

Austin Neighborhoods Council
General Membership Meeting
Austin Energy Building, 721 Barton Springs Rd.
August 22, 2007
7:00pm to 9:00pm

Minutes prepared by Kevin Lewis, ANC Secretary

Laura Morrison called the meeting to order.

State Representative Eddie Rodriguez – Homestead Preservation and Q & A

Representative Rodriguez, who represents parts of Austin, gave a briefing on the homestead preservation bills that he sponsored in the legislature.

The three main tools are:

- A Homestead Land Trust. This is a development entity that would seek to build affordable housing.
- An Urban Land Bank. This would permit acquisition of abandoned and foreclosed land for the provision of affordable housing.
- A Tax Increment Financing zone (TIF). This is referred to in the legislation as a Homestead Preservation Reinvestment Zone.

A TIF would dedicate a portion of the increases in tax revenue (through the City of Austin and Travis County) in future years from the properties in the zone to funding housing trusts. This would likely amount to hundreds of thousands of dollars of funding for affordable housing. Both the City of Austin and Travis County would have to approve and participate in this plan.

Dale Henry of Allandale moved approval of the letter of support for a Homestead Preservation Reinvestment Zone. [SEE APPENDIX A] Motion seconded. Motion passed.

Oscar Lipchak of South Lamar NA moved that ANC encourage Travis County to work with the city on the same affordable housing policies included in the previous resolution. Motion seconded. Motion passed.

Family & Children Initiative—Council Member Jennifer Kim

Council Member Kim spoke on a task force she is sponsoring to study ways of supporting families and encouraging them to live inside the city. Two main areas of focus will be on providing childcare facilities and on providing family-sized housing.

The city demographer stated that in 1970 the share of Austin's population that was families with children was 38% of the whole population. Currently it's 27% of the whole population and steadily declining. The task force is just about to begin its work and will be ongoing for an indefinite time.

Capital Metro Fare Increases—John-Michael Cortez, Capital Metro

Capital Metro has proposed to increase their current fares. Proposed is an increase for base fares from \$ 0.50 to \$1.00. Other fares would increase comparably.

These fares have remained the same since 1985. The planned increase is intended to increase fare recovery from the current 10.5% recovery (portion of the overall cost of services covered by fares) to eventually reach 20% fare recovery by 2014.

The proposed fare increase will be considered by the Capital Metro board sometime in the next two months. The board will have a public hearing in September. The proposal will be posed to the Local Government Approval Committee (LGAC), representing governmental entities within the

service area, probably in October. If approved by the LGAC, the new fares would likely be implemented in January 2008.

Comments can be submitted via the comments line. John Michael agreed to provide the information through ANCTalk email list.

ANC Growth Management Implementation Committee—Cynthia Keohane)

Based on ANC's growth management policy resolution approved in July, ANC has established a committee to pursue the objectives of the resolution with the city of Austin. Cynthia Keohane has agreed to chair the committee.

The next planned meeting is Aug. 29 at 5:00pm Schlotsky's on South Lamar & Toomey. The committee's efforts will be ongoing.

ANC Input to Council on Profile for New City Manager—Laura Morrison

City Manager Futrell has submitted her resignation, and the city will be recruiting a new city manager over the next several months. City Council has requested citizen input and recommendations for criteria that would be used to hire a new city manager. ANC will provide input to Council in response to this request. Citizens wishing to provide comments to ANC's process should submit comments to Laura Morrison and discuss on ANCTalk email list.

Announcements

Susan Moffat, Kathie Tovo and Jim Walker are all serving on Austin Independent School District's Community Committee on Neighborhoods and Schools, and will be conducting community outreach over the next 4 weeks. On the AISD website www.austinsisd.org, there's a box on left side for more information about the meetings. They will provide more information and seek comment through the ANCTalk list.

Linda MacNeilage of Old West Austin Neighborhood Assn. announced OWANA's pending application to the city for the first city-designated historic district, the Harthan Street Local Historic District. This application will be considered by the City Historical Commission in the next week, and would be the first local historic district under the City's new criteria. More information will be circulated by ANCTalk.

