

CIP EXPENSE DETAIL

DATE OF COUNCIL CONSIDERATION:
CONTACT DEPARTMENT(S):

8/18/11
WPD/ORES

SUBJECT: Authorize the negotiation and execution of all documents and instruments necessary or desirable to acquire conservation easements totaling approximately 1.943-acres and an access easement of approximately 0.942-acre, out of the Isaac Decker League Survey No. 20, in Travis County, Texas, being a portion of Tract 1, Oltorf Addition, a subdivision in the City of Austin according to the map or plat of record in book 10, page 12, of the Plat Records of Travis County, Texas, locally known as 1301 West Oltorf, from WOODVIEW MHC, LLP for the Woodview Mobile Home Park (MHP) Buyout Program Project, in the amount of \$700,000 for the easements, plus eligible closing costs and other related expenses up to \$30,000, for an amount not to exceed \$730,000.

CURRENT YEAR IMPACT:

Department:	Watershed
Project Name:	Woodview MH Park
Fund/Department/Unit:	8240 6207 1959
Funding Source:	1984 GO Bonds P19
Current Appropriation:	2,481,800.00
Unencumbered Balance:	2,481,000.00
Amount of This Action:	(730,000.00)
Remaining Balance:	<u>1,751,000.00</u>

ANALYSIS / ADDITIONAL INFORMATION: The Hazard Mitigation Grant Program administered by the Texas Division of Emergency Management provides cost-share funding for acquisition of flood-damaged properties. On November 9, 2007, the City of Austin submitted a grant application to that Division for the partial buyout of the Woodview Mobile Home Park, with an original estimated cost of \$1,585,808 with a federal share of \$1,189,356. On October 31, 2008, the grant in that amount of \$1,189,356 was approved by the Federal Emergency Management Agency. The project targets mobile homes in the 25-year floodplain of West Bouldin Creek in the Woodview Mobile Home Park. The living space of several of the mobile homes is more than 2 feet below the 100-year floodplain elevation.

The City of Austin is acquiring a conservation easement consisting of three non-contiguous areas and an access easement located on an 11.251 acre tract that is improved with the Woodview Mobile Home Park, consisting of 85 total mobile home pads. Within the conservation easement, there are 14 mobile homes located within the 25-year floodplain (the 15th pad is vacant). The conservation easement restricts the use of the property to open space in perpetuity. The property will be used only for purposes compatible with open space, recreational, or wetlands management practices; in general, such uses include parks for outdoor recreational activities, nature preserves, and other uses. No new structure, improvement, or impervious cover shall be erected or constructed on the property other than that which is compatible with the uses described in the preceding sentence.

An independent third party appraisal has established the fair-market value of the proposed easements to be \$700,000. The owners have agreed to accept the City of Austin's voluntary offer for the conservation easement and access easement. Closing costs and other related expenses should not exceed \$30,000, for a total amount not to exceed \$730,000. The City will relocate the residents who are displaced by the project according to the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.