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**Redeveloping East 12th Street:
Challenges and Opportunities for the City of Austin**

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by

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Abstract

Redeveloping East 12th Street: Challenges and Opportunities for the City of Austin

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The University of Texas at Austin, 2012

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East 12th Street was the heart of the African American community through the 1970s. After that time the African American population became less concentrated along the corridor, leaving a street in disrepair, and with continuous promises for improvements and redevelopment. However, none of the projects envisioned decades ago came to fruition along the East 12th Street corridor, but East 11th Street was able to transform into a bustling center city street.

This report will examine the history of the East 12th Street corridor, the multiple efforts made at redevelopment, and what strategies may be useful going forward to encourage investment in the area, after several unsuccessful attempts.

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Chapter One: History and Background of East 12th Street and the African American Population in Austin

INTEGRATED TO SEGREGATED: AUSTIN PRIOR TO 1928

It is useful to know the history of the African American population in Austin to understand how the residents along East 12th Street came to be a community. The black population in Austin was well-integrated throughout the community in the late 19th and early 20th centuries. Integration was common in many cities in the United States throughout the nineteenth century, and Austin was no different. According to Massey and Denton, “In no city of the nineteenth century is there anything resembling a black ghetto.”¹ It should be noted that Massey and Denton state their “use of the term ‘ghetto’ refers only to the racial make-up of a neighborhood; it is not intended to describe anything about a black neighborhood’s class composition.”²

Two indices are used commonly to describe the racial makeup of a community: the dissimilarity index and the isolation index. The dissimilarity index indicates how evenly African Americans and whites are distributed throughout a city’s neighborhoods. It is important to understand that the “evenness” is based upon the composition of the city being measured. For example, if a city is comprised of 20% African Americans, then for the populations to be evenly distributed, individual neighborhoods should display a 20% African American population. Should a neighborhood be comprised of 30% African Americans it means that 10% of the African American population would have to move to a neighborhood comprised of fewer than 20% African Americans. The dissimilarity

¹ Douglas S. Massey and Nancy A. Denton, *American Apartheid: Segregation and the Making of the Underclass* (Cambridge: Harvard University Press, 1993), 20.

² Ibid., 18.

index “gives the percentage of blacks who would have to move to achieve an ‘even’ residential pattern—one where every neighborhood replicates the racial composition of the city.”³ Typically, an index below 30 is low, a value between 30 and 60 is moderate, and any value over 60 is high.⁴

Another index used to evaluate the racial integration of a city’s neighborhoods is the isolation index. It differs from the dissimilarity index in that it

measures the extent to which blacks live within neighborhoods that are predominantly black. A value of 100% indicates complete ghettoization and means that all black people live in totally black areas; a value under 50% means that blacks are more likely to have whites than blacks as neighbors.⁵

Based on these two indices, several studies of the United States’ population indicate segregation increased notably from 1910 to 1940. One such study is illustrated below.

Table 1.1: Isolation Indices for African Americans in Select American Cities⁶

	Indices by Year				
	1890	1900	1910	1920	1930
Boston	8.5	6.4	11.3	15.2	19.2
Chicago	8.1	10.4	15.1	38.1	70.4
Detroit	5.6	6.4	6.8	14.7	31.2
Kansas City	12.7	13.2	21.7	23.7	31.6
Los Angeles	3.3	3.2	3.8	7.8	25.6
Milwaukee	1.4	2.4	1.9	4.1	16.4
New York	3.6	5.0	6.7	20.5	41.8
Philadelphia	11.7	16.4	15.7	20.8	27.3
St. Louis	10.9	12.6	17.2	29.5	46.6
Average	7.3	8.4	11.1	19.4	34.5

³ Massey and Denton, *American Apartheid*, 20.

⁴ Ibid., 20.

⁵ Ibid., 23.

⁶ Ibid., 24.

In Austin, segregation increased after the city's comprehensive plan was published in 1928. Published by Koch & Fowler, Consulting Engineers, the city plan came to be known as "The 1928 Plan." Like many cities in the United States during this time, Austin faced growing pressure to address tensions between African American and white residents within the city. In a lengthy, but revealing excerpt, Koch and Fowler state:

There has been considerable talk in Austin, as well as other cities, in regard to the race segregation problem. This problem cannot be solved legally under any zoning law known to us at present. Practically all attempts of such have been proven unconstitutional.

In our studies of Austin we have found that the negroes are present in small numbers, in practically all sections of the city, excepting the area just east of East Avenue and south of the City Cemetery. This area seems to be all negro population. It is our recommendation that the nearest approach to the solution of the race segregation problem will be the recommendation of this district as a negro district; and that all the facilities and conveniences be provided the negroes in this district, as an incentive to draw the negro population to this area.⁷

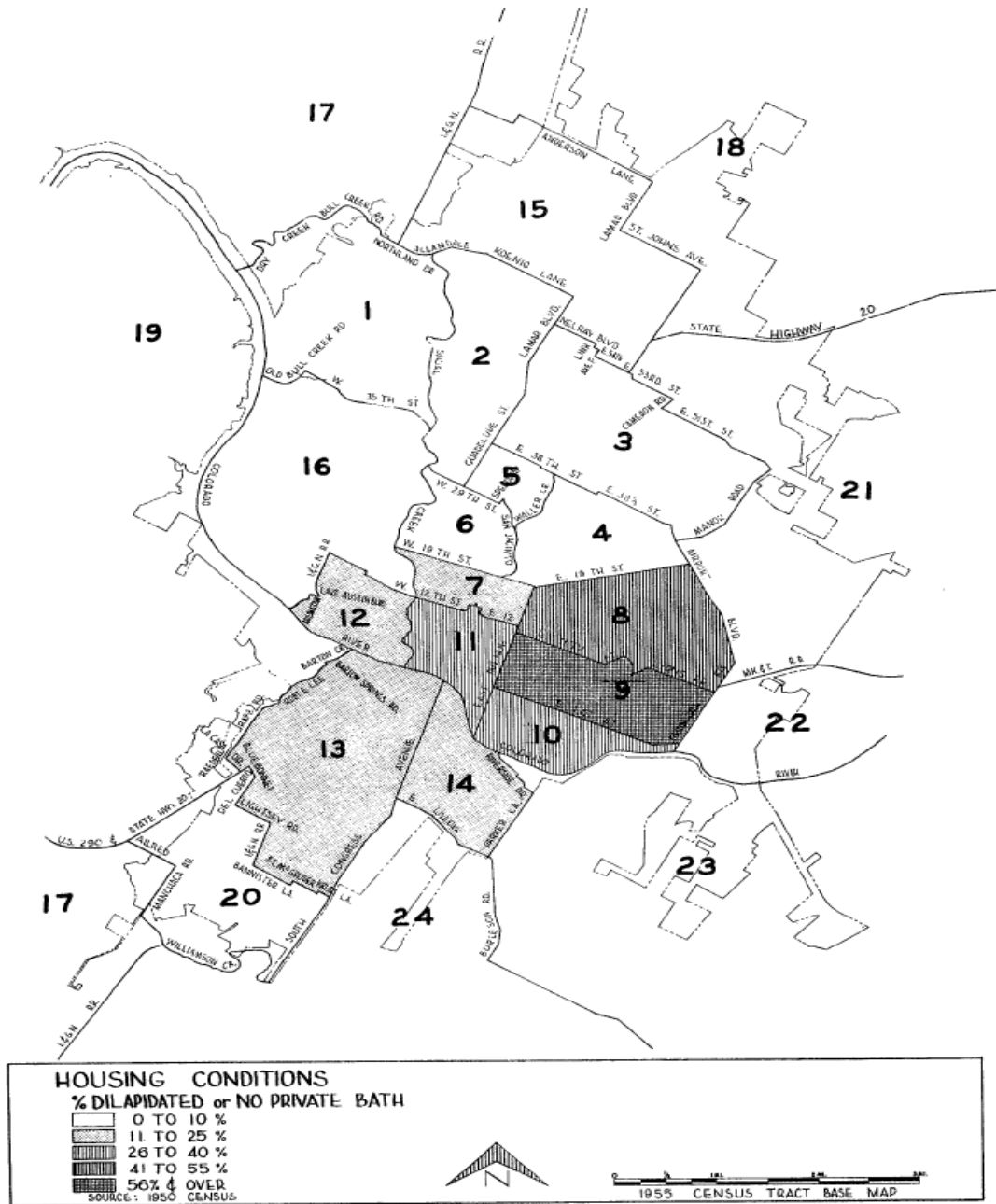
The area identified as all African American in Koch and Fowler's plan is the current area south of 14th Street, and east of Interstate Highway 35 (IH-35), referred to as East Avenue—including the East 12th Street corridor. Within a few years of the plan's publication schools closed that previously served African American children living in west and northwest Austin, providing the necessary incentive for African Americans to move east of IH-35.

⁷ Koch and Fowler, Consulting Engineers, *A City Plan for Austin, Texas*, (Reprinted by the Department of Planning, 1928), 57.

URBAN RENEWAL: 1950S THROUGH 1970S

Just as other cities across the United States began to face the challenges of concentrated urban poverty, Austin, too, faced similar challenges. Campaigns in the 1950s to eliminate blighted areas and slums occurred in Austin and in other cities around the country. Appendix A has a number of pieces from such campaigns. Based on the map produced by the Department of Urban Renewal (Figure 1.1), in 1950 most of the “dilapidated or no private bath” housing was found in East Austin—the same area the African American population was incentivized to move to only thirty years earlier. In Figure 1.1, census tracts eight, nine, and ten illustrate the area immediately east of IH-35 (still called East Avenue on the map).

Figure 1.1: Housing Conditions in Austin, 1950⁸



CITY OF AUSTIN DEPARTMENT OF URBAN RENEWAL

⁸ City of Austin, Department of Urban Renewal, courtesy of the Austin History Center, 1950s.

Illustrating these facts is not meant to give Austin a “black eye.” Poor housing was a condition found in African American communities across the country. Austin handled the situation no differently than other cities by implementing urban renewal projects throughout the city. In that era, urban renewal was defined by one scholar as the “deliberate effort to change the urban environment through planned, large-scale adjustment of existing city areas to present and future requirements for urban living and working—all in the framework of an overall plan for a city’s development.”⁹

Austin’s city council took action in 1954 by creating the Greater East Austin Development Committee (GEADC) “to study existing conditions and recommend corrective measures” that would “bring housing within the City of Austin to an acceptable minimum standard and [would] forestall the future extension of blighted areas.”¹⁰ Subsequently, the city council created the Urban Renewal Department of the City of Austin in 1957, which housed the Urban Renewal Agency (URA), and tasked the agency with identifying an area for a pilot urban renewal project. The site selected was a 69 acre area around Kealing Junior High with boundaries of East 12th Street, Chicon Street, Rosewood Avenue, and Angelina Street, known as the Kealing Project.

In order to receive federal assistance, the pilot project had to pass voter referendum. As such, the City Council called for an election in December 1959 to approve the Urban Renewal Program, which was marginally approved by Austin residents. However, because of the small margin by which the referendum passed, opponents contested the results and delayed the issue in court until the decision was upheld in a 1962 court decision. Finally, in May 1963, the Kealing Project’s plan was

⁹ Leo Grebler, *Urban Renewal in European Countries: Its Emergence and Potentials*, (Philadelphia: University of Pennsylvania Press, 1964), 13.

¹⁰ Austin Urban Renewal Agency, “History of the Program,” courtesy of The Austin History Center archives, 1960s, 1.

approved by the city council for implementation.¹¹ But continued community opposition and lengthy development schedules meant that the Kealing Project was not fully completed until 1972.¹²

During this time the URA identified four other urban renewal projects; three of the five projects were located entirely east of IH-35 (the Glen Oaks, Blackshear, and Kealing Projects). The other two projects were either just west of IH-35 (Brackenridge Project) or straddled an area east and west of the highway (University East Project). It is a clear reminder of where the “blighted areas” were located: neighborhoods with mostly African American populations.

As the 1970s progressed, urban renewal projects across the country came to be synonymous with razing and displacement. Although less so in Austin than other large metropolitan areas, urban renewal no longer conjured images of freshly built affordable housing, but of empty lots with gravel remains of a once-standing structure. It was common for projects to “begin” by clearing the blighted areas—often the homes of current residents—but after clearing the blocks no new structures were built. Or, some of the structures built ended up creating such high concentrations of poverty and segregation it is valid to think the “renewal” left the area worse off. One such infamous project was Chicago’s Cabrini-Green high rises,¹³ the last of which was demolished in the spring of 2011.¹⁴ Fortunately, no such structure was built in Austin. However, the promise of

¹¹ Austin URA, “History of the Program” 1–2.

¹² A series of newspaper articles housed in the Austin History Center document the progress of the Kealing Project. See Appendix B.

