

Homestead Preservation District

Staff update on City Council
Resolution No. 20150604-051

City Council Housing and Community Development Committee
August 26, 2015

Establish HPDs B, C, & D

The City Manager is directed to proceed with establishing Homestead Preservation Districts in the areas designated as District B, District C, and District D as referenced in the attached Exhibit A. This process shall include holding public information meetings in each proposed Homestead Preservation District and presenting a draft ordinance to the Housing and Community Development Committee.

Lead Department = Neighborhood Housing and
Community Development

Establish HPDs B, C, & D

Anticipated Timeline, 2015

July-September	Develop outreach materials and Homestead Preservation District webpage
August	Provide update to Council Housing and Community Development Committee
September-October	Distribute HPD informational materials to registered community organizations, community leaders, Austin Notes, NextDoor App, etc. ; Staff available to meet with residents by request
November	Hold City Council public hearing to approve establishing HPD's by ordinance

Homestead Preservation District A TIRZ

Lead Department = Finance Department

The City Manager is directed to develop a work plan and timeline to create a Homestead Preservation District Tax Increment Reinvestment Zone (TIRZ) under Chapter 373A of the Local Government Code in Homestead Preservation District A.

The work plan shall include a schedule and steps to create a financing plan, a governance plan, and an outreach plan. The report shall also include options regarding the amount or percentage of tax increment that would be included in the fund. Per state law, all revenue must be dedicated to the development, construction, and preservation of affordable housing within the zone. This plan shall be presented to the Housing and Community Development Committee

Homestead Preservation District A TIRZ

September-October 2015

Staff will provide analysis on a variety of questions that staff feels are essential for consideration if the City Council moves forward with discussions around the creation of a Chapter 373A TIRZ in Homestead Preservation District A. These would include such issues as:

- **Percent of tax increment, i.e. 100% vs 50%**
- **Other potential Tax Increment Financing Zones throughout the City**
- **Redevelopment opportunities within District A, including City owned land, and to address as part of TIF creation**
- **Participation by Other Taxing Jurisdictions**
- **Parcels that straddle HPD District A boundaries**
- **How funds could be used consistent with Chapter 373A**

Homestead Preservation District A TIRZ

Direction from City Council will be sought regarding specific factors related to the TIF and general work plan:

Anticipated Timeline, 2015

October

- Draft Project Plan
- Draft Financing Plan
- Draft Ordinance

November-December

- Set & Conduct Public Hearings
- Final Project Plan
- Final Financing Plan
- Council Action on Ordinance to Create Zone

Inclusionary Zoning in HPDs

Lead Department = Law Department

The City Manager is directed to explore implementation of inclusionary zoning in Homestead Preservation Districts as allowed under state law, including implementation processes, costs, and benefits, and present this information and an ordinance, if applicable, to the Housing and Community Development Committee