



*Implementing inclusive and equitable public development services as a non-profit partner to the City of Austin*

September 19, 2022 Urban Renewal Board

## Urban District Precedents

- Urban Renewal Statute-Structure
- District Goals & Purposes
- District Structure Precedents
- Discussion

*Any consideration of district or neighborhood work starts with a broader discussion about purpose, activities, then governance and capacity/sustainability.*

*The following presentation is meant to be a springboard for discussion, and is not a recommendation for future district structure.*

## Urban Renewal Statute

- Under Chapter 374, of the Texas Local Government Code, the City carries out Urban Renewal activities through an Urban Renewal Agency (URA).
- Created December 7, 1959 , 11 Modifications
- 6 urban renewal areas were created – 4 terminated Jan 1, 2005
- Remaining plans:
  - East 11th - 12th Streets
  - University East Project - Non-active plan.
- ***Plan expires December 31, 2028, with an evaluation in December 2024 to determine if the Plan should remain in effect.***
- ***Urban Renewal Statute and powers are a ‘tool’ in the toolbox for revitalization***

## Urban Renewal Statute

The Urban Renewal Agency (URA) powers are defined in Chapter 374 of the Texas Local Government Code.

■ *A municipality may exercise urban renewal project powers through a board or through municipal officers selected by the governing body of the municipality by resolution. The municipality may exercise those powers through an urban renewal agency created under this subchapter if the governing body by resolution determines that the creation of an urban renewal agency is in the public interest. An urban renewal agency created under this subchapter may exercise all the urban renewal project powers of the municipality.*

## Urban Renewal Statute

The Urban Renewal Agency (URA) powers are defined in Chapter 374 of the Texas Local Government Code.

State law authorizes the URA to:

- prepare property under its control for sale or transfer;
- conduct preliminary surveys to determine if undertaking an urban renewal project is feasible;
- conduct urban renewal projects described in an urban renewal plan; and
- develop, test, and report ***methods and techniques for the prevention of slums and urban blight*** and conduct demonstrations ***and other activities*** in connection with those methods and techniques, and apply for, accept, and use federal grants made for those purposes.

## Urban Renewal Statute

As defined in Chapter 374 of the Texas Local Government Code, the URA **does not have the authority** to:

- Determine if an area is, due to being blighted or a slum, appropriate for a project;
- Approve, amend or hold public hearings related to urban renewal plans;
- Establish general plans for the locality as a whole;
- Make findings related to slum or blighted areas;
- Formulate programs, exercise zoning power, or enforce other land use regulations; or
- Cause the relocation of persons displaced as a result of redevelopment undertaken pursuant to a plan.



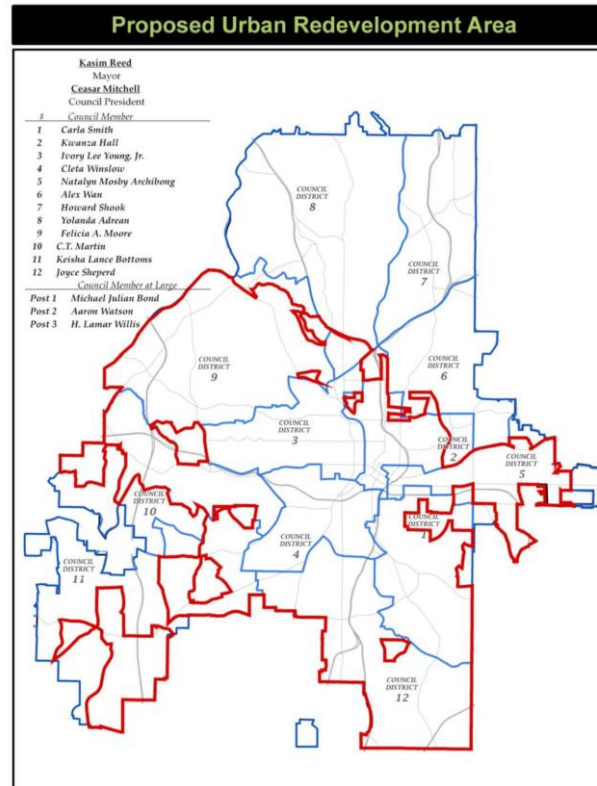
# Urban Renewal Districts



**San Antonio:** 12 Districts,

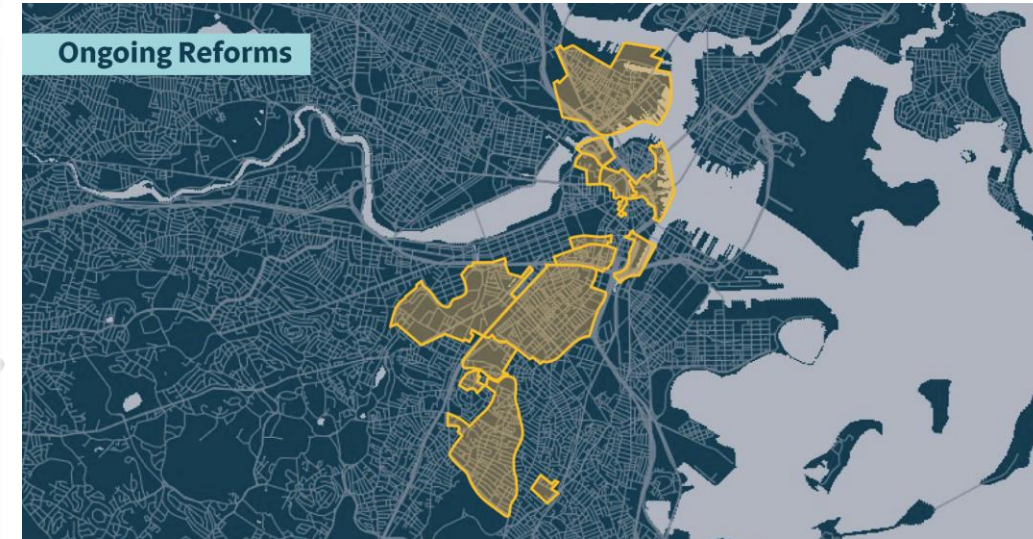
Last updated 2017

Affiliated with 'Neighborhood Improvements Bond'