¹³ For a visual and written glimpse into the lives of those who called Cabrini-Green home, and a history of the project administered by the Chicago Housing Authority see *Cabrini Green: In Words and Pictures* by David T. Whitaker (2000).

¹⁴ Will Guzzardi, “Cabrini-Green Demolition: Last Building Coming Down Wednesday,” *Huffington Post*, March 30, 2011, accessed March 23, 2012, http://www.huffingtonpost.com/2011/03/30/cabrini-green-demolition-_n_842473.html.

“urban renewal” along East 12th Street remained to be fulfilled as the 1970s came to a close.

THE TRI-PARTY AGREEMENT: 1995–2010

In the 1980s, with East 12th Street still in need of redevelopment, city officials again made efforts at redevelopment along the corridor. In the spring of 1981 then-mayor Carole Keeton McClellan hosted a ribbon cutting ceremony at Minnie’s Beauty Salon, which had been operating successfully for ten months. McClellan is said to have “declared Minnie’s a catalyst for what was certain to be an imminent economic revival along East 12th.”¹⁵ Yet, by the mid-1990s no discernible changes occurred along East 12th Street prompting another effort at urban renewal (now termed “urban revitalization”) by the Austin city council. In November 1995 the city council approved by a 6-0 vote Resolution 951116-94, authorizing the City of Austin (“City”) to enter into a contract with the newly created Austin Revitalization Authority (ARA) for the agency to develop the “East 11th and 12th Street Redevelopment Program.”¹⁶ Established earlier in 1995, and still in existence today, the ARA is a community development corporation (CDC) whose mission is to “restore the cultural and economic viability” of East Austin neighborhoods; to “restore a sense of hope and pride in the East End community; and [to] revitalize the area’s commercial, residential and social components in a manner that promotes diversity, stability and prosperity.”¹⁷

¹⁵ Amy Smith, “The ARA Faces the Music,” *The Austin Chronicle*, August 29, 2003, accessed March 23, 2012, <http://www.austinchronicle.com/news/2003-08-29/175333/>.

¹⁶ City of Austin’s website, “Resolution 951116-94,” accessed March 23, 2012, <http://www.cityofaustin.org/edims/document.cfm?id=52110>.

¹⁷ Austin Revitalization Authority’s website, “About the ARA,” accessed March 23, 2012, <http://www.austinrev.org/about.htm>.

The ARA's first few years were challenging for several reasons. Before the City would finalize a contract with the ARA, the agency was required to add more seats to the board of directors to include neighborhood association representation since the entities originally lacked seats on the board. By February 1998 the ARA board of directors consisted of 29 members, representing nearly every group with any interest in East Austin: "historic preservationists, community development corporations, chamber and bank representatives, Ebenezer and Guadalupe churches, six neighborhood associations, the Urban League, the NAACP, Huston-Tillotson College, and Eastside Story."¹⁸

Additionally, a conflict of interest arose for Eric Mitchell, who served as both a city councilmember and the executive director of the ARA. Since the ARA would receive money from the City (in the form of expenses paid by the City's Neighborhood Housing and Community Development department's annual budget, and through federal grant pass-through funds), and the city council was tasked with these allocations, Mitchell's active service in both roles concurrently was troublesome.

The ARA and City contract remained in effect from 1995 through 1998. During that time the ARA held community meetings and planning sessions to develop the Central East Austin Master Plan (CEAMP). The CEAMP included input from community residents, local business owners, and neighborhood associations and put forth the master vision for the community: primarily residential with business and commercial development in the 11th and 12th Street corridors.¹⁹ While section three of the CEAMP presented "conceptual approaches and strategies for the entire Central East Austin area," section four of the document served as a "comprehensive technical" guide meant to

¹⁸ Kayte Vanscoy, "All Aboard: New ARA Board Swells with Inclusion," *The Austin Chronicle*, February 13, 1998, accessed March 23, 2012, <http://www.austinchronicle.com/news/1998-02-13/522817/>.

¹⁹ Austin Revitalization Authority's website, "Central East Austin Master Plan," section three, pg 3-1, accessed March 23, 2012, <http://www.austinrev.org/ceamp.pdf>.

“identify and implement mechanisms to eliminate the negative forces of urban blight, distress, and impaired development.”²⁰

After several years of work the ARA presented the CEAMP to the city council in late 1998, and by January 1999 the city council approved Resolution 990114-11 in support of the general concepts envisioned by the master plan. As 1999 drew to a close the city council approved by a 7-0 vote Resolution 991216-79 that authorized the execution and delivery of the acquisition, development and loan agreement between the Urban Renewal Agency (of the City of Austin), the ARA, and the City of Austin.²¹ This agreement between the URA, ARA, and City came to be known as the “tri-party agreement.” After securing federal funding from the federal Department of Housing and Urban Development’s (HUD) Section 108 Loan Guarantee Program in the amount of \$9.035 million²² and the backing of the tri-party agreement, it was possible to implement the vision presented in the CEAMP.

The early 2000s saw active redevelopment along East 11th Street, including the development of the Street-Jones and Snell buildings. However, none of the redevelopment projects targeted East 12th Street. In short, East 11th Street was the “low hanging” fruit for redevelopment. Much of the property was already city-owned; of the sites privately owned many of the owners were interested in redeveloping their property. Finally, infrastructure work was underway already for improving Capital Metro’s public transit system. The combination of these factors made East 11th Street the logical place to start the first redevelopment projects. Today East 11th Street looks markedly different

²⁰ Austin Revitalization Authority’s website, “Central East Austin Master Plan,” section three, pg 4-1, accessed March 23, 2012, <http://www.austinrev.org/ceamp.pdf>.

²¹ City of Austin’s website “Resolution 991216-79,” accessed March 23, 2012, <http://www.cityofaustin.org/edims/document.cfm?id=60816>.

²² Ibid.

than it did in the early 1990s, as illustrated by Figures 1.2 through 1.4, but dilapidated structures and vacant lots still line East 12th Street.

Figure 1.2: Corner along East 11th Street, Before Redevelopment²³



Figure 1.3: Corner from Figure 1.2, After Redevelopment²⁴



²³ City of Austin's website, Neighborhood Housing and Community Development

²⁴ City of Austin's website, Neighborhood Housing and Community Development

Figure 1.4: Gateway Arch Constructed along East 11th During Redevelopment Efforts



Photo by author

In November 2009 the City’s Audit and Finance Committee issued an “Audit of East 11th & 12th Street Redevelopment Project” and gave mixed reviews of the project to that point. Although it did report that “the project ha[d] reduced slum and blight conditions in the Redevelopment Area,”²⁵ it also reported that the “lack of a project coordinator to guide the Redevelopment Project”²⁶ contributed to delays; and “liquidity challenges, reliance on the City for income, and inconsistent financial planning [...]

²⁵ Office of the City Auditor, “Audit of the East 11th & 12th Street Redevelopment Project,” November 3, 2009, 13. Accessed March 23, 2012, <http://www.ci.austin.tx.us/auditor/downloads/au09103.pdf>.

²⁶ Ibid., 23.

adversely impacted ARA's long-term viability."²⁷ As such, less than a year later the city council failed to renew the tri-party agreement, and in September 2010 the contract was dissolved.

²⁷ Office of the City Auditor, "Audit of the East 11th & 12th Street Redevelopment Project," November 3, 2009, 26. Accessed March 23, 2012, <http://www.ci.austin.tx.us/auditor/downloads/au09103.pdf>.

Chapter Two: Current State of East 12th Street: The Stakeholders and Challenges to Redevelopment

PRESENT DAY

Today, the demographics of East 12th Street have changed since the 1970s, as have the demographics of the redeveloped East 11th Street corridor. As indicated from the maps in Figures 2.1 through 2.3, the concentration of African Americans in this area decreased especially from 1990 to 2010. Whether East 12th Street can retain its sense of community amongst African Americans remains to be seen. What is clear is that efforts at redevelopment are still needed as illustrated in Figures 2.4 through 2.6. Many lots remain vacant, or have dilapidated buildings occupying the lot.

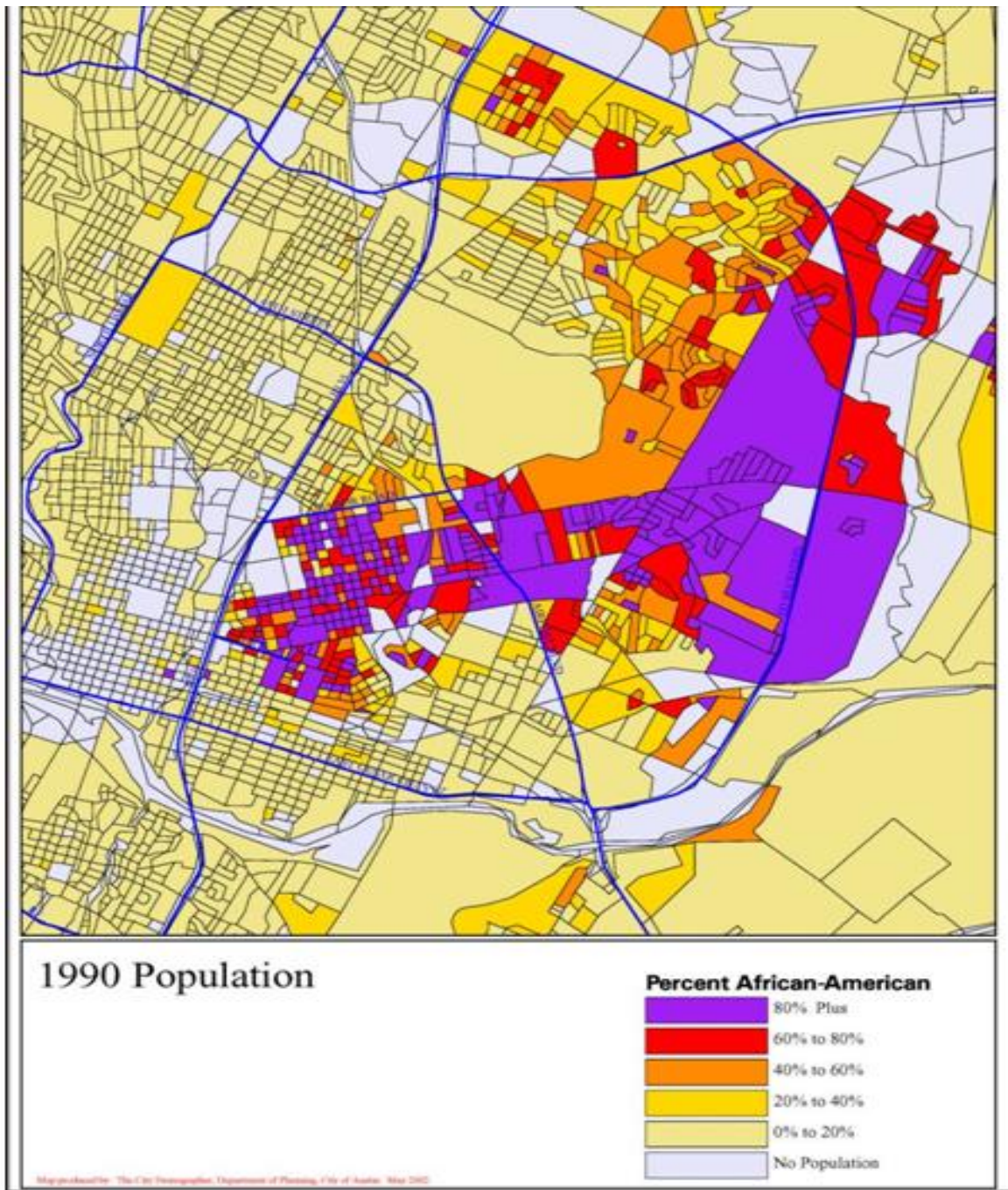
Any redevelopment efforts should work to include the existing residents in the process. As such, the City of Austin issued a market study in 2011 and worked with area residents to understand what they wanted in their community. Moving forward the goals of redeveloping East 12th Street should be to incorporate the vision of existing residents, while respecting the history and significance of this corridor for the African American population.

As recently as March 2012 attention was placed again on the topic of East 12th Street's redevelopment in an article in the local newspaper.²⁸ Questions continue to be asked as to how to encourage redevelopment and what the redevelopment should look like. Despite the somewhat varying opinions as to how East 12th Street should be redeveloped, it is evident the issue still draws the attention of city officials, the media, and community residents. If, or hopefully *when*, redevelopment begins there will be

²⁸ Sarah Coppola, "Can city kick-start transformation of East 11th and 12th streets?" *Austin American Statesman*, March 18, 2012. Accessed March 23, 2012, <http://www.statesman.com/news/local/can-city-kick-start-transformation-of-east-11th-2246382.html>.

