Mueller Tax Increment Reinvestment Zone Update

Robert Mueller Municipal Airport Plan Implementation Advisory Commission

Austin

Austin Financial Services |
November 10, 2026

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Mueller TIRZ Overview

- In 2004, Council created the Mueller Local Government Council (LGC), as well as Reinvestment Zone No. 16, a tax increment reinvestment zone (known as the Mueller TIRZ) for the redevelopment of RMMA
- In 2009, the final Project and Financing Plan for the Mueller TIRZ was adopted by Council
- 3 property tax bond issuances occurred from 2009 to 2014 to help reimburse the cost of streets, utilities, parks, and other infrastructure built by Catellus for Mueller
- All projects identified in the Project and Financing Plan have been completed, and all bond funds have been spent



Mueller Debt Summary

- Sales Tax bonds were paid off in FY2025-2026
- The remaining Property Tax bonds are scheduled to be paid off in 2032
- The Mueller TIRZ has an existing balance of $61.6 M, with outstanding principal of just over $18M
- Staff is requesting Council Action on December 3, 2026 to defease the remaining bonds, and to close the Mueller TIRZ

Year Bonds Issued	Type	Amount
2007	Sales Tax	$12.0 million
2009	TIF (Property Tax)	$15.0 million
2012	TIF (Property Tax)	$16.8 million
2014	TIF (Property Tax)	$15.8 million
	TOTAL	**$59.6 million**

Mueller TIRZ Proceeds Staff Recommendations

- City's Tax Increment Financing Policy prioritizes affordable housing and homeless initiatives
- After bond obligations are satisfied, staff recommends allocating a portion of remaining funding to initiatives that support:
  - Affordable housing
  - Permanent supportive housing
  - Homeless Initiatives

Recommendations	Funding	Description
Mueller Affordable For Sale Housing support (Mueller Foundation)	**$7M**	Establish fund with City oversight to support stewardship and retention of for-sale homes in the Mueller Affordable Home Program, with focus on family-friendly, multi-bedroom units in the Group 1 program
Eviction Prevention Rental Assistance	**$2M**	Provide funding to existing citywide eviction prevention programs, including legal services, navigation, and negotiated eviction settlements
City-wide Home Repairs Programs	**$3M**	Provide additional funding based on current programs funding and needs; consider expansion of existing programs or new programs to serve homeowners who earn 80 to 120% MFI
Council-directed Affordable Housing Fund	**$8M**	Provide new funding for Council initiatives to support preservation of Naturally Occurring Affordable Housing and Green and Social Housing
Down Payment Assistance Program	**$3M**	Provide additional funding for program expansion
House Our People Endowment (HOPE) Fund	**$10M**	Provide additional funding to the HOPE Fund in support of programs and projects serving the needs of individuals experiencing homelessness
FY 2028 Budget Reserve	**$25M**	For FY 2028 funding needs and future budget considerations
Total	**$58M**	

Next Steps/Timing

- November 10, 2026: Update to RMMA PIAC
- December 3, 2026: Request for Mueller LGC and Council Actions for defeasance of remaining bond debt and Mueller TIRZ closure
- December 31, 2026: Mueller TIRZ closed by end of the calendar year
- Spring/Summer 2027: Allocate remaining funding to recommended initiatives through mid-year budget amendment or future City Budget to appropriate funds



Questions?

For more information:

financeonline.austintexas.gov

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