**Atlanta:** 22 Districts, 49,000 Acres

Last updated 2011



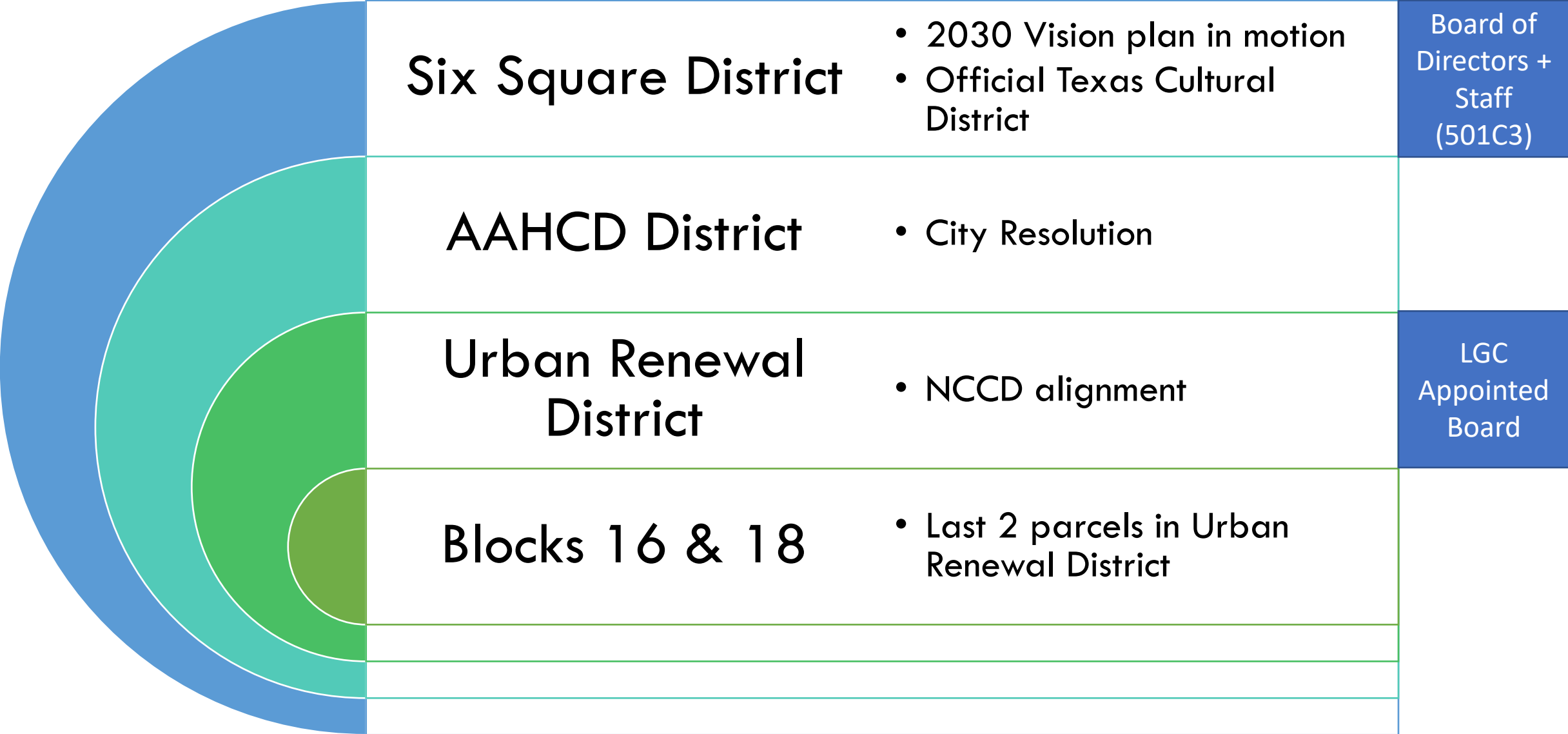
**Boston:** 19 Districts, 3000 Acres

Last updated 2016-2022

Sunsetting Districts this year "achieved economic development purposes"

- Urban Renewal laws are determined state by state (structure, plan process and uses)
- Urban Renewal is still a tool used by many cities to address redevelopment—often managed by one centralized planning and development agency tasked with supporting and staffing the district (often an LGC)
- Requires City Council & State Approval


# Where does the Urban Renewal District Fit in?





# Urban Renewal District Map



 East & 12th Street Urban Renewal Boundary

EAST 11TH AND 12TH STREETS URBAN RENEWAL PLAN

Prepared by the City of Austin Neighborhood Housing & Community Development Department March 11, 2020