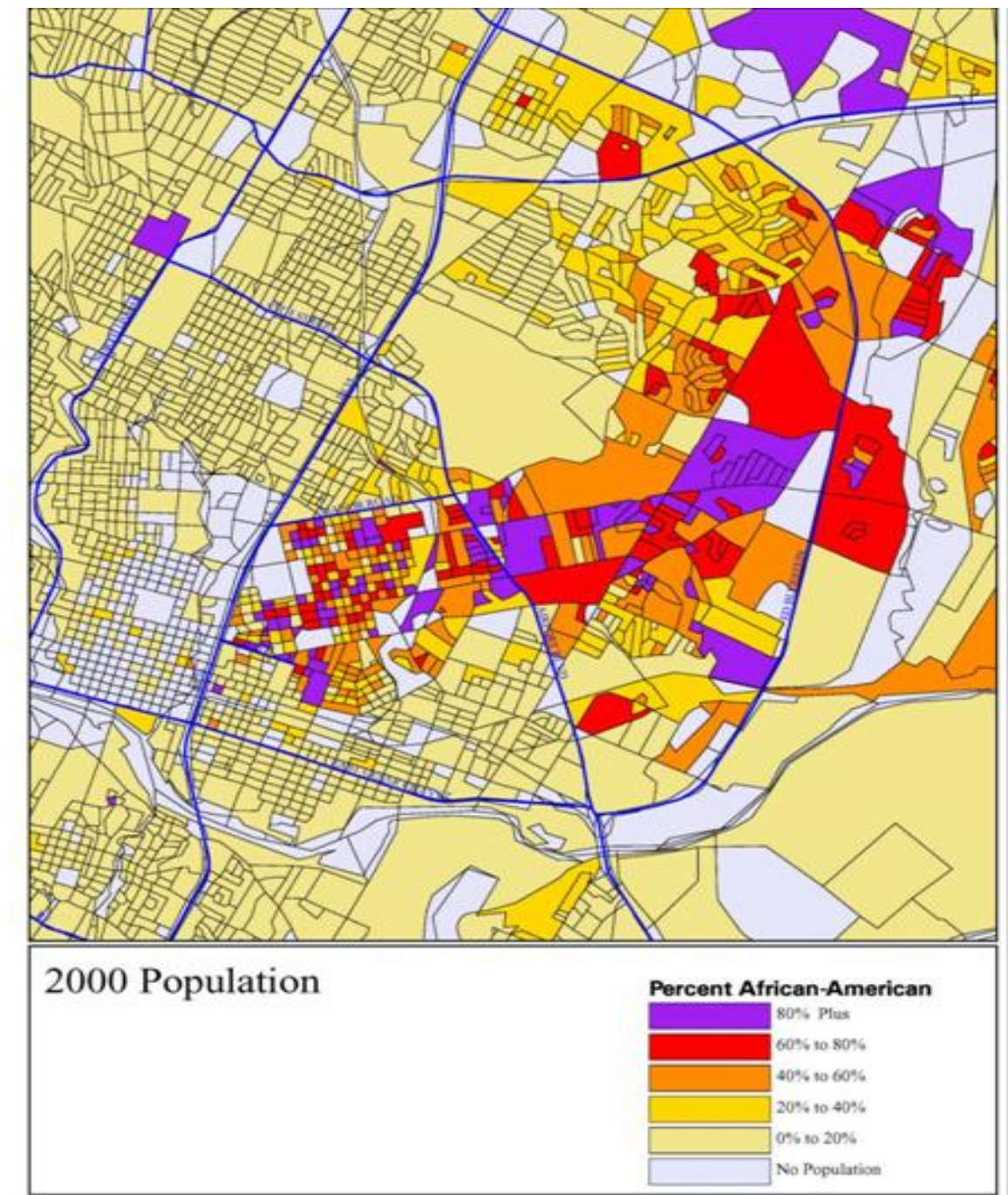
several key stakeholders involved in the process, in addition to some challenges nearly any redevelopment project for the corridor would face.

Figure 2.1: Concentration of African American Population in Austin, 1990²⁹



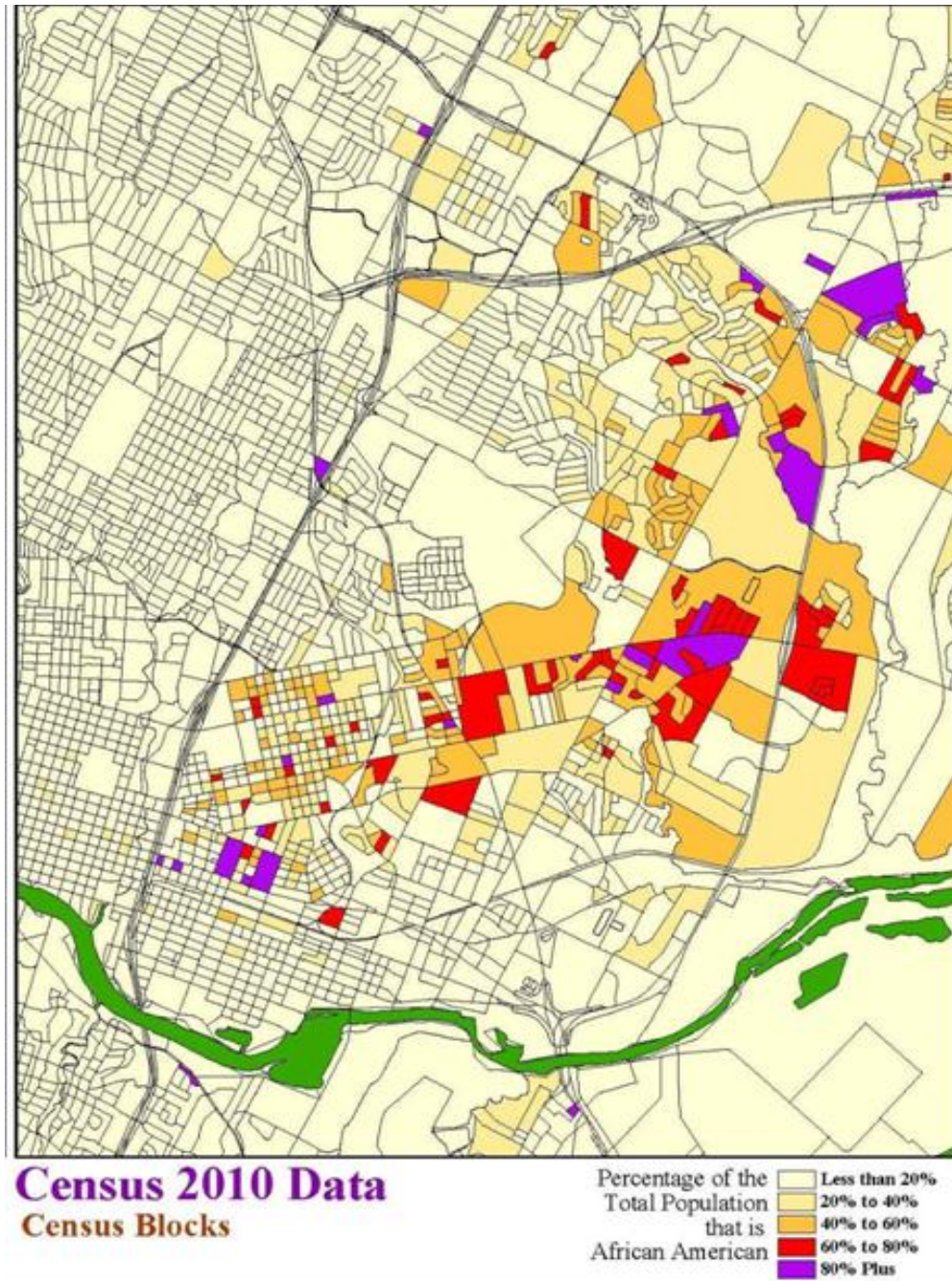
²⁹ Ryan Robinson, “The Changing Demographics of Austin” (lecture, University of Texas at Austin, Austin, TX, January 23, 2012).

Figure 2.2: Concentration of African American Population in Austin, 2000³⁰



³⁰ Ryan Robinson, “The Changing Demographics of Austin” (lecture, University of Texas at Austin, Austin, TX, January 23, 2012).

Figure 2.3: Figure 2.2: Concentration of African American Population in Austin, 2010³¹



³¹ Ryan Robinson, "The Changing Demographics of Austin" (lecture, University of Texas at Austin, Austin, TX, January 23, 2012).

Figure 2.4: Dilapidated Structure Along East 12th Street, 2012



Photo by author

Figure 2.5: Empty Lot Along East 12th Street, 2012



Photo by author

Figure 2.6: Structure Along East 12th Street, 2012



Photo by author

STAKEHOLDERS

Private Property Owners

One of the most critical stakeholders in redeveloping East 12th Street is the private property owners. These owners hold the rights to the property which is under consideration for (re)development so their participation in the process is essential. Appendix C illustrates that there are numerous owners along the corridor and pending the redevelopment plans many owners would either need to accept the plan's vision to

execute development efficiently, or the owner would need to sell their property to a private developer participating in the redevelopment project.

City of Austin

The City of Austin is an equally important stakeholder in the redevelopment effort. As a likely funding partner for any project, and also the agent who has the final authority regarding land use policy, the City will be a key participant in the redevelopment effort. The City can also act a conduit for distributing federal funds, should any additional funding be passed down, and also has the ability to issue general obligation bonds. As Austin voters approved a \$55 million bond issuance in 2006 dedicated to affordable housing, it could be possible to receive bond funding in the future. In fact, a bond election is expected in November 2012 and it is anticipated that there will be a request for additional funding for affordable housing. If approved, some of that money could be put towards a project on East 12th Street. Since the City is involved at a number of levels—zoning, funding, aligning projects with the City’s comprehensive plan—it will be a key participant in any project proposed.

Urban Renewal Board

Although the Urban Renewal Board (URB) is comprised of commissioners appointed by the mayor and approved by the city council,³² it is a way in which community members can help ensure proper oversight of urban renewal projects. The URB was involved with creating neighborhood plans for central East Austin in the past, and plays an active role in helping with the initiation of any new projects in the area.

³² City of Austin’s website, “Boards and Commissions,” accessed March 22, 2012, <http://www.austintexas.gov/content/urban-renewal-board>.

CHALLENGES

Acquiring Properties for Redevelopment Projects

As noted above there are many private property owners along East 12th Street. One reason development along East 11th Street could move forward during the early 2000s is because much of the property was already city-owned, or owned by parties interested in participating in the redevelopment work. The table in Appendix C lists properties along East 12th Street first along the north side of the street, then along the southern side of the street, moving from west to east. There are at least twenty different property owners along East 12th Street. Additionally, the properties are listed by block and are adjacent to each other; any owner listed more than one time sequentially, owns lots adjacent to each other. It is clear that some of the individuals own several lots adjacent to one another while others own only one lot.

The map in Appendix C illustrates the lots along the East 12th Street corridor. As shown on the map, the lots are of varying sizes. Therefore, another challenge in developing the lots is acquiring enough sites along one block with space enough for more than a single family residence. Some of the sites are too small to build mixed-use or multifamily housing without acquiring adjacent lots.

It may not be necessary for the City to acquire numerous properties, however. According to one community resident familiar with the history of East 12th Street, there are several private owners on East 12th Street interested in developing their properties.³³ Although the City faces the challenge of not owning much property along East 12th Street (it only owns the 1000/1100 block), land under private ownership could still be

³³ Interview with a community resident, March 19, 2012.

developed. Identifying the owners interested in development will be as equally important as acquiring properties, if not more important.

Aligning the Various Planning Documents

Based on an interview with a URB commissioner, one of the main challenges to moving projects forward on East 12th Street are the number of existing neighborhood and renewal plans already in place³⁴—as many as six documents currently provide guidance on how East 12th Street should be redeveloped. At least one document was created in the 1990s and others were created since. This is not to say that each document has conflicting visions for land use or potential projects, but it makes approval for new projects more difficult when it must verify compliance with numerous sources.

Having numerous plans is also an impediment for the private property owners who are interested in developing their vacant lots, but find the process too convoluted to initiate the process. Moreover, having one plan in place can help create a sense of solidarity amongst the residents by presenting a united front as to what the plan for their neighborhood should look like. This will be important for the 2012 bond issuance as there must be a specific purpose and designation for any GO bond monies approved by voter referendum. With one plan in place it will be easier to understand what is required for any redevelopment project.

Creating one plan would also be useful for updating the “vision” of the community. Many of the overarching themes would remain the same: residential, mixed-use, overlays to prevent businesses or enterprises that would not fit well in the community (liquor stores and pay-day lenders, for example). But the original master plan for the area envisioned the community returning to its former state as the center of the

³⁴ Interview with Urban Renewal Board Commissioner, March 19, 2012.

