Chestnut Neighborhood Revitalization Corporation, and Guadalupe Neighborhood Development Corporation meet the definition of a Community Land Trust set forth in Article 4 of Chapter 11-1 of the Code of Ordinances and are designated as Community Land Trusts.

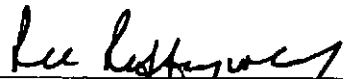
PART 2. Blackland Community Development Corporation, Chestnut Neighborhood Revitalization Corporation, and Guadalupe Neighborhood Development Corporation meet the criteria set forth in Article 4 of Chapter 11-1 for property tax exemptions and are granted a property tax exemption for the real property and improvements described in the attached Exhibit A consisting of one page.

PART 3. State law requires that a property tax exemption be granted prior to July 1, which is prior to the standard effective date of an ordinance, and this constitutes an emergency. Because of this emergency, this ordinance takes effect immediately on its passage for the preservation of the public peace, health, and safety.

PASSED AND APPROVED

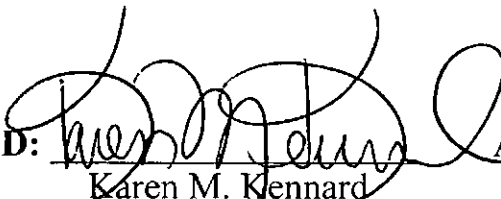
_____, June 20, 2013

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Lee Leffingwell
Mayor

APPROVED:


Karen M. Kennard
City Attorney

ATTEST:

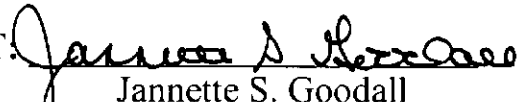

Jannette S. Goodall
City Clerk

EXHIBIT A

List of CLT Organizations and Properties Proposed for Tax Exemption

1. Blackland Community Development Corporation

<u>Address</u>	<u>TCAD ID</u>	<u>Estimated Exemption Amount</u>
1803 East 20 th Street	#202341	\$1,333.69
2106 Chestnut Avenue	#203987	<u>125.73</u>
		\$1,459.42

2. Chestnut Neighborhood Revitalization Corporation

<u>Address</u>	<u>TCAD ID</u>	<u>Estimated Exemption Amount</u>
1807 East 13 th Street	#197289	\$ 197.59
1212 Chicon Street	#197290	197.81
1309 Chicon Street	#198693	427.47
1301 Chicon Street	#198700	213.73
1301 ½ Chicon Street	#198701	213.73
1305 Chicon Street	#198702	<u>137.31</u>
		\$1,387.64

3. Guadalupe Neighborhood Development Corporation

<u>Address</u>	<u>TCAD ID</u>	<u>Estimated Exemption Amount</u>
1313 Willow Street ¹	#188739	\$ 0.00
		\$ 0.00

Total Estimated Exemption Amount: \$2,847.06

¹This property was acquired in 1990 and functioned as a rental property until 2012 when it was demolished and a new home was constructed. The new home was sold as a CLT home to its long-time renter. The former renter owns the improvements and the Guadalupe Neighborhood Development Corporation (GNDC) retains ownership of the land. The property has been exempt from all ad valorem taxes since it was first acquired. It is anticipated that the improvements will be subject to property tax while the land, which is still owned by GNDC, will remain tax exempt