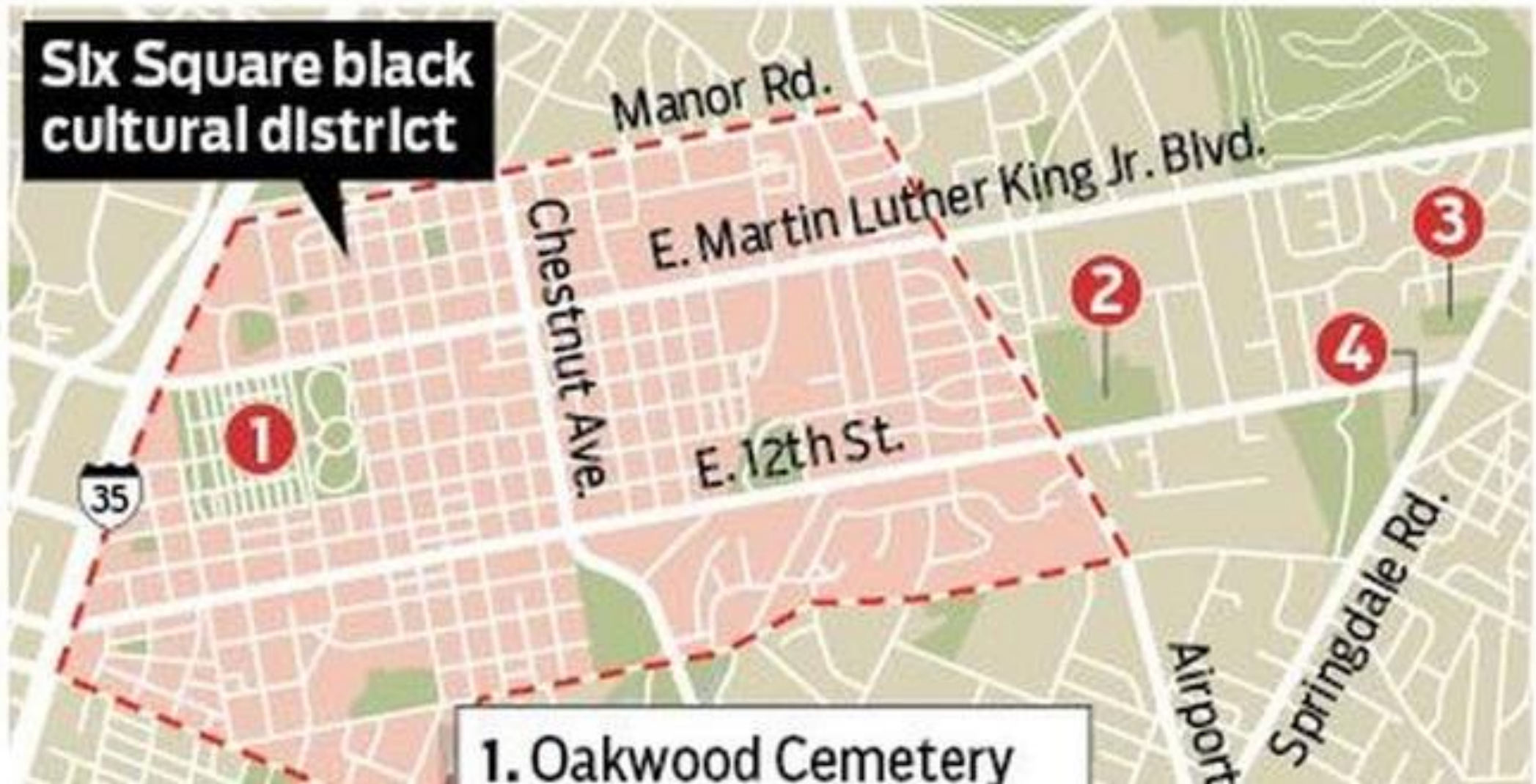


## 11<sup>th</sup> & 12<sup>th</sup> Streets

- Subset of Six Square District
- Blocks 16 & 18 are the last two Urban Renewal owned parcels.



## Six Square Map



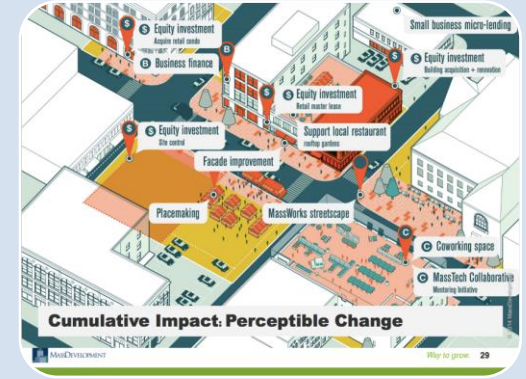
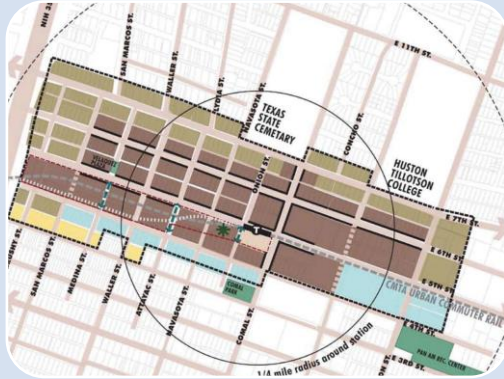
## **What else might the District need? Start with 'Purpose'**

- Clean & safe services
- Business recruitment / incubation
- Collective marketing
- Community steward of vision/development and experience
- Redevelopment support for other parcels/support other property owners

