

A G E N D A



Recommendation for Council Action

Austin City Council	Item ID	33326	Agenda Number	26.
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Meeting Date:	6/12/2014	Department:	Neighborhood and Community Development
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Subject

Approve an ordinance designating the Chestnut Neighborhood Revitalization Corporation and the Guadalupe Neighborhood Development Corporation as Community Land Trusts and granting property tax exemptions on certain properties.

Amount and Source of Funding

Fiscal Note

A fiscal note is attached.

Purchasing Language:	
Prior Council Action:	June 20, 2013 -- Ordinance 20130620-016 designated three organizations as community land trusts and granting them property tax exemptions.
For More Information:	Contact Elizabeth A. Spencer, Director, 512-974-3182; or David Potter, Neighborhood Development Program Manager, 512-974-3192.
Boards and Commission Action:	
MBE / WBE:	
Related Items:	

Additional Backup Information

This action will enact an ordinance designating the Chestnut Neighborhood Revitalization Corporation (CNRC) and the Guadalupe Neighborhood Development Corporation (GNDC) as Community Land Trusts (CLTs) for the purpose of establishing eligibility for exemption from City of Austin ad valorem taxes on qualified CLT properties and granting ad valorem tax exemptions for specific CLT properties.

The Texas Local Government Code, Chapter 373B, and Section 11.1827 of the Texas Tax Code authorizes local governments to designate non-profit organizations as CLTs by ordinance. The organization must be a 501(c)(3) non-profit, created to acquire and hold land for the benefit of developing and preserving long-term affordable housing within this municipality.

Organizations designated as CLTs must re-apply annually for continued designation as a CLT by the City of Austin. Neighborhood Housing and Community Development (NHCD) staff evaluated CNRC's and GNDC's applications

and determined that the organizations are eligible for continued CLT designation in accordance with city and state requirements.

A list of each organization's properties to be covered under the proposed ordinance is attached as Exhibit **A** to the ordinance. The total amount of unrealized revenue, per information available from Travis Central Appraisal District (TCAD), is estimated to be \$1,842.34 for FY 2014-15.

The organizations must provide TCAD proof of their CLT designation by July 1 of each year in order to obtain the tax exemption.