



**RCA
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.: 18
AGENDA DATE: Thu 12/01/2005
PAGE: 1 of 1**

SUBJECT: Approve an ordinance authorizing the transfer of the parcel of land located at 1108 Olive Street, including the historical structure improvements located on the land to the Austin Revitalization Authority to develop low-income or moderate-income affordable housing.

AMOUNT & SOURCE OF FUNDING: N/A

FISCAL NOTE: N/A

REQUESTING Neighborhood Housing **DIRECTOR'S**
DEPARTMENT: and Community **AUTHORIZATION:** Paul Hilgers
Development

FOR MORE INFORMATION CONTACT: Paul Hilgers, Director, Neighborhood Housing and Community Development, 974-3108.

PRIOR COUNCIL ACTION: N/A

BOARD AND COMMISSION ACTION: N/A

PURCHASING: N/A

MBE / WBE: N/A

This action approves an ordinance to transfer the parcel of land and one historical structure located at 1108 Olive Street to the Austin Revitalization Authority (ARA) for the development of affordable housing.

In accordance with Section 272.001 (g) of the Texas Local Government Code, the City of Austin may transfer real property to a non-profit organization as long as entity uses the property for development of low-income housing, which serves a public purpose of the City. The transaction will include terms and conditions to effectuate and maintain this public purpose, because the transaction is for less than fair market value.

ARA has submitted a financing plan for staff's review to support the renovation of this historic structure for affordable housing. Based on the proposed financing plan, it appears that the project is financially feasible.

Once the structure has been renovated in accordance with the Department of Interior Historic Guidelines, it will be marketed to persons at or below 80% Median Family Income. Restrictive covenants dictating income restrictions and restoration guidelines to Department of Interior Historic Guidelines will be placed on the land.

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE TRANSFER OF REAL PROPERTY FROM THE CITY TO THE AUSTIN REVITALIZATION AUTHORITY FOR THE DEVELOPMENT OF LOW-INCOME OR MODERATE-INCOME HOUSING.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The Council finds that:

- (1) The historical structure and the property it is located on at 1108 Olive Street, as described in Exhibit A (Affordable Housing Tract) was acquired by the City other than by condemnation. Exhibit A is incorporated as part of this ordinance.
- (2) The transfer of the historical structure and the Affordable Housing Tract (Property) to the Austin Revitalization Authority (ARA) for the development of low-income or moderate-income housing furthers the goals and policies of the City and serves a public purpose under Texas Local Government Code Section 272.001(g).

PART 2. The City Manager may transfer the Property at less than its fair market value to ARA to develop low-income or moderate-income housing.

PART 3. The City Manager may enter into and execute any written document required to implement this ordinance, including a transfer agreement or deed.

PART 4. This ordinance takes effect on _____, 2005.

PASSED AND APPROVED:

_____, 2005

§
§
§

Will Wynn
Mayor

APPROVED: _____
David Allan Smith
City Attorney

ATTEST: _____
Shirley A. Brown
City Clerk