African American community; a vision of drawing Africans Americans *back* to the area. That may not be a realistic goal today. As already illustrated in Figures 2.XX and 2.XX at the beginning of the chapter, many of the African Americans from the community moved away from East Austin—a large number moving to Pflugerville where houses are larger than any single family residence that could be built along East 12th Street. To see the previous African American residents that lived along East 12th Street return for smaller—and possibly more expensive—housing is unlikely. As such, repurposing a neighborhood plan based on current conditions would be prudent.

Gaining Community Support and Implementing Feedback

As illustrated in Chapter One, there have been several attempts to renew, revitalize, or redevelop East 12th Street over the years. Unfortunately, for a variety of reasons, the projects never transformed the corridor into what was envisioned. Moreover, what was envisioned may not have been what the community residents wanted for the area. Therefore, a primary challenge to any redevelopment project planned for the corridor is likely to be community resistance.

If the residents feel as though their input was not heard or seriously considered, addressing concerns from the neighborhood organizations could be a lengthy process. As described in Chapter One, community opposition to the urban renewal program referendum delayed implementation for several years. At least three community organizations are active along the East 12th Street corridor including the Swede Hill and Robertson Hill Neighborhood Associations, and also the Organization of Central East Austin Neighborhoods (OCEAN). If these organizations can act as conduits for communicating the wants and needs from the community to the policy makers, hopefully,

residents will feel as though they had the opportunity to participate in the redevelopment plans.

Second to that will be incorporating residents' feedback into projects. If the redevelopment of the area meets few or none of the residents' goals they likely will feel as though their effort was for naught.

Lastly, residents may be skeptical as to whether any projects will actually take place after attempts in the past fell short and failed to deliver tangible improvement projects. Perhaps a sore topic, as well, is the fact that redevelopment *did* take place along East 11th Street, only blocks away. It will be important for any proposal presented to have a stringent timeline included for each project. Residents may also be more willing to accept project proposals if potential risks and delays are pointed out ahead of time. Since funding for some projects could rely on federal grants, indicating where some delays might occur could mitigate residents' concerns ahead of time if they do not see a project progressing as originally planned.

Affordable Housing

The City-owned 1000/1100 block of East 12th is already planned for affordable housing. It is not unusual for affordable housing projects to meet community resistance as the common perception is that affordable housing equates to illegal or illicit activities and otherwise delinquent behavior. Arguably, the term "affordable housing" suffered a black eye during the urban renewal era, casting it as a place that was undesirable. In modern times, however, "affordable" no longer means a stodgy, cinderblock edifice. Current affordable housing projects in Austin sponsored by agencies such as Foundation Communities and Green Doors illustrate that affordable can also mean aesthetically desirable.

The resistance to affordable housing may also lie in the fact that a large affordable housing project is already located along East 12th Street: The Marshall Apartments. Many residents are resistive to more affordable units and do not consider that the highest and best use of land along the corridor.

Public Safety

Although not all of East 12th Street has problems with public safety, the blocks immediately surrounding the 12th and Chicon Streets' intersection are high crime-rate areas. A search conducted on the Austin Police Department's website for the time spanning February 1, 2012 through March 1, 2012 indicated that there were no police reports issued within a 500 foot radius of 1100 East 12th Street. Within the same search parameters, but at the address of 1900 East 12th Street—which sits at the intersection of 12th and Chicon Streets—there were a total of 57 police reports issued, including nine “possession of drug paraphernalia,” six “possession of a controlled substance,” and two “driving while intoxicated” incidents.³⁵ A common complaint amongst residents is that this area needs more police surveillance and that the area needs to be “cleaned up.” The high crime in this area is also a deterrent to private development in the area. It will likely take a combination of efforts to reduce crime around at 12th and Chicon Streets, but until a viable solution is presented, the crime in this area is an impediment to moving redevelopment projects forward.

Gentrification

The issue of gentrification comes up with many urban redevelopment projects. There are two sides to the argument. First, gentrification displaces long time residents

³⁵ Austin Police Department's website, “Crimeviewer,” accessed March 22, 2012, <http://www.ci.austin.tx.us/GIS/crimeviewer/CrimeReportSearch.html>.

because they can no longer afford to pay their increasing property taxes; this is a detrimental effect of urban redevelopment. Conversely, urban redevelopment increases residents' property values and increases the equity in their property, in addition to “beautifying” the area; therefore, the residents are left better off because their situation is improved.

There is no right or wrong answer and there is not one specific solution to gentrification; likely, the results of urban redevelopment are somewhere in between the two scenarios above. Indeed, a resident on fixed income who bought the property decades ago may very well not be able to afford the increasing property taxes. But there likely are residents who bought properties more recently and accept the additional tax burden because of the increased profit to be realized when they sell the property.

The residents of East 12th Street likely fall into both of these categories. Appendix C lists the property owners along East 12th Street. As illustrated in the summary table in Appendix C, between 2000 and 2011 nearly 35 percent of the properties along East 12th Street between IH-35 and Poquito Street changed ownership. (This excludes the properties owned currently by the City since no TCAD data was available in the year 2000 regarding ownership.) It is clear that some properties remain under the same ownership for long periods of time; however, with more than a third changing owners consideration should be given also to those owners who benefited from the increased equity likely realized upon selling their property.

Infrastructure: Needs versus Wants

Although residents would like to see East 12th Street mirror the physical features of East 11th Street—most notably with the buried utilities and wide lanes—this may not be physically possible. East 12th Street is narrower than East 11th Street and could likely

not accommodate wider lanes, in conjunction with the existing bike lanes and shoulder. Also on the wish-list for area residents is the desire to bury the utility cables underground, as was done along East 11th Street. Again, the width of the 12th Street likely would not be able to accommodate burying all of the utility lines—electric, phone, and cable—in addition to water and waste water piping already underground. Based on an interview with a city employee,³⁶ the infrastructure of East 12th Street can accommodate denser development in its current state, but burying utility lines would not be possible without acquiring more right-of-way. It would not make sense to do this since the properties along East 12th Street are already narrow, and smaller in square area. Acquiring more right-of-way would only take away from the area available for redevelopment.

³⁶ Interview with city employee, January 9, 2012.

Chapter Three: Tools for Redeveloping East 12th Street

PRIVATE INVESTMENT

Usually, the most straightforward means of redeveloping an area is for the private sector to invest in projects it believes are profitable. Private investment is driven by the simple economics of supply and demand. This is the typical means by which a strip center is developed, how a new subdivision is built, or how a vacant lot in a thriving central business district is transformed into desirable office space. A developer sees a supply of land that it deems profitable and, based on market economics, the developer will bid a price to buy the land—the highest bidder gets the land. (This model excludes instances of government intervention, such as tax abatement offerings.)

For this model to work, however, the private investor must also deem the risk of investment worth the potential profits; if the investment is too risky, the developer likely will not bid on the land. The risks vary from case to case, but along East 12th Street there are several risks deterring private investment. One risk to developers is the public safety issue near the intersection of 12th and Chicon Streets, discussed in the previous chapter. Although it was noted that not all of East 12th Street is a high-crime area, such a perception still exists. Since a private developer would want to draw clients from outside the immediate neighborhood, locating on this corridor in its current state could be too risky.

There has not yet been a new development along East 12th Street to “jumpstart” the redevelopment and being the first developer to make that investment is risky. There is no guarantee that other investment will follow, and the first investor could be left with a floundering business.

There are also some minor infrastructure needs to address. Any new building development would likely want walk-ability and easy access to its location. Although there are sidewalks on East 12th Street currently, sections are in disrepair and poorly graded. It could be work done by the developer, but the improvements would only be specific to the developed site, not the length of the block or corridor. Improved street parking, where possible, would also improve accessibility to new businesses.

It is important to note that the East 12th Street corridor runs into IH-35 and directly across IH-35 the Waller Creek Flood Control Tunnel Project broke ground in late 2011. The Waller Creek Project aims to transform the area along Waller Creek from 12th Street south to Lady Bird Lake by removing land from the flood plain, making it suitable for development.³⁷ Once completed the area is to be a walk-able destination with restaurants, retail, and living space. With the significant private investment occurring just across the highway, there is potential for East 12th Street to reap benefits of increased foot traffic to the area, too. Minor infrastructure improvements could encourage private development along East 12th Street that could piggy-back off of the Waller Creek improvements.

An effort at improved public safety along East 12th Street and small improvements to infrastructure could encourage private investment. However, the City of Austin likely will need to take the first steps at redevelopment before private investors will come to the corridor. This is because of the long-standing redevelopment plans for the corridor, none of which came to fruition. If the City makes an initial commitment to the area it could open the doors to private investment.

³⁷ City of Austin's website, "Watershed Protection Department," accessed March 23, 2012, <http://www.austintexas.gov/department/waller-creek>.

PUBLIC PRIVATE PARTNERSHIPS

The descriptor “public private partnership” is exactly what it sounds like. It is a partnership between the public (government) sector, and the private (for-profit or non-profit) sector. Arguments are made to privatize functions often provided by the government, such as utilities, since the perception of public service provision is sometimes less than favorable. “The absence of competition” draws criticism, and arguments are put forth that “lack of choice, little innovation [...] and exposure to political interference” are reasons for privatization of services.³⁸ It is not the purpose of this chapter to advocate for or against privatization of services, but it is the purpose of this section to explain where public private partnerships (PPPs) are useful, and needed.

PPPs, when structured correctly, are actual *partnerships* between both sectors. By establishing “a shared commitment to agreed-upon goals,” the “partnering involves a sharing of both responsibility and financial risk.”³⁹ By partnering, each sector is able to utilize the strengths of the other when delivering the project. The public sector can benefit from such partnerships by utilizing the private sector’s workforce with a specialization of needed skills; the private sector can benefit by utilizing the public sector’s capability to handle the administration of tasks and oversight.⁴⁰ There are other benefits, too, for the public sector, such as access to alternative procurement sources, and innovations that may have been otherwise inaccessible.

When thinking of PPPs, large scale infrastructure projects often come to mind. The building of a toll road, paid for by the public sector, but operated and maintained by the private sector is a common example. But PPPs can be used also for implementing

³⁸ Pauline Vaillancourt Rosenau, ed., *Public-Private Policy Partnerships*, (Cambridge: The MIT Press, 2000), 4.

³⁹ *Ibid.*, 6.

⁴⁰ *Ibid.*, 31.

smaller infrastructure needs and providing “community facilities and related services.”⁴¹ Such is the case for development along East 12th Street. Although, no large infrastructure overhaul is necessary, as discussed in Chapter Two, improvements could be made by the City on a smaller scale to the infrastructure. A new streetscape with better accessibility to storefronts could be a provision the City agrees to provide to private investors in the area. There is the potential for partnering with a non-profit (or for-profit) agency to provide affordable housing in the area. This could be an ideal partnership as the community residents may have more confidence in a private entity’s design than one proposed by the City.

PPPs must not always be the standard “build-own-operate” model with which they are usually associated. There is room for customizing the partnership to fit the needs of the area. The needs along East 12th Street are basic such as a grocery store, and laundry, child-care, and banking services. Since there are numerous private investors involved with each of those services there is ample opportunity for creating the necessary partnerships between the City and the private sector.

Considerations When Implementing Public Private Partnerships

Although PPPs can be a useful tool for redevelopment projects, there are factors to consider before implementation. Some of the benefits of PPPs include:

- Cost savings: Reduced capital and operation costs may be realized by local governments by partnering with the private sector. Public labor costs could also be reduced by decreasing the time spent reviewing bids from developers.

⁴¹ A.K. Jain, *Urban Land Policy and Public Private Partnership for Real Estate and Infrastructure Projects*, (New Delhi: Readworthy Publications, 2009), 202.

- Risk sharing: Capital investment is shared between two partners reducing financial risk; accountability for delivering service in a timely manner also is shared between partners.
- More efficient project implementation: By partnering with the private sector there may be the ability to combine various stages of a project and cut down on the time spent bidding projects out to developers.⁴²

There are also possible risks associated with public private partnerships. The risks include:

- Less control by the public sector: Depending on the scope of the project this could prove the largest risk for the public sector. By nature, PPPs involve risk-sharing, but they also allow for a greater role in the decision-making process by the private sector. If there are specific guidelines on which the public sector will not compromise, but which the private sector sees as less important, this could be problematic. To avoid a conflict, any stipulations that are non-negotiable to either party must be included in the initial contract between the partners.
- Reduced levels of accountability: In an age where the public sector is held accountable to its goals by annual reports, audits, and the publication of performance measurement results, citizens have come to expect access to information, and hold the public sector accountable for its results. Within the private sector, publishing such results is not standard and transparency can be reduced. This may be unacceptable to the public.

⁴² A.K. Jain, *Urban Land Policy*, 204–205.

- Inequity in the selection process: When working with the private sector on projects the typical process is to issue a request for proposals (RFP) to the development community at large. Proposals received are then evaluated and scored based on a pre-established system. Then, work is contracted out with the highest scoring bidder. (There are exceptions when work is awarded to a bidder with a lower score, but that usually only occurs under extenuating circumstances.) In the PPP process an RFP is not usually issued and the partnership is created based on other merits. A government could be accused of bias because of the altered process.⁴³

Although none of the risks are insurmountable, they are important to consider when creating a PPP. As outlined above there are several benefits that also can be reaped by such arrangements.