*Depending on what the community might need, you would identify/select the right revenue/governance/capacity model that fits those uses.*

***Any evaluation of future district needs should be a community conversation/aligned with other larger district vision plans***

# District Models-Summaries



## Regulatory/Enforcement **SETTING AND OVERSEEING RULES**

- Goal to achieve and monitor specific development or public health plans
- Regulatory Plan/Managed by City Staff

## Association/Convener/ Representation **FACILITATING AN EXPERIENCE**

- Merchants association with volunteers and/or paid staff
- 'Main Street' that would assess MEMBERS fees/support from municipality/State

## Special Purpose Districts in Statute— **PERFORMING FUNCTIONS**

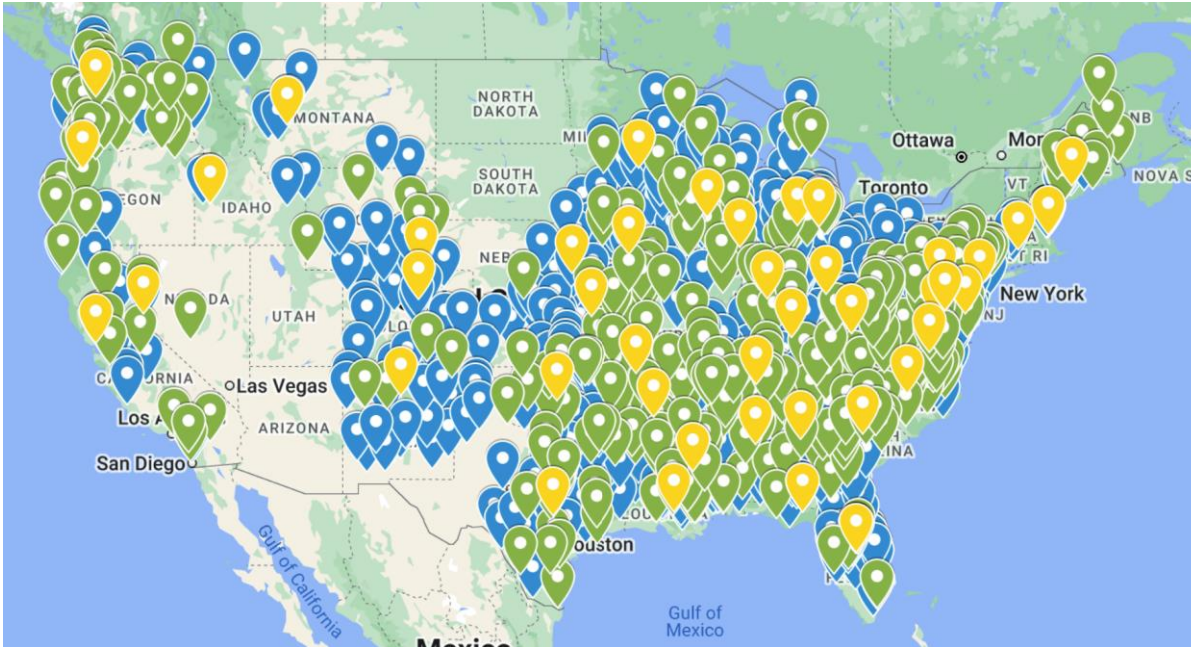
- Urban Renewal
- PID for maintenance and marketing
- TIRZ for infrastructure projects

## Development Strategy & Implementation **A MIX OF MULTIPLE DISTRICT MODELS**

- Urban Renewal + TIRZ + PID
- EcoDistricts



# Main Street Districts/Merchants Associations



## Main Street

- Boundaries/districts not required to be mapped, but usually associated with a geography
- No special assessments, all funding from typical non-profit sources
- Funds flexible
- Often State organizations, City supplemental funding
- No 'approval' necessary
- Difficult to sustain without ongoing City or philanthropic support

## Main Streets in the US: (None in Austin)





# Non Profit Heritage Conservancy



## Conservancy

- Boundaries/districts not required to be mapped, but usually associated with a geography
- No special assessments, all funding from typical non-profit sources
- Funds can be used however the Board of Directors determines
- No 'approval' necessary
- Difficult to sustain without ongoing City or philanthropic support

