



URBAN RENEWAL BOARD RECOMMENDATION 20180820-5.d

Date: August 20, 2018

Subject: Extension of the East 11th and 12th Streets Urban Renewal Plan

Motioned By: Commissioner Fatehi-Weeks

Seconded By: Commissioner Ortega

Recommendation

Direct staff to take necessary steps to get the request for a 10-year extension, to include a reassessment after 5 years, of the term to the East 11th and 12th Streets Urban Renewal Plan and Redevelopment Project Controls on the City of Austin, Council Agenda at the earliest reasonable date and to authorize the Chair Babb and Commissioner Ellis to attend and represent the Urban Renewal Agency at any Board and Commission or City Council meetings related to the extension.

Vote

For: 5

Against: 0

Abstain: 0

Absent: 2

Attest: Sandra Harkins, Board Liaison



Urban Renewal Agency, Street-Jones Building

1000 East 11th Street, Ste 200, Austin, Texas 78702
512.974.3128

September 17, 2018

Mayor and Council Members
Planning Commissioners
Rosie Truelove, Neighborhood Housing and Community Development Director

RE: East 11th and 12th Streets Urban Renewal Plan Extension Request

The purpose of this memo is to submit a request for action from the Mayor and Council to extend the East 11th and 12th Streets Urban Renewal Plan (URPlan) termination date from December 31, 2018 to at least December 31, 2028. At the Urban Renewal Agency's (URA) August 20, 2018, board meeting, the URA voted to approve this ten-year extension, to include a reassessment after 5 years.

The URPlan was originally adopted in January 1999 and has been modified ten times thus far. This plan is governed under Chapter 374 of the Texas Local Government Code and is filed of record on all properties within the URPlan boundaries. Chapter 374 does not require an expiration date for an urban renewal plan. The Agency's outside legal counsel has advised an extension of the URPlan could be accomplished by the City Council through any process it determines appropriate.

It is important to acknowledge that the URPlan area has undergone significant change in recent years, but has not yet fulfilled its potential as a mixed-use urban community. Numerous vacant parcels and/or vacant buildings still exist in the URPlan area, and East 11th and 12th Street corridors remain underutilized and inconsistent with community vision. The URA feels this extension is necessary in order to finish their purpose of eliminating slum and blighting influences within the area by: (1) disposing of the remaining URA-owned properties along East 11th Street; (2) establishing clear and enforceable land use restrictions to control development after disposition of these properties; (3) identifying strategies to encourage and monitor timely, URPlan compliant development of current undeveloped parcels; and (4) continuing the facilitation of community engagement.

The Organization of Central East Austin Neighborhoods (OCEAN) supports this proposed extension and has provided the attached resolution.

We are working with the City of Austin's Neighborhood Housing and Community Development Department (NHCD) to place an item on or before the November 1, 2018, council agenda so the East 11th and 12th Streets Urban Renewal Plan ten-year extension can be considered.

Should you have any questions, please contact the Urban Renewal Agency staff liaison, Sandra Harkins at 512.974.3128 or at sandra.harkins@austintexas.gov.

Sincerely,


Joseph S. Babb, Chair
Urban Renewal Agency of the City of Austin

Attachment – OCEAN Resolution

A resolution of the Organization of Central East Austin Neighborhoods (OCEAN) to request extension of the Urban Renewal Plan for East 11th and 12th Streets for a period of at least ten years.

WHEREAS the voters of Austin in 1959 elected to create an Urban Renewal Agency (Agency) to carry out Urban Renewal project powers in accordance with Chapter 374 of the Texas Local Government Code; and

WHEREAS the City of Austin adopted the Urban Renewal Plan for East 11th and 12th Streets (Plan) in 1999 to restore the vitality of formerly thriving African-American business corridors by promoting development of retail, residential and commercial uses that would respect and enhance adjacent neighborhoods; and

WHEREAS it tasked the Agency with implementation oversight, including compliance with the Plan's vision and project controls; and

WHEREAS a preponderance of properties within the Plan area remain undeveloped in accordance with the vision and controls; and

WHEREAS, the Plan area is integral to the African American Cultural Heritage District, and significant historic assets within the Plan area have fallen into neglect, including a City of Austin landmark and buildings identified as eligible for landmark status by the 2016 East Austin Historic Survey; and

WHEREAS the Agency retains ownership of several parcels of land on East 11th Street that require dispossession and development; and

WHEREAS, former Agency properties along East 12th Street that were disposed of via Request for Proposal in 2014 remain undeveloped, and one has been sold to a new owner without authorization of the Urban Renewal Agency; and

WHEREAS the Plan is set to expire on December 17, 2018; and

WHEREAS Austin City Council may extend the Plan's expiration date by ordinance; and

WHEREAS, extension will ensure adequate time to foster compliance of all parcels and to fulfill the promise of a twenty-year renewal effort in which thousands of area stakeholders along and nearby East 11th and 12th Streets have invested their time, energy, and resources; and

WHEREAS all but two blocks of the Plan area lay with the Central East Austin Neighborhood Plan Area boundaries and OCEAN serves as the contact team for six neighborhoods directly impacted by successful implementation of the Plan—including Swede Hill, Robertson Hill, Kealing, Davis-Thompson, Guadalupe and Blackshear-Prospect Hill Neighborhoods;

THEREFORE BE IT RESOLVED that the Board of Directors of the Organization of Central East Austin Neighborhoods supports the extension of the Urban Renewal Plan for East 11th and 12th Streets for at least a ten-year period and encourages Austin City Council to adopt in a timely manner an ordinance to such effect, that being prior to the Plan's current expiration date.