TAX INCREMENT FINANCING

Tax increment financing (TIF) is an economic tool used to pay for public improvements in a designated area with money generated by increased property tax revenue. More specifically, TIF is “new tax revenue generated by increased assessed value within the designated district resulting from direct and indirect real estate investment”⁴⁴ which is then used to pay for public development costs within that designated TIF district. It is important to note that TIF is not intended to finance general government services in an area, rather projects to improve the public’s value of the area.

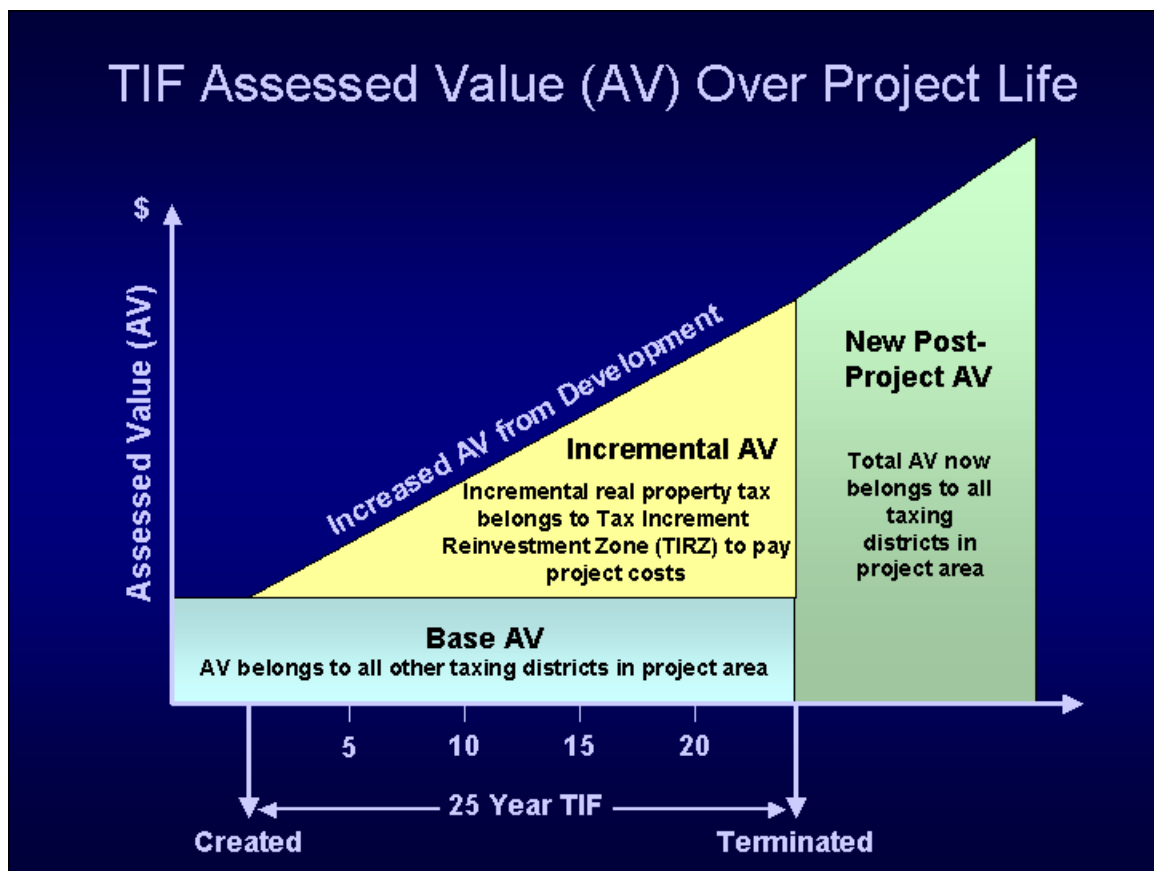
⁴³ A.K. Jain, *Urban Land Policy*, 205–206.

⁴⁴ Craig L. Johnson and Joyce Y Man, eds., *Tax Increment Financing and Economic Development: Uses, Strictures, and Impact* (Albany: State University of New York Press, 2001), 17.

Moreover, just as with any public financing tool, TIF is a tool for “allocating scarce public resources”⁴⁵ and should be subject to the same critical review as are city budgets.

For a basic understanding of TIF see Figure 3.1. It illustrates the assessed value within a TIF district within a given time period. The base year refers to the year in which the TIF district is established, and the end year refers to the year in which the incremental tax revenue will revert back to the taxing authority’s use.

Figure 3.1: Projecting Revenue for a TIF Project⁴⁶



⁴⁵ Johnson and Man, eds., *Tax Increment Financing*, 32.

⁴⁶ City of San Antonio’s website, Planning and Community Development, “TIF Frequently Asked Questions,” accessed April 24, 2012, <http://www.sanantonio.gov/planning/tif/FAQ.aspx>.

TIF was first authorized in California in 1952 as a means of providing matching funds for federal grants. In the mid-1970s, TIF gained popularity in California and other states across the country for several reasons including “a decline in federal aid, a steady economic and concomitant social decline in some urban areas, and substantial public pressure against general tax increases.”⁴⁷ As federal aid to states and cities continues to decline, TIF likely will continue to be an important financing tool for cities.

In general, TIF progresses through several phases, the first of which is *determining an area for investment and initiating a process* for redevelopment with public and private sector parties. Gauging interest from the private sector is important in order to project property tax revenue more accurately, and in order to determine the amount of risk the city could incur. If no private parties are interested in developing the area the burden of project planning and construction is left to the city, increasing the financial burden. Once interested parties are identified the second phase is *formulation* of a redevelopment plan. During this phase, or the subsequent *adoption* phase, input from the public is considered and public hearings are held. An advantage of TIF is that the project plans are available for public comment and discussion. The number of public hearings and time of feedback varies based on state law, but public input is required in all but six states where TIF enabling statutes exist.⁴⁸ Specific to Texas, a property taxing entity within the designated area is able to decide how much of the incremental tax revenue it will contribute to the TIF authority. For example, school districts rely heavily on property taxes, and may be willing to contribute only 30% of the increased tax revenue. Conversely, if the project is fully supported by the school district it could contribute the entire 100% of the incremental revenue to the TIF authority.

⁴⁷ Johnson and Mans, eds., *Tax Increment Financing*, 31.

⁴⁸ *Ibid.*, 42.

After the plan is adopted it must then be implemented. At this phase of the project there are two typical ways for which initial investment in the area can be paid. One way to finance the initial project is to issue debt in the form of general obligation (GO) bonds. Since GO bond debt counts towards debt limits and calculations, cities may turn to TIF debt, which often is excluded from the debt limit calculation.⁴⁹ Regardless of the debt type, the city now owes additional money to an investor and risks default if the projected property tax revenue falls short. A way for cities to avoid debt issuance, and an alternative to the above scenario, is to have the private investor pay for the initial investment, and then reimburse the developer as the incremental tax revenue is collected. Although the developer will likely have to borrow money, the risk of default falls now on the private sector. After the initial investment is made, the city can either continue to implement projects with TIF or GO debt, or proceed with the less risky method of pay-as-you-go financing. This method only pays for projects as the property tax revenue is collected, essentially paying cash for projects as they are planned and constructed. Although it is the least risky method, it can also be a lengthy process as the projects will only move forward as money becomes available.

When implementing a TIF district it is prudent to determine the length of time for which the incremental tax revenue will be dedicated to the TIF authority. Some state statutes place maximum year limits of TIF districts, but other states, including Texas, do not.⁵⁰ Even if not stipulated in state statute, cities can determine the TIF district's effective length of time. If time limits are not specified, there is a risk that "authority members may inappropriately use such revenues for purposes not explicitly approved in

⁴⁹ Johnson and Man, eds., *Tax Increment Financing*, 78.

⁵⁰ *Ibid.*, 46.

the capital planning process.”⁵¹ As noted above, incremental tax revenues are to be used for projects within the TIF district only, so directing the funds outside of the area goes against the purpose of the TIF.

An important last step in the TIF process is evaluating the project. It is important to monitor the projects and the property tax revenue as it is collected annually to compare actual revenue to projected revenue. Based on data gathered in the first few years of the TIF’s implementation, the feasibility of future projects in the area can be better assessed. Additionally, “the base value should be regularly adjusted for inflationary or deflationary changes in the property value of parcels that constitute the base value.”⁵² After the TIF district is terminated it is also useful to evaluate the redevelopment of the area as a whole and determine whether the goals originally set forth for the TIF were accomplished. This end-of-project evaluation can be useful for the city when considering TIF in the future.

Considerations When Implementing a TIF District

A critical point that should be considered before establishing a TIF district is determining whether investment in the area would occur without TIF authorization. Several states, including Texas, have stipulations that an area must be “blighted” to be considered for TIF. Yet, many of the stipulations are subjective and not based on quantifiable findings, leaving room for a “loose” interpretation of blight. Areas with quantifiable evidence of blight provide a strong case for implementing TIF as private investors are unlikely to invest in the area without improvements first being made. However, in areas where investment could have occurred by market forces, creating a TIF district unnecessarily siphons money away from the taxing entities and results in

⁵¹ Johnson and Man, eds., *Tax Increment Financing*, 53.

⁵² *Ibid.*, 79.

foregone revenue. Therefore, careful thought should be given when addressing the need for TIF investment in an area.

If setting up a TIF district is determined to be the best alternative then issues of fiscal equity must also be considered. It is possible that the improvements made within the TIF district will have “spillover” effects to neighboring streets or blocks, increasing neighboring areas’ property values. This results in higher property taxes for residents living in areas that do not receive direct reinvestment in their community. Or, should the improvements within the TIF district be paid for with GO bonds then the city’s residents all pay debt servicing for projects in one specified area.

In Texas, establishment of a TIF district can be initiated by the city council or by petition of property owners. The provision allowing for petition by property owners was enabled by a 1989 amendment and “requires the petition to be submitted by property owners constituting at least 50 percent of the appraised value of property within the zone.”⁵³ Regardless of how the TIF district is established, , residents in other areas of the city may oppose the district and wonder why their neighborhood is not targeted for redevelopment and investment. This is another reason why quantifiable blight findings can be useful since it provides data as to how a decision was reached to establish the TIF district. Texas law does not require quantifiable blight findings and relies more heavily on its “but for” clause. Simply stated, it should be determined that private investment in a TIF district will not occur in the near future *but for* the public investment made first. Scholars argue that “this rather weak but for clause has allowed Texas cities to establish TIF districts practically anywhere political consensus allows.”⁵⁴ (For a detailed description of qualifying for TIF establishing TIF districts in Texas, see Figure 3.2.)

⁵³ Johnson and Man, eds., *Tax Increment Financing*, 158.

⁵⁴ Ibid., 159.

Lastly, the revenue projections used when deciding on TIF implementation are of considerable importance. As seen in recent years, property value is not always on a positive trajectory. Any TIF districts established in 2006 or 2007 likely suffered revenue shortfalls as property values across the country declined. Although it is impossible to predict future property values, it is important to make realistic projections and not rely solely on historic trends. This is another reason why project evaluation is important on an ongoing basis since trends in declining property value could be seen and projections revised to reflect more accurate economic conditions.

Figure 3.2: Qualifying For and Implementing TIF in Texas⁵⁵

Qualifying for a Tax Increment Financing Zone

- 1) If the area is developed, its present condition must substantially impair the city's growth, retard the provision of housing, or constitute an economic or social liability to the public health, safety, morals, or welfare; or
- 2) If the area is not developed, it is predominantly open and substantially impairs the growth of the city because of obsolete platting, deteriorating structures or site improvements, or other factors; and
- 3) No more than ten percent of the property within the zone may be used for residential purposes, and
- 4) A zone may not contain property that cumulatively would exceed 15 percent of the total appraised value within the city and its industrial districts.

Implementing a Tax Increment Financing Zone

- 1) The city council prepares a preliminary tax increment financing plan.
- 2) The city must provide 60 days written notice of its intent to designate a Reinvestment Zone—an area created for the purpose of granting tax increment financing—and of a hearing.
- 3) Other affected taxing units are provided 15 days to designate representatives to meet with the city.
- 4) Following such meetings, the city must provide a formal presentation to each county and school district that levies property taxes in the proposed zone.
- 5) After formal presentation, the city must hold a public hearing on the zone creation.
- 6) City then adopts ordinance designating a Reinvestment Zone for Tax Increment Financing purposes.
- 7) The TIF district's board of directors must then prepare both a "project plan" and a "financing plan."
- 8) The other taxing units in the zone must then contract with the city regarding what percentage, if any, of their tax revenues will be dedicated to the tax increment fund.
- 9) The board of directors recommends steps for implementation of the financing plan, subject to city council approval.
- 10) The city must submit an annual report to the chief executive officer of each taxing unit that levied taxes within the zone.