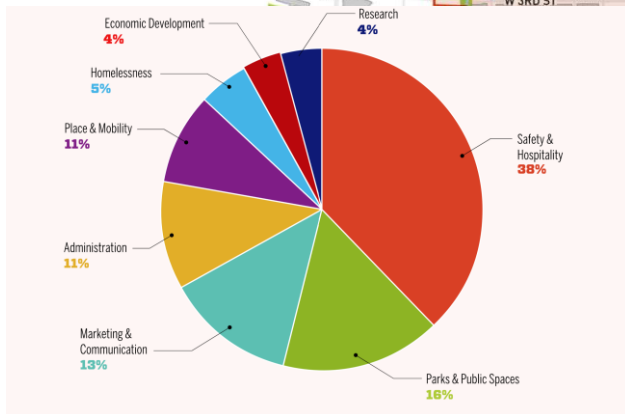
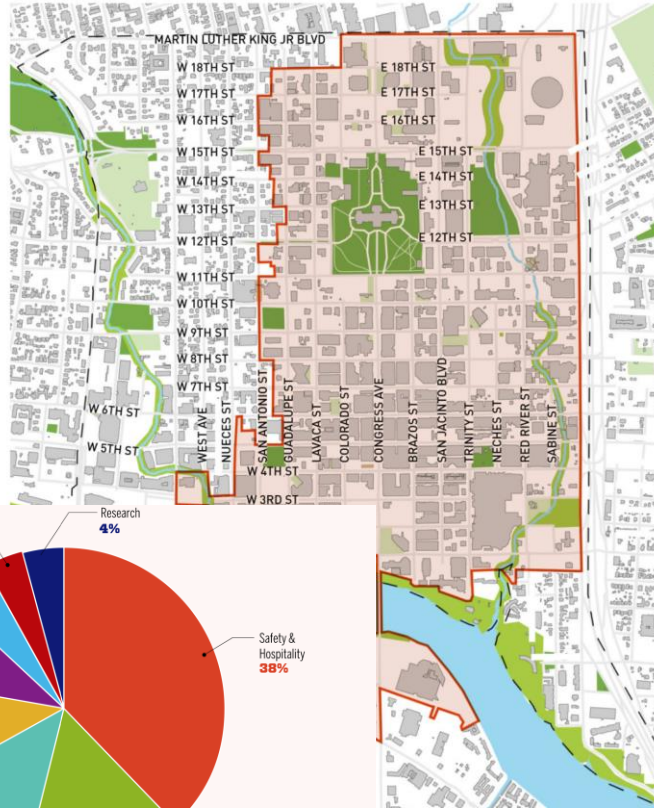


**Houston:** Freedman's Town Conservancy

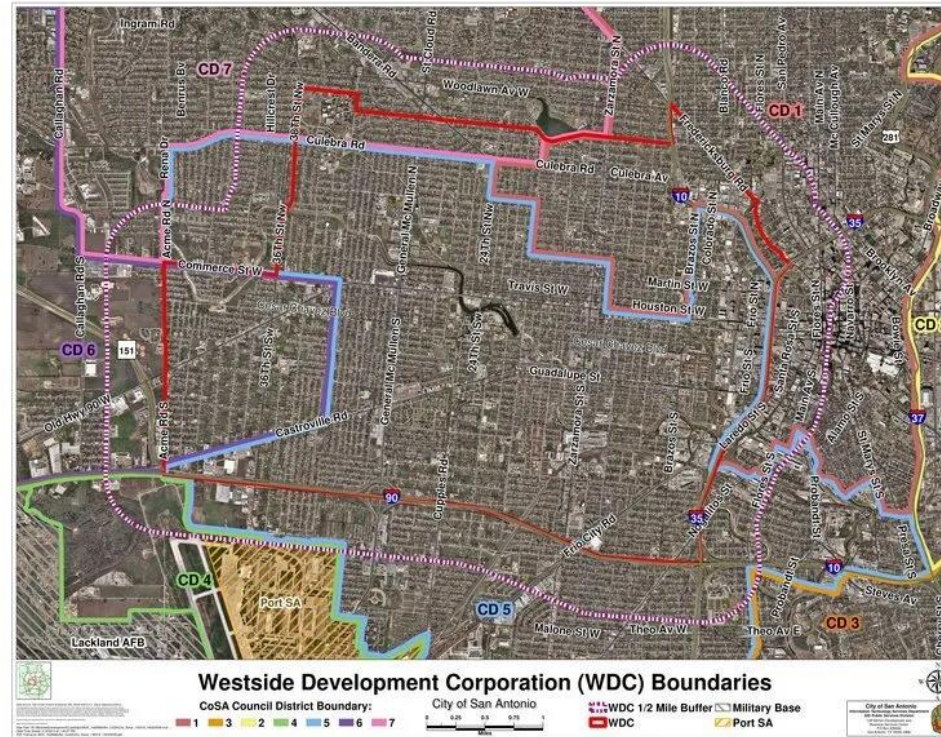


# Special Purpose Districts- Public Improvement Districts

## Public Improvement District Map



## Austin: Downtown Austin



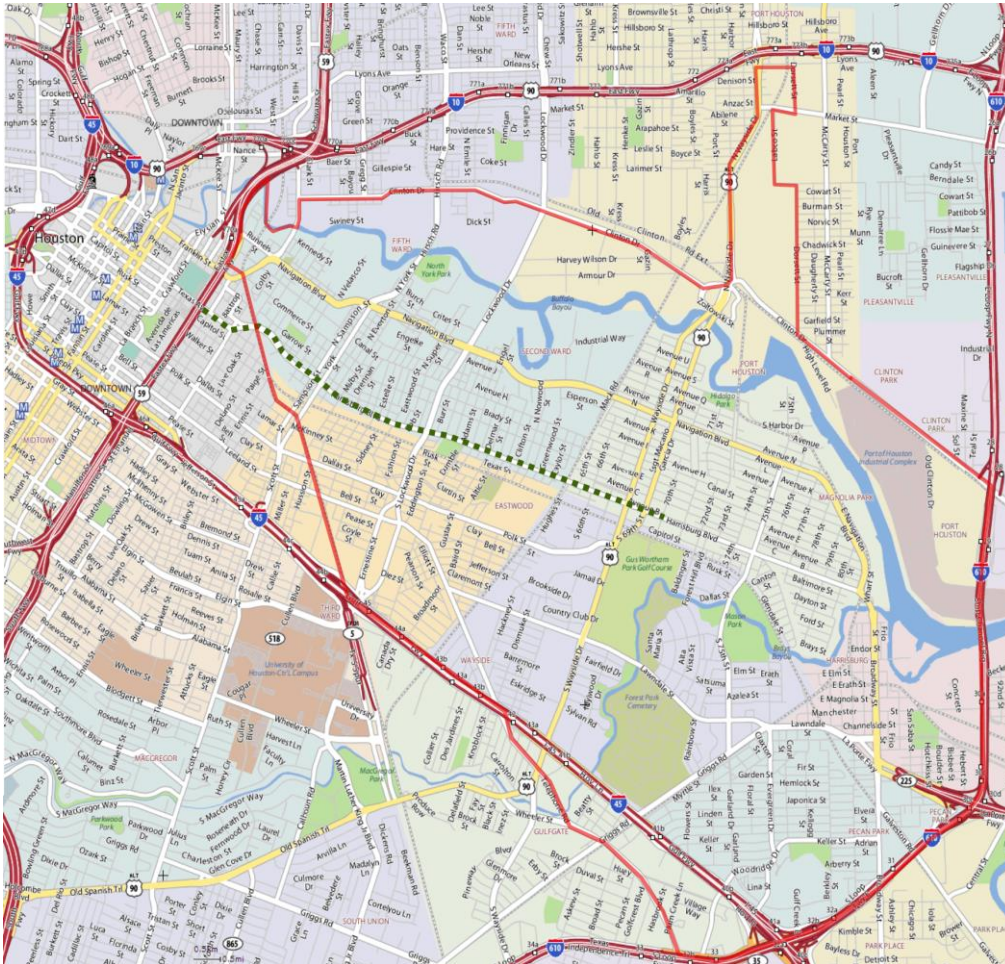
## San Antonio: Westside Development Corporation Proposed (Already a PID downtown)

