City of Austin

Recommendation for Action

File #: 26-2892, **Agenda Item #:** 19. 11/5/2026

Posting Language
Approve an ordinance recertifying Guadalupe Neighborhood Development Corporation as a Community Land Trust and granting the corporation a property tax exemption on certain properties. Funding: The tax exemption covers the City portion of property taxes, resulting in unrealized revenue, and will aid in the development and preservation of long-term affordable housing.

Lead Department
Austin Housing.

Fiscal Note
The tax exemption covers the City portion of property taxes, resulting in unrealized revenue, and will aid in the development and preservation of long-term affordable housing.

Prior Council Action:
- May 24, 2012 - Council approved Ordinance No. 20120524-020 establishing the exemption from City of Austin ad valorem taxes for organizations designated as Community Land Trusts.
- June 16, 2016 - Ordinance No. 20160616-011 designated two organizations as community land trusts, granting them exemptions from 2016 City of Austin ad valorem taxes.
- June 8, 2017 - Ordinance No. 20170608-013 designated two organizations as community land trusts, granting them exemptions from 2017 City of Austin ad valorem taxes.
- June 14, 2018 - Ordinance No. 20180614-024 designated two organizations as community land trusts, granting them exemptions from 2018 City of Austin ad valorem taxes.
- July 28, 2022 - Ordinance No. 20220728-063designated two organizations as community land trusts, granting them exemptions from 2022 City of Austin ad valorem taxes.
- August 31, 2023 - Ordinance No. 20230831-036 designated one organization as a community land trust, granting them exemptions from 2023 City of Austin ad valorem taxes.
- August 28, 2025 - Ordinance No. 20250828-068 designated one organization as a community land trust, granting them exemptions from 2025 City of Austin ad valorem taxes.

For More Information:
Deletta Dean, Director, 512-978-1410.

Additional Backup Information:
If approved, this action will enact an ordinance recertifying the Guadalupe Neighborhood Development Corporation (GNDC) as a Community Land Trust (CLT) for the purpose of establishing eligibility for exemption from City property taxes on qualified CLT properties.

Chapter 373B of the Texas Local Government Code and Section 11.1827 of the Texas Property Tax Code authorize local governments to designate nonprofit organizations as CLTs by ordinance. To qualify, the organization must be a charitable organization; own land for the purpose of leasing the land and selling or leasing housing units on the land as provided by Chapter 373B of the Texas Local Government Code; and engage exclusively in the sale or lease of housing and related activities. The tax exemption, if granted, covers

only the City's portion of property taxes that would be paid on specific properties owned by GNDC as a CLT. The tax savings to GNDC while it develops these properties into affordable housing decreases its operating costs. Future homebuyers of homes in the CLT will benefit from the tax savings as they will pay property taxes only on the improvements or home, not the land.

Organizations designated as CLTs must re-apply annually to the City for continued designation as a CLT. GNDC submitted applications to Austin Housing. Staff evaluated the application and determined that it is eligible for recertification as a CLT in accordance with City and state requirements.

A list of GNDC's properties covered under this ordinance is attached as Exhibit "A." The total amount of unrealized revenue, per information available as of September 14, 2026, from the Travis Central Appraisal District (TCAD), is estimated to be $6,011.00.

GNDC must provide the Travis Central Appraisal District by July 1 of each year proof that the City has recertified the organization as a CLT in order to obtain the tax exemption.

powered by Legistar™