⁵⁵ Adapted from Figure 10.1 from Johnson and Man, eds., *Tax Increment Financing*, 160.

Chapter Four: Recommendations

RECOMMENDATION ONE

The initial redevelopment efforts should focus on City-owned property.

As illustrated in the map in Appendix C, the City owns the lots comprising 1000/1100 block of East 12th Street (the lots in pink, circled in blue). These are properties along the south side of East 12th Street, and according to the future land use map for the area, affordable housing is planned for these properties. The City has owned these properties for several years and to initiate the redevelopment of East 12th Street the catalyst project should be located on City-owned sites. Developing these properties will not require acquisition of privately-owned property, and can begin immediately—assuming funding is secured.

Although there is often resistance to “affordable housing,” the City should emphasize the project as “workforce housing,” targeting Austin renters who work full-time but cannot afford market rental rates near the central business district (CBD). The Downtown Austin Plan, adopted in December 2011 by the city council, addresses the need for affordable housing for downtown workers. Placing workforce housing on these City-owned properties will align with the Downtown Austin Plan, and likely will be a source of housing for future workers in the Waller Creek TIF zone. Specifically, the housing should be for workers earning less than or equal to \$25,000 per year. Although the Downtown Austin Plan targets affordable housing for households earning 60% of the median family income (MFI) or below,⁵⁶ a study conducted in 2008 and 2009 by BBC

⁵⁶ City of Austin’s website, “Downtown Austin Plan,” 82, accessed April 24, 2012, ftp://ftp.ci.austin.tx.us/DowntownAustinPlan/dap_approved_12-8-2011.pdf.

Research and Consulting found that households earning less than \$25,000 per year comprise 35 percent of the market, but rental units that are affordable on this income comprise only 13 percent of the rental stock.⁵⁷ As such, the affordable units planned for construction in the 1000/1100 block of East 12th Street should target households earning less than \$25,000 per year.

After several attempts to redevelop East 12th Street, any sign of progress in completing a new project could be seen as a step in the right direction, arguably. Although there may be some resistance from community members regarding the placement of the affordable housing, if built properly the property could provide evidence of what fresh, new projects along the corridor could bring to the area. Hopefully, by beautifying the space, and removing vacant land from the street it could be a catalyst for other projects—a catalyst that was hoped for 30 years ago.

RECOMMENDATION TWO

Simultaneous to developing City-owned property, distribute survey to property owners along East 12th Street and determine individual interest in developing.

The table in Appendix C indicates that there are dozens of property owners along East 12th Street. Simultaneous to developing the City-owned properties for affordable housing, distribute a survey to property owners to gauge each individual's level of interest in redeveloping or selling their property. Based on the feedback the City would know which owners to approach first with redevelopment ideas, or which blocks show the most promise in terms of engaged owners who could all sell to the same entity, or develop in a collaborative effort.

⁵⁷ BBC Research and Consulting, "City of Austin Comprehensive Housing Stock," Section V, page 5.

Even if a property owner is not interested in selling to the City or private entity, an effort could be made to reach out to those owners holding several adjacent properties. The purpose of this would be to find out what those owners have in mind for their properties and to find out if the City could help in aligning the City effort of redevelopment with the owners' likely goal of maximized profit. Blocks to target for property owner dialogues include:

- The 1200 block owned entirely by two owners, and of substantial enough size for development (pink oval on second map in Appendix C).
- The 1000 block, most of which is owned by one owner, and of substantial enough size for development (yellow oval on second map in Appendix C).

If the property owners on these two blocks are interested in developing their properties the City could ensure that the plans align with the neighborhood and comprehensive plans.

RECOMMENDATION THREE

Create a single point of contact on the Urban Renewal Board that property owners can contact with questions about selling their property.

To assist property owners with questions that may arise during the development of sale of property the City should consider designating one person on the Urban Renewal Board to act as liaison between the owner and the City. The URB can act as an intermediary between the City and property owners, creating an alliance and hopefully mending the broken trust that exists currently. The perception should not be that the City is acquiring all the properties in the area for its redevelopment purposes, dislocating

residents in the process. Instead, the efforts along East 12th Street should be a collaborative effort.

For owners who intend to live along East 12th Street it is important to make sure they feel that their property will be put the highest and best use. For those owners that do not live along the corridor, it is still important to ensure their property is developed responsibly and is put to good use.

RECOMMENDATION FOUR

Revise existing neighborhood and urban renewal plans into one comprehensive document that will govern all redevelopment projects.

As mentioned in Chapter Two, there are several planning documents in existence today for the East 12th Street corridor. As some documents are now outdated, and may no longer represent an accurate vision of the area, the documents should be condensed in to one superseding document. Although the vision presented 20 years ago was to draw African Americans back to the East 12th Street corridor, this may not longer be feasible. Instead, the focus of the master document should be to respect the history of the area, and preserve the remaining African American heritage in the corridor.

ALTERNATIVES

Consideration of TIF district: some of the possible benefits, but why this would ultimately would not be an ideal option.

Although TIF zones can offer a needed catalyst for redevelopment, the City likely is beyond the point of benefiting from a TIF zone. As illustrated in the summary table in Appendix C, 54 of the properties along East 12th Street have appreciated in value by up to

200 percent between the years 2000 and 2011. An additional 39 properties appreciated in value 201 percent to 500 percent during the same time period. Based on these increases there may not be enough incremental tax revenue for the creation of a TIF zone to be beneficial.

Moreover, the creation of a TIF zone along East 12th Street would benefit only select community residents, not all Austin residents. While the Waller Creek TIF is aimed at development of new retail and commercial that can benefit all Austin residents, part of the need along East 12th Street is for services needed for the immediate area, and affordable housing. Also, as indicated in Table 3.2, no more than ten percent of the redevelopment can be dedicated to housing—a stipulation that may not be met when redeveloping East 12th Street.

Appendix A: Urban Renewal Documents⁵⁸

⁵⁸ City of Austin, Urban Renewal Department, courtesy of the Austin History Center, 1950s.

what does
URBAN RENEWAL
mean to me



URBAN RENEWAL IS **GOOD** FOR AUSTIN

WHAT URBAN RENEWAL IS

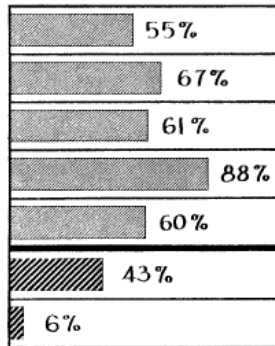
- IT IS a program for eliminating and preventing slums and blight by using governmental and private resources in a unified effort.
- IT IS a community-wide program to provide decent, safe, and sanitary houses and encourage home ownership through special FHA mortgage insurance.

WHAT URBAN RENEWAL IS NOT

- IT IS NOT public housing—the Texas Urban Renewal Law prohibits public housing in urban renewal projects.
- IT IS NOT a cure-all for our crime and health problems; but urban renewal gets rid of the surroundings which may be the chief cause of our health and crime problems.

THE PROBLEM

Slum districts comprise but account for:



10% of Austin's area,

55% of our juvenile delinquency

67% of our T.B. deaths

61% of our infant diarrhea cases

88% of our home fire deaths

60% of our major crimes

43% of our city service costs

6% of our tax revenue

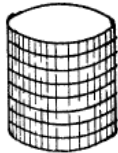
THE SOLUTION

As each neighborhood rids itself of blight, it will be able to pay its fair share of the city's expenses. Urban renewal helps equalize the tax load. It is a three-part program that attacks slum and blight on all fronts:

- CONSERVATION: It saves and protects those areas which are in good condition.
- REHABILITATION: It works with property owners in repairing those areas which are basically sound, but need to be improved to bring them up to standard.
- REDEVELOPMENT: It rebuilds those areas that are beyond repair. Complete clearance occurs only when it is absolutely necessary to the improvement of the area as a whole.

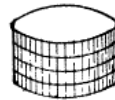
FINANCING

$\frac{2}{3}$ PAID BY FEDERAL GOV'T.



This is your money that has already been allocated by Congress. Why shouldn't Austin receive its share? This $\frac{2}{3}$ may also provide some paving and other local improvements, thus making the bond dollars you've already voted go further.

$\frac{1}{3}$ PROVIDED BY CITY GOV'T.



The City can pay its share by providing street paving, parks, schools, and utilities. These are items which our community will have to provide anyway.

VOTE FOR URBAN RENEWAL DECEMBER 5-6

Appendix B: Articles Relating to the Kealing Project⁵⁹

⁵⁹ Articles courtesy of Austin History Center, 1960s and 1970s.

Heavy Opposition Hits Kealing Plan

af 05000 (2)
Luis. May 7/63 Pg 1

By CAROL McMURTRY

The much vaunted Kealing Project — Austin's pilot urban renewal program — came in for a heavy drubbing Monday night from the people who live within the area at a special public meeting called by the City Council.

The speedy council approval which had been anticipated was scuttled. Instead, the council will regroup to study the suggestions and criticisms that came from residents during the lengthy hearing, before taking any steps toward approving the plans.

There was almost an equal amount of praise for the \$1.26 mil-

lion program after numerous misunderstandings about both urban renewal per se and the Kealing Project were explained.

Councilman Louis Shanks, expressing shock at the number of objections raised, said he had been laboring under a misapprehension about the program. "I thought this was something you folks wanted," Shanks said.

Shanks called for standing approval of the Kealing Project. Most of the 200 persons present rose, but a number let it be known that they approved of the project "with reservations."

Most of the objections to the

Kealing plans presented at the meeting centered in three areas: The closing of a part of Angelina Street; the composition of the Urban Renewal Commission; and the relocation area which will be turned into a park and playground near Kealing Junior High. On the latter point there was much objection to the playground's being located on the north side of Rosewood Avenue.

Whether Angelina Street will be closed or not goes back to the planning area. Most of the people present at the meeting strongly

(See PLAN, Page 6)

PLAN

May 7/63

(Continued From Page One)

objected to the street's being closed.

Booker T. Bonner criticized the council because a Negro had not been named to the urban renewal commission, saying there should have been a person from the Kealing area on the council.

As Bonner prepared to discuss his point at length, he was interrupted by an angry Shanks who asked Bonner point blank—"Are you for or against this project?"

"We are talking about the project itself—good or bad, are you for it or against it?" Shanks said. "This is not politics."

Under the pressure of Shanks' insistent questioning Bonner said he was "against the project the way it was handled."

Mayor Lester Palmer pointed out later that he alone had chosen the members of the commission and would enlarge it in July, adding a Negro, a woman and a Latin American. Mrs. Emma Long had suggested a woman should be on the commission.

Palmer told the audience that federal law prohibits a person who owns property within an urban renewal area from serving on an urban renewal commission.

Property within an area bounded by Rosewood, Angelina, Pennsylvania and Salina will be acquired by the urban renewal agency to build a park and playground near Kealing Junior High.

A number of persons spoke out on this topic, noting that across from the proposed park the south side of Rosewood, which is not included in the Kealing area, abounds in "liquor stores," "beer joints," and "taverns."

The council came under heavy fire for a recent zoning case in which a zoning change for the construction of a liquor store on the south side of Rosewood was granted.

Most of the technical explanations about the plans were given by Wayne Golden, city director of urban renewal.

af 65000 (3)

The Austin American

Renewal Project Due To Move Ahead Now

At Wed April 29/44 Pg 8

By WILLIAM J. WEEG
Development of the \$1,290,000 Kealing urban renewal project in East Austin, lagging for the last nine years, promised to move ahead more rapidly now since the city's Urban Renewal Commission has received funds to purchase property needed to clear the area for development, Wesley Pearson, commission chairman, said Tuesday.

Pearson headed a panel of three speakers in a discussion of the project before the Austin Real Estate Board at its weekly luncheon at the Driskill Hotel, where he was presented by Program Chairman Hal Hendrix.

Aiding Pearson in presenting the urban renewal program to

commissioners, Vice Chairman Jack Chiles and Member Jack Balagia. Wayne Golden, executive director of the Urban Renewal Agency answered some questions from the floor.

Pearson, a former city councilman and mayor pro-tem, told the realty brokers and salesmen that no public housing will be placed in the Kealing renewal area. He pointed out that urban renewal standards are higher than the city's minimum standards, but that the enforcement of the city's own standards resulted in the demolition of 300 dilapidated residences and up-grading of 200 more houses in the area in 1962.

The urban renewal commission chairman said the federal government recently advanced \$643,000 in funds to permit the local commission to start operation of the project and asserted that three years will be required to complete it.

The area to be redeveloped comprises 69 acres in which 300 houses are located. The area in front of Kealing Junior High School on Pennsylvania Avenue will be completely cleared, leaving 79 dilapidated units which must be bought by the Urban Renewal Agency.