## PID

- Defined geographies
- Assessments agreed to by owners
- Funds can be used for infrastructure, supplemental services, maintenance
- **City Council approval necessary**



# Special Purpose Districts- Municipal Management Districts



## Houston: Greater East End Management District

### MMA

- Defined geographies
- Assessments agreed to by owners
- Funds can be used for infrastructure, supplemental services, economic development, recruitment
- Business focus
- **City Council approval necessary**



# Special Purpose Districts- Tax Increment Reinvestment Zone



**Austin:** Mueller & Seaholm

*City of Austin uses TIRZ for City owned property*



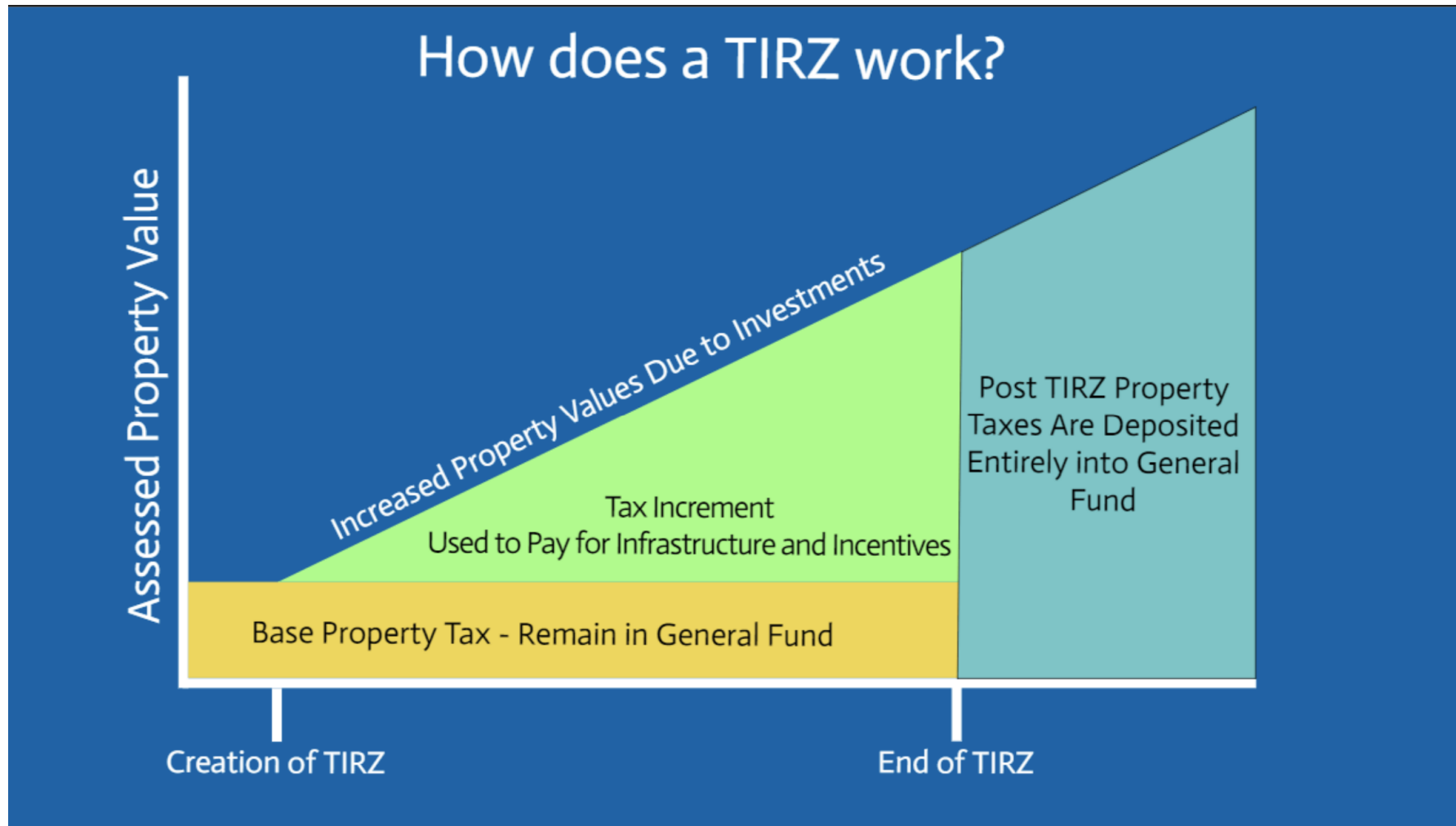