Laura Morrison described the follow up efforts regarding the proposed Neighborhood Ombudsman positions previously discussed at the City Manager's Town Hall Meeting in June. ANC folks led by Bryan King will work to better describe the proposed positions for Council consideration.

FixAustin.org are advocating for maintaining the current Town Lake Animal Shelter are sponsoring a fundraiser Aug. 30 at the Capital City Comedy Club.

Laura Morrison spoke on the city's effort on reforming the Planned Unit Development code and the collecting proposed modifications to it.

A new Orange Dillo route runs from downtown to Manor Road during lunchtime.

Town Lake Park will have its grand opening Weds, Aug. 29. This park was many years in the making and having survived many attempts to kill it thanks to concerted efforts by activists.

The meeting was adjourned at 9:15pm.

APPENDIX A—Letter of Support for Homestead Preservation Reinvestment Zone

August 22, 2007

Re: Enactment of the Homestead Preservation Reinvestment Zone

Dear Mayor and City Council Members:

We, the undersigned, respectfully ask that the City Council take immediate steps to enact a Homestead Preservation Reinvestment Zone for East Austin.

Background:

Escalating property taxes and rents in East Austin have resulted in a loss of affordable housing opportunities and threaten to destroy the rich cultural fabric of the Central East Austin community. Low-income renters are being displaced, and long-time homeowners are being hit with rising tax bills.

Recent research by the University of Texas School of Architecture shows that these trends are part of a larger pattern of ongoing ethnic and racial segregation. While higher income residents move into East Austin, Latino and Black families are leaving their East Austin homes that were in close proximity to jobs, places of worship, and other important community resources.

In 2005 Representative Eddie Rodriguez passed House Bill 525-the Homestead Preservation Act. This law gives the City of Austin several unique tools that preserve housing affordability in Central East Austin. The most important of these affordable housing tools is the Homestead Preservation Reinvestment Zone.

Although the law that allowed for the creation of a Homestead Preservation District and a Homestead Preservation Reinvestment Zone passed in 2005, the Austin City Council stated that there was a need for some statutory changes before the District and Zone would be established. The City's requested changes were made with the passage of HB 470, by Representative Rodriguez, during the last Legislative Session.

In January of 2007, the Austin City Council adopted an ordinance that provides for the creation of the Homestead Preservation District upon passage and effective date of HB 470. HB 470 has passed and will take effect on September 1, 2007.

The Homestead Preservation Reinvestment Zone allows the City to dedicate a percentage of the increase in tax revenues from appreciating property values to preserving affordable housing opportunities in East Austin. The Homestead Preservation Reinvestment Zone is a form of tax increment financing (TIF), similar to the TIF that the City recently approved for the Waller Creek project just west of IH-35 and the Homestead Preservation District. The boundaries of the new Homestead Preservation Reinvestment Zone would lie within the City's new Homestead Preservation District which, by legislative authority, cover in general, the following area:

Western boundary: IH-35

Eastern boundary: Airport and Springdale
Northern boundary: Manor and 38th 1/2
Southern boundary: Town Lake

Call to Action:

The undersigned request that the City Council adopt an ordinance by November 1 creating a Homestead Preservation Reinvestment Zone for East Austin. As preparation for adoption of the Zone, Section 373A.152 of the Local Government Code, requires that the following actions take place:

- (1) That the City work with the County to encourage equal participation in the Zone.
- (2) That the City prepare a preliminary Zone finance plan; and
- (3) That the City hold a public hearing on adoption of the Zone.

We respectfully ask that the City take action now to adequately prepare for adoption of the Zone. If the Homestead Preservation Zone had been in place in past years, hundreds of thousands in revenue could have been available to preserve affordable housing opportunities within the East Austin community. **Time is of the essence. Each month, we lose more affordable homes that cannot be replaced. Our community is depending on you to support our East Austin neighborhoods and to enact this essential policy tool.**

Adopted by the Austin Neighborhoods Council August 22, 2007