Pearson explained that Kealing School, now occupying 4.8 acres of ground, needs more

ground and that provision will be made for enlarging the Kealing area to 20.8 acres for the school and a park and playground. The branch library now located on Angelina Street will be permitted to remain and will also be improved.

Balagia told the realtors they can help in the project by furnishing the Urban Renewal Commission a list of lower-cost homes that are available for purchase or relocation of displaced persons in the Kealing area. Chiles explained that the Federal Housing Administration will provide 30-year loans at 5 1/4 per cent for these families who want to build new homes or to bring their existing homes up to the required housing standards within the area and 40-year loans at 5 1/4 per cent for those wanting to relocate outside the Kealing area.

First Subdivision

Sept 9/65 Pg 11

Kealing Project Is Given Priority

By CHRIS WHITCRAFT
Staff Writer

Priority was given Tuesday to moving ahead with the first small subdivision of Kealing urban renewal tract near the junior high school.

Austin Urban Renewal Agency chairman Wesley Pearson, seat cover manufacturer, and the board endorsed the priority proposed by fellow member John H. Chiles Jr., insurance man.

The subdivision of perhaps 10 residential lots would be in triangles between New York and Pennsylvania, Cotton and Hackberry, east of Angelina and Comal. Triangles would be made by a curving of Angelina to Cotton, Comal and New York.

Pearson expressed regret two square blocks south of Kealing between it and Riverside are not yet in shape for city transfer to the schools for Kealing playground use.

"I had hoped to have it graded and ready for school this year," said Pearson. "Is there any hope it'll be ready by next year?"

URA executive director Wayne Golden and attorney Paul Jones said they thought it might be possible not long after the new year begins.

URA is currently out of money to move ahead with Kealing. The board applied Tuesday to the US Housing and Home Financing Administration regional office at Fort Worth for a project loan and grant of \$1.9 million to proceed. This was revised upward by consolidation of a May request for \$1.2 million to meet new application guidelines, Golden said.

Four lots in the two-block area are not yet acquired. The area runs from Rosewood to Hackberry, Comal to Leona.

"We're just about out of money," said Chiles. "So let's concentrate on what we have without acquiring more until the grant loan is approved. Let's give the City a priority to tear

down houses along Comal we already own and push relocation of people who have to move. We should button up a segment of the subdivision there and have something to show and sell. We can use the interim time to get all relocation going faster."

Chiles said this means going ahead with extending Angelina as a curved street, getting sidewalks and gutters and streets built, and platting the subdivision.

Golden said new efforts are being made to get information to owners on their possibilities of rehabilitating their homes in the project area. He said this effort had been going slowly. He said there are 35 homes in

the area that qualify for rehabilitation instead of demolition if owners cooperate under available FHA 35-year loans.

Cost of property acquired to date in the Kealing area has been \$547,345, administrative assistant Leon Lurie reported.

Engineer-planner Isom H. Hale said re-working of the General Neighborhood Renewal Plan of Glen Oaks, because of the late decision to handle Boggy Creek flooding by ponding instead of channeling, would increase planning cost from \$18,250 to \$28,000. Staff is studying the matter. It has to await regional US approval of the Boggy Creek ponding plan with green space and recreation use of land

in periods of no flooding.

Other board members taking part in the monthly meeting were Milton Smith, Economy Furniture president, Mrs. Charles Villaseñor, and insurance man Robert L. Wormley.

June 9, 1966

Kealing Renewal Project Near End

Nine years after it was originally conceived, the Kealing Urban Renewal Project is nearing completion.

Plans to sell nine parcels of land in the pilot urban renewal project area are in City Council hands, with the land to go on the private investor block after July 21.

The 60-acre Kealing project, the smallest of Austin's five urban renewal areas, was origi-

the Austin Independent School District for public facilities.

Golden said approximately 30 acres were to be sold, half to the schools for park and playground, the other half to private developers.

The total plans calls for sale of two large tracts, and possibly a third, for construction of low rental apartment complexes. The two apartment sites would contain up to 100 units, or accommodate as many as 300

Urban Renewal Seeks End to Slums

Editor's Note: It has been five years since the Kealing project, first of Austin's urban-renewal efforts, was begun, and almost nine years since the Austin Urban Renewal Agency was created. Its latest annual report, which follows, outlines its five East Austin renewal projects and its successes and failures in its efforts "to transmit this city not only not less, but greater, better and more beautiful than it was

By Jane Purcell

Austin Urban Renewal Agency
Austin is a very beautiful city and it is growing rapidly. However, there is much in the shadows of that beautiful skyline that is not pretty. This skyline has changed dramatically in the last decade and will change even more in the next one. In the midst of this growth and change, there is a deterioration of buildings and streets. They have become obsolete and inadequate with age. There are homes that are not beautiful and neighborhoods that are not pleasant. Slums, decay and deterioration are hard words to say when you're speaking of your hometown, but they do exist.

In one year of the past decade (1962), slum districts comprised 10 per cent of our city's area, but they accounted for 25 per cent of its population, 60 per cent of its major crimes, 55 per cent of its juvenile delinquency and 88 per cent of its home fire deaths. These areas provided only 6 per cent of the city tax revenue while requiring 43 per cent of city service costs.

Urban renewal is a program of systematic improvement where the city, in partnership with private enterprise and the federal government, undertakes a program of planned renewal. It is a comprehensive process that can involve both clearance and rehabilitation of structures. The program has flexibility and allows considerable local discretion. Generally, an urban renewal project will proceed along the following steps:

After approval of a survey and planning application by the Department of Housing and Urban Development, the local agency surveys a slum or blighted area and draws up plans for its redevelopment.

Before HUD can approve the project three qualifications must be met locally. Public hearings must be held in the community. The city government must adopt the project plan and must certify that all persons to be relocated can be housed satisfactorily elsewhere in the community.

After HUD has approved the project and provided loan and grant funds, the land to be acquired is purchased. Families and businesses are relocated to standard structures. Structures are rehabilitated where it is economically feasible and it is allowed by the plan.

Public improvements such

City Council appointed the Greater East Austin Development Committee. In 1957, The Urban Renewal Development department was created as a part of the governmental structure of the city.

At this time the legality of the performance of urban renewal functions by a

for its direction to a Board of Commissioners while retaining responsibility for over-all direction of an urban renewal program. The Council placed responsibility for the preparation of the Community Renewal Program in the City Planning Department.

Besides the Kealing

sales, and by the City of Austin, which paid approximately \$64,000.

University East is an unusual project. There is no conservation of existing structures. All 310 buildings, both standard and substandard, will be removed. All persons will be relocated. The land will be sold to the University of Texas for campus expansion.

The easiest way to clear the land would be to demolish the structures, but in order to save as many dwelling units as possible, the Agency has tried to sell structures to be moved and rehabilitated when feasible.

So far, 61 structures with a total of 317 actual dwelling units have been moved to other locations and are being rebuilt. Many of these structures have been large apartment complexes. Moving these structures has not been without problems for the agency, the contractors and the utility departments who must raise cables for clearance. But, for the preservation of housing, it has been worthwhile.

The project, to be completed in about 2 years, will add 98 acres to the UT campus. A portion of the project land will also go for the widening of Interstate Highway 35.

Glen Oaks Project spreads

Brackenridge Project, located at the "front door" to our city and the State Capitol complex, is an exciting project. It aims to bring beauty and life back to a decaying downtown area of dilapidated houses and unpaved, dead-end streets.

Redevelopment plans call for a hike and bike park along Waller Creek which will not only preserve the stream, but will enhance the beauty of the park, to be completed by 1974, will provide picnic tables, playground equipment, drinking fountains, footbridges and landscaped open green space.

The southern half of the project will provide suitable building sites for private and public redevelopment. North of 15th Street, nearly all land will go to the University of Texas for campus expansion. A major part of the project redevelopment will be the expansion of the city-owned Brackenridge Hospital and provision for allied medical and health facilities adjoining it.

Interstate Highway 35, on the eastern border of the project, will be widened from its current outdated and over-crowded four lanes to handle the increased traffic of our growing city.



THIS SORT of dilapidated housing is home to all too many Austin residents. The city's urban renewal efforts hope eventually to replace all such housing with safe, sanitary places to live.

municipal government was Project, Austin has under-

Blackburn is our problem

Renewal Project Nears End

An. 10/26/72
After eight years, the first redevelopment project begun by the Austin Urban Renewal Agency entered its final stages of completion Wednesday.

Bids were opened in the sale of the last tract of land in the Kealing project, a predominantly residential block of East Austin bounded by Chicon and 12th Streets, Rosewood Avenue and the alley between San Bernardo and Angelina Streets.

The last tract — a 7,350 sq. ft. parcel at 1717 E. 12th — received the high and lone bid of \$5,050 by real estate salesman Walter McBride. All that remains is for the urban renewal board to accept the bid at its Nov. 7 meeting and the City Council to concur at a later time.

Bob Noton, real estate specialist for the renewal agency, said that actually the project was 95 per cent complete in 1970.

"It has just taken some time to sell this tract and a few others designated for commercial use in the project area, he explained.

For the period between 1964 and 1970, when most of the project's \$2.1 million redevelopment activity was going on, the agency lists these accomplishments:

—Dilapidated housing has given way to 52 new residences,

valued on the average at \$13,000 each.

—Forty-two substandard houses were rehabilitated, at a cost of about \$1,800 each.

—The site of Kealing Junior High School, which once composed less than five acres, has been expanded to 20.5 acres to include a park and playground with a children's pool, tennis courts and athletic fields.

—Streets were paved; sidewalks and adequate water and sewer mains were built.

—Low-cost, rent supplement housing has been built to

provide 100 apartment units, and more tax revenue than all the Kealing area did before.

Appendix C: List of East 12th Street Property Owners and Values

East 12th Street Property Owners

Data from Travis Central Appraisal District (TCAD) Website and Custom Report Purchased from TCAD

North side of East 12th Street

Address	Owner in Year 2000	Owner in Year 2011	Total Value in Year 2000	Total Value in Year 2011	Change in Owner?	Per Cent Change in Value
900 E. 12th St.	MILAN MOTEL INVESTMENTS INC	SDR HOSPITALITY NO 1 LTD	\$1,475,000	\$2,683,910	X	81.96%
904 E. 12th St.	FERRIS RICHARD E	FERRIS RICHARD E	\$180,000	\$386,688		114.83%
906 E. 12th St.	FERRIS RICHARD E	FERRIS RICHARD E	\$16,600	\$33,200		100.00%
1202 Olander St.	FERRIS RICHARD E	FERRIS RICHARD E	\$6,400	\$12,800		100.00%
1204 Olander St.	JACKSON LARRY H	JACKSON LARRY H	\$3,500	\$14,000		300.00%
1203 Olander St.	STREET OLIVER II	STREET OLIVER II	\$22,899	\$90,246		294.10%
1205 Olander St.	DAMAL MICHAEL E	DAMAL MICHAEL E	\$28,750	\$84,504		193.93%
1000 E. 12th St.	DOWNES PARTNERS 7187	ALMA TIERRA VENTURES L L C	\$8,157	\$27,190	X	233.33%
1006 E. 12th St.	DOWNES JOHN R JR &	ALMA TIERRA VENTURES L L C	\$10,125	\$33,750	X	233.33%
1010 E. 12th St.	DOWNES JOHN R JR &	ALMA TIERRA VENTURES L L C	\$44,890	\$50,625	X	12.78%
1016 E. 12th St.	DOWNES JOHN R JR &	ALMA TIERRA VENTURES L L C	\$42,996	\$50,625	X	17.74%
1022 E. 12th St.	CITY OF AUSTIN	ALMA TIERRA VENTURES L L C	\$89,260	\$88,125	X	-1.27%
1100 E. 12th St.	NELSON LARRY ETAL TRS	NELSON LARRY ETAL TRS	\$75,944	\$118,422		55.93%
1104 E. 12th St.	MINNIES BEAUTY SALON &	MINNIES BEAUTY SALON &	\$109,000	\$149,121		36.81%
1108 E. 12th St.	MANN LEONARD O & MINNIE R	MANN MINNIE R	\$5,850	\$19,500		233.33%
1110 E. 12th St.	MANN LEONARD O & MINNIE R	MANN MINNIE R	\$9,338	\$31,125		233.32%
1112 E. 12th St.	HARRIS WILTON D PROPERTIES LTD	HARRIS WILTON D PROPERTIES LTD	\$37,460	\$37,500		0.11%
1120 E. 12th St.	HARRIS WILTON D PROPERTIES LTD	HARRIS WILTON D PROPERTIES LTD	\$37,460	\$37,500		0.11%

East 12th Street Property Owners (continued)

Data from Travis Central Appraisal District (TCAD) Website and Custom Report Purchased from TCAD