**Houston:** East Downtown

## TIRZ

- Defined geographies
- City allocates incremental property tax towards District needs
- Funds can be used for infrastructure, affordable housing in a defined plan
- City Council approval necessary



# Special Purpose Districts- TIRZ



## TIRZ

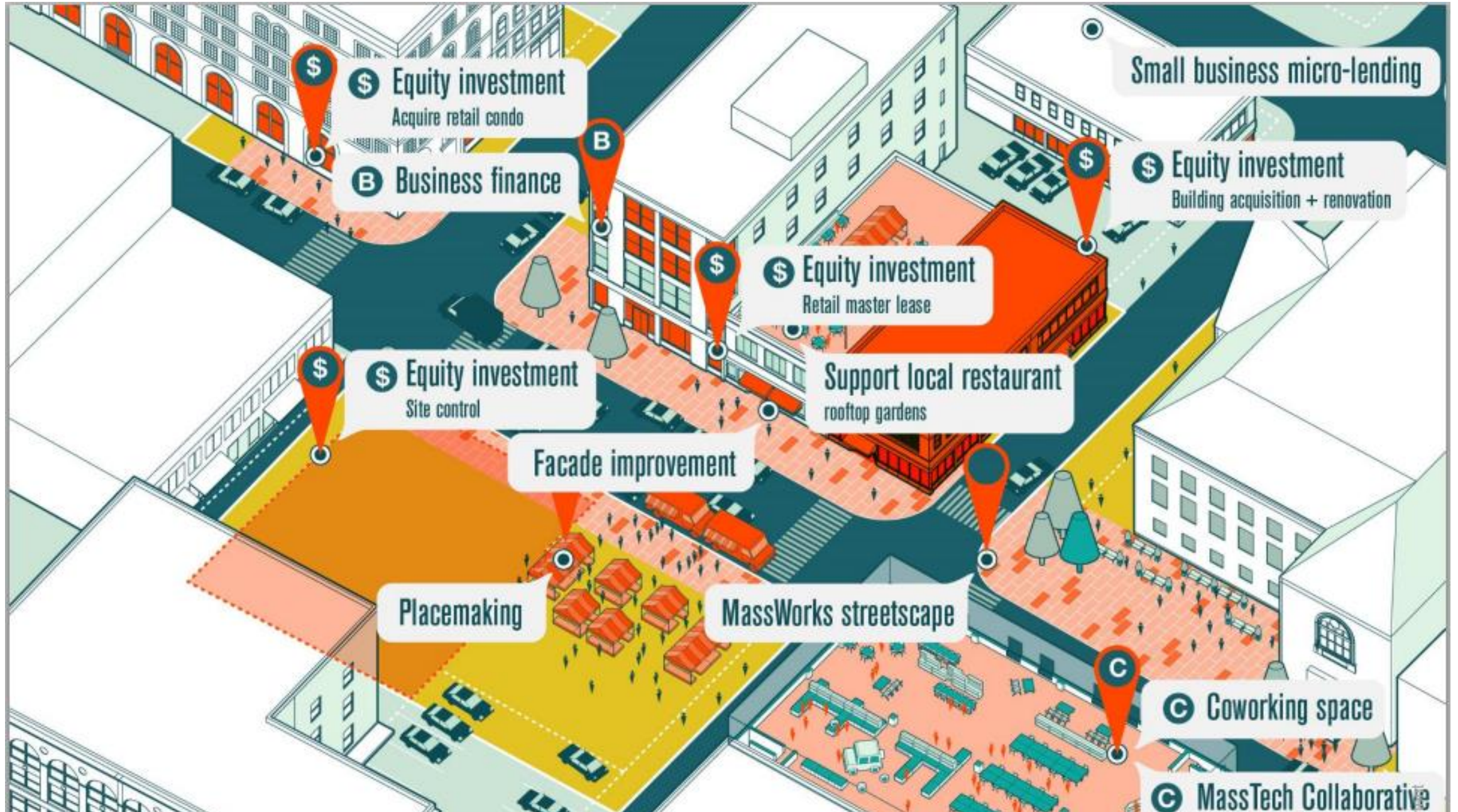
- Defined geographies
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## Development & Implementation District Hybrids

- Often an ‘umbrella organization’
  - District focused or
  - Larger, defined to do a particular redevelopment function for a City
- Assembly of ‘tools’ and programs to support the work/purpose
- Diversified revenue stream to provide for human capacity and services, as well as redevelopment support.

# TDI METHODOLOGY





# TDI STORY

## **1. TDI Assistance**

Empty lot, empty buildings 2015

Downtown  
Activation Strategy

## **2 TDI Fellow**

Paint & install art  
on empty building  
2016

## **3 TDI Places**

Activate lot with  
placemaking  
(monthly summer)  
2017-8

## TDI Fellow

Create & recruit  
young professionals  
group to run ops

## **4 TDI Fellow**

Recruit local biz to  
do pop up, recruit  
developers, focus  
on diverse biz that  
reflect the local  
market 2018



## **5 TDI Local**

Businesses across  
street from lot  
upgraded with  
storefront  
improvements 2019

## **6 MA Housing 9%**

Empty lot develops  
into  
affordable/market  
housing 2021

## **7 MDFA Financing**

Adjacent parcels  
financed for rehab,  
market rate  
development

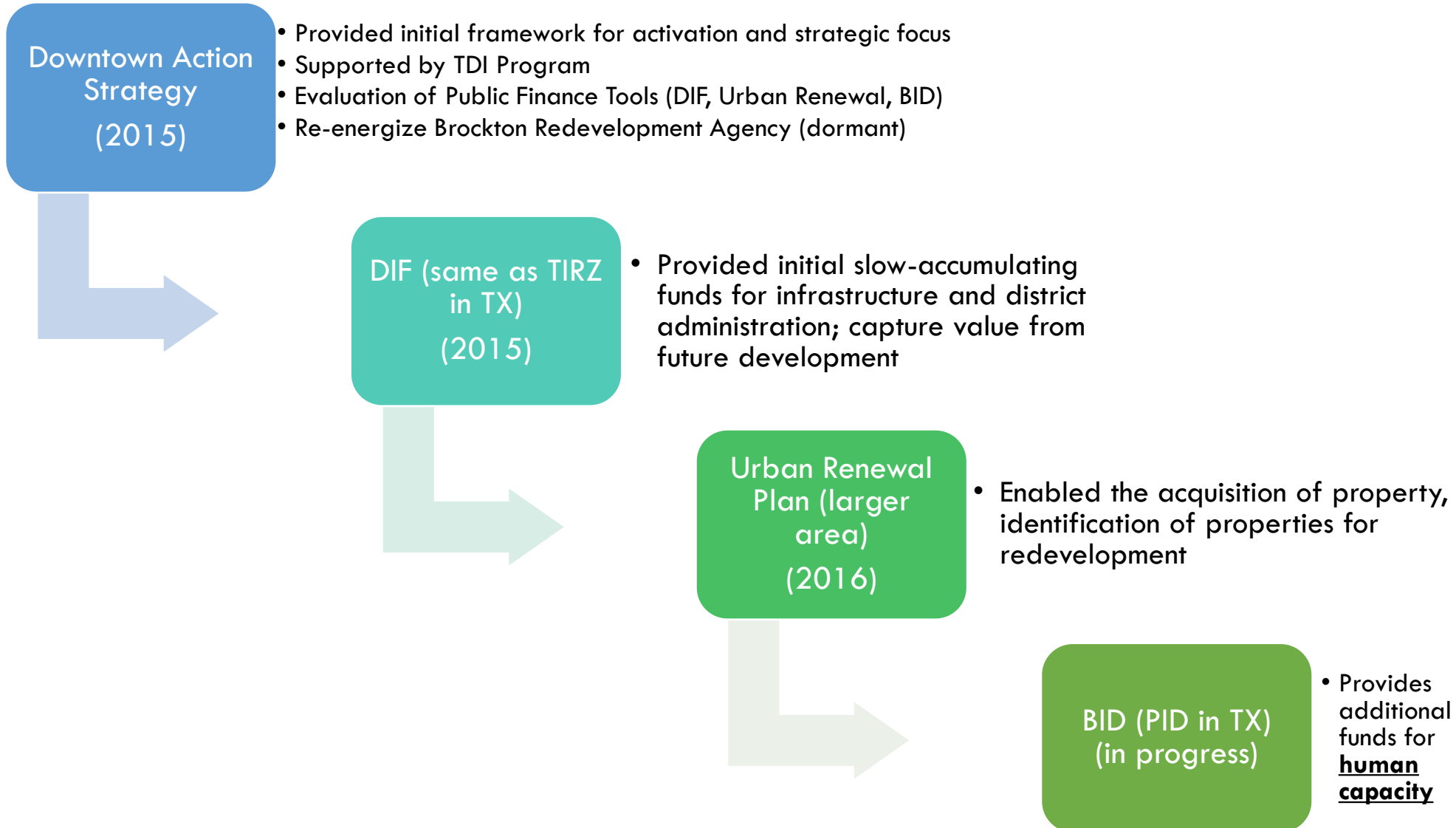
## **8 TDI Fellow**

Developer recruits  
local business from  
pop ups, business  
assistance

## **9 MDFA Financing**

Financing helps  
secure business with  
retail and distribution

# Brockton MA-Strategic Focus on Downtown



## Discussion

- What is the overall goal/purpose of the Urban Renewal Board/What is needed in the District—

Regulatory

Experience

Special Purpose

Combination

- During the disposition of Blocks 16 & 18
  - After the Development of Block 16 & 18
- Things to consider:
  - Function
  - Governance
  - Revenue
  - Human Capacity



## Block 16 & 18 Disposition- Proposed Community Engagement

### ■ Community Conversations

- September 28: 4-7pm at TBD
- September 30: 11am-2pm at TBD
- October 2: 12-2pm at TBD

■ *These are not formal presentations, but chances to meet the team and provide feedback and input on the various uses the community would like to see in the future development*

■ Video Update: Monday October 3 at 5pm

■ Please email [anne@austinedc.org](mailto:anne@austinedc.org) if you would like to be notified of all meetings directly, or have input to share.