North side of East 12th Street

Address	Owner in Year 2000	Owner in Year 2011	Total Value in Year 2000	Total Value in Year 2011	Change in Owner?	Per Cent Change in Value
1200 E. 12th St.	YOUNG MICHAEL & ELIZABETH ALFORD	YOUNG MICHAEL & ELIZABETH ALFORD	\$63,000	\$342,307		443.34%
1206 E. 12th St.	WORMLEY GERTRUDE	YOUNG MICHAEL & ELIZABETH ALFORD	\$24,000	\$44,850	X	86.88%
1208 E. 12th St.	WORMLEY GERTRUDE C	YOUNG MICHAEL & ELIZABETH ALFORD	\$8,970	\$44,850	X	400.00%
1218 E. 12th St.	DORHAM MINNIE E ESTATE	HENDERSON THOMAS E	\$62,803	\$85,000	X	35.34%
1224 E. 12th St.	HENDERSON THOMAS & THOMESA	HENDERSON THOMAS & THOMESA	\$29,000	\$133,392		359.97%
1300 E. 12th St.	KING JOHN Q TAYLOR	KING STUART HINES	\$200,000	\$347,860	X	73.93%
1308 E. 12th St.	KING JOHN Q TAYLOR	KING STUART HINES	\$45,854	\$193,339	X	321.64%
1310 E. 12th St.	CHRISTOPHER MARJON KING	CHRISTOPHER MARJON KING	\$57,400	\$111,010		93.40%
1322 E. 12th St.	URBAN RENEWAL AGENCY	URBAN RENEWAL AGENCY	\$6,000	\$20,000		233.33%
1324 E. 12th St.	URBAN RENEWAL AGENCY	URBAN RENEWAL AGENCY	\$6,000	\$16,000		166.67%
1326 E. 12th St.	URBAN RENEWAL AGENCY	URBAN RENEWAL AGENCY	\$6,000	\$20,000		233.33%
1328 E. 12th St.	URBAN RENEWAL AGENCY	URBAN RENEWAL AGENCY	\$6,000	\$16,000		166.67%
1330 E. 12th St.	URBAN RENEWAL AGENCY	URBAN RENEWAL AGENCY	\$6,000	\$16,000		166.67%
1332 E. 12th St.	URBAN RENEWAL AGENCY	URBAN RENEWAL AGENCY	\$6,000	\$16,000		166.67%
1334 E. 12th St.	URBAN RENEWAL AGENCY	URBAN RENEWAL AGENCY	\$6,000	\$16,000		166.67%
1336 E. 12th St.	URBAN RENEWAL AGENCY	URBAN RENEWAL AGENCY	\$6,000	\$26,000		333.33%
1400 E. 12th St.	URBAN RENEWAL AGENCY	CITY OF AUSTIN	\$8,970	\$44,850	X	400.00%
1406 E. 12th St.	RICHARD J M	RICHARD J M	\$35,954	\$32,500		-9.61%
1410 E. 12th St.	RICHARD J M	RICHARD J M	\$55,000	\$222,760		305.02%
1416 E. 12th St.	HURDLE JAMES R & IRVING ALLEN	HURDLE JAMES R & IRVING ALLEN SR	\$51,343	\$71,132		38.54%

East 12th Street Property Owners (continued)

Data from Travis Central Appraisal District (TCAD) Website and Custom Report Purchased from TCAD

North side of East 12th Street

Address	Owner in Year 2000	Owner in Year 2011	Total Value in Year 2000	Total Value in Year 2011	Change in Owner?	Per Cent Change in Value
1500 E. 12th St.	MINISTRY OF CHALLENGE	MINISTRY OF CHALLENGE	\$94,670	\$295,642		212.29%
1510 E. 12th St.	CLIFTON GLEN E & MAGDALENA	WAY SCOTT E	\$23,532	\$39,220	X	66.67%
1514 E. 12th St.	ROBINSON RUTH H	WAY SCOTT E	\$43,022	\$170,000	X	295.15%
1522 E. 12th St.	DOMACSHK DAWN C & MARTIN G DENNIS	DOMACSHK DAWN C & MARTIN G DENNIS	\$39,500	\$104,393		164.29%
1600 E. 12th St.	DOMASCHK DAWN C & MARTIN G DENNIS	DOMASCHK DAWN C & MARTIN G DENNIS	\$11,250	\$56,250		400.00%
1604 E. 12th St.	SIMPSON UNITED METHODIST CHURC	WAY SCOTT	\$39,150	\$65,340	X	66.90%
1700 E. 12th St.	HEMMASI MAJID	HEMMASI MAJID	\$71,331	\$143,614		101.33%
1203 Leona St.	OREBO DOROTHY HOUSTON	OREBO DOROTHY HOUSTON	\$43,370	\$158,220		264.81%
1205 Leona St.	HOUSTON BETTYE JO	HOUSTON BETTY JO	\$50,752	\$167,681		230.39%
1702 E. 12th St.	DOMASCHK ELWOOD M	HEMMASI MAJID	\$2,500	\$12,000	X	380.00%
1704 E. 12th St.	CRAIG I A EDUCATIONAL CENTER	MOST WORSHIPFUL MOUNT CARMEL GRAND	\$382,567	\$418,823	X	9.48%
1720 E. 12th St.	ZURICH INVESTMENT CORPORATION	CALAVAN FAMILY PARTNERSHIP LTD	\$158,796	\$341,442	X	115.02%
1800 E. 12th St.	BERRY LAMAR & MARY L	BERRY LAMAR & MARY L	\$7,199	\$47,995		566.69%
1804 E. 12th St.	BELL OTIS	BELL OTIS	\$16,426	\$67,170		308.92%
1806 E. 12th St.	TURNER YVETTA	TURNER YVETTA	\$40,000	\$100,392		150.98%
1808 E. 12th St.	MAYS GENE	MAYS GENE	\$74,000	\$123,172		66.45%
1206 Chicon St.	DOMASCHK ELWOOD M	DOMASCHK ELWOOD M	\$4,600	\$14,400		213.04%
1900 E. 12th St.	DAYWOOD JOSEPH H	CAPITOL ENDEAVORS LTD	\$31,500	\$67,598	X	114.60%
1203 Chicon St.	DAYWOOD JOSEPH H	CAPITOL ENDEAVORS LTD	\$5,311	\$15,107	X	184.45%
1203 Chicon St.	DAYWOOD JOSEPH H	CAPITOL ENDEAVORS LTD	\$21,000	\$85,510	X	307.19%
1906 E. 12th St.	DAYWOOD JOSEPH H	CAPITOL ENDEAVORS LTD	\$100,000	\$54,348	X	-45.65%
1914 E. 12th St.	HILL TROY C ETAL	HILL TROY C ETAL	\$34,500	\$71,599		107.53%
1916 E. 12th St.	HILL TROY C ETAL	HILL TROY C ETAL	\$7,801	\$23,403		200.00%
1920 E. 12th St.	STOKES NEIL	DOMASCHK ELWOOD JR	\$4,875	\$11,700	X	140.00%

East 12th Street Property Owners (continued)

Data from Travis Central Appraisal District (TCAD) Website and Custom Report Purchased from TCAD

South side of East 12th Street

Address	Owner in Year 2000	Owner in Year 2011	Total Value in Year 2000	Total Value in Year 2011	Change in Owner?	Per Cent Change in Value
901 E. 12th St.	URBAN RENEWAL AGENCY OF THE CI	SNAP MANAGEMENT GROUP INC	\$57,458	\$182,756	X	218.07%
903 E. 12th St.	DANIELS JEAN	DANIELS JEAN	\$49,946	\$168,025		236.41%
905 E. 12th St.	GARZA AUGUSTINE III	GARZA AUGUSTINE III	\$56,585	\$175,253		209.72%
909 E. 12th St.	ATTAL DEBORAH	ATTAL DEBORAH	\$10,500	\$127,500		1114.29%
912 Catalpa St.	GOODEN WINNIE H MRS	GOODEN MILTON	\$30,900	\$158,204	X	411.99%
912 Catalpa St.	GOODEN WINNIE H MRS	GOODEN MILTON	\$7,000	\$85,000	X	1114.29%
913 E. 12th St.	MEDEARIS RAYMOND L &	MEDEARIS RAYMOND L &	\$7,650	\$85,000		1011.11%
1001 E. 12th St.	NA	CITY OF AUSTIN	#N/A	\$85,000		NA
1003 E. 12th St.	NA	CITY OF AUSTIN	#N/A	\$85,000		NA
1007 E. 12th St.	NA	CITY OF AUSTIN	#N/A	\$85,000		NA
1009 E. 12th St.	NA	CITY OF AUSTIN	#N/A	\$85,000		NA
1011 E. 12th St.	NA	CITY OF AUSTIN	#N/A	\$85,000		NA
1013 E. 12th St.	NA	CITY OF AUSTIN	#N/A	\$85,000		NA
1015 E. 12th St.	NA	CITY OF AUSTIN	#N/A	\$85,000		NA
1101 E. 12th St.	NA	CITY OF AUSTIN	#N/A	\$85,000		NA
1103 E. 12th St.	NA	CITY OF AUSTIN	#N/A	\$85,000		NA
1105 E. 12th St.	NA	CITY OF AUSTIN	#N/A	\$85,000		NA
1115 E. 12th St.	NA	CITY OF AUSTIN	#N/A	\$149,787		NA
1199 Waller St.	NA	CITY OF AUSTIN	#N/A	\$97,165		NA
1197 Waller St.	NA	CITY OF AUSTIN	#N/A	\$85,000		NA
1195 Waller St.	NA	CITY OF AUSTIN	#N/A	\$85,000		NA
1193 Waller St.	NA	CITY OF AUSTIN	#N/A	\$85,000		NA
1191 Waller St.	NA	CITY OF AUSTIN	#N/A	\$85,000		NA

East 12th Street Property Owners (continued)

Data from Travis Central Appraisal District (TCAD) Website and Custom Report Purchased from TCAD

South side of East 12th Street

Address	Owner in Year 2000	Owner in Year 2011	Total Value in Year 2000	Total Value in Year 2011	Change in Owner?	Per Cent Change in Value
1201 E. 12th St.	LINDSEY MAYDEE	NORMAN ROCKY & HONG LOAN T BUI	\$75,198	\$222,663	X	196.10%
1195 1/2 Navasota St.	RIVERA JO ESMERALDA	RIVERA JO ESMERALDA	\$4,800	\$164,486		3326.79%
1205 E. 12th St.	DOTSON MAE	DOTSON MAE	\$45,840	\$79,547		73.53%
1209 E. 12th St.	NIENDORFF DAN E &	NIENDORFF DAN E &	\$142,821	\$468,620		228.12%
1215 E. 12th St.	QUALLE GARY E	QUALLE GARY	\$43,932	\$160,375		265.05%
1198 San Bernard	MCMURRAY BETTY S	MCMURRAY BETTY S	\$130,836	\$249,197		90.47%
1196 1/2 San Bernard	WOODWARD EMMA LOUISE SMITH	WOODWARD EMMA LOUISE SMITH	\$64,624	\$196,132		203.50%
1196 San Bernard	BAYLOR HOUSE INC	BAYLOR DON EDWARD JR	\$67,573	\$232,227	X	243.67%
1301 E. 12th St.	COFFMAN GRANT D SR & HAZEL	COFFMAN GRANT D SR & HAZEL	\$42,399	\$292,835		590.66%
1309 E. 12th St.	WILLIAMS TIMOTHY T	WILLIAMS TIMOTHY T	\$77,000	\$80,601		4.68%
1311 E. 12th St.	KING STUART HINES	KING STUART HINES	\$9,420	\$68,000		621.87%
1315 E. 12th St.	HARRIS GWENDOLYN P	HARRIS GWENDOLYN P	\$60,126	\$215,866		259.02%
1319 E. 12th St.	SMITH GLADYS N TRUSTEE	REESE DONALD J	\$19,710	\$124,362	X	530.96%
1401 E. 12th St.	AMERISOUTH XXIX LTD	MARSHALL AFFORDABLE PARTNERS LTD	\$580,981	\$1,378,550	X	137.28%
1425 E. 12th St.	OFLP 1 LTD	OFLP 1 LTD	\$67,000	\$126,352		88.59%

East 12th Street Property Owners (continued)

Data from Travis Central Appraisal District (TCAD) Website and Custom Report Purchased from TCAD

South side of East 12th Street

Address	Owner	Owner	Total Value in Year 2000	Total Value in Year 2011	Change in Owner?	Per Cent Change in Value
1501 E. 12th St.	PASSON W H HISTORICAL SOCIETY	PASSON W H HISTORICAL SOCIETY	\$90,670	\$336,990		271.67%
1511 E. 12th St.	EVANS ESTHERINE	PATRIOT BUILDERS LP	\$69,373	\$207,122	X	198.56%
1517 E. 12th St.	QUINTANA PASCUAL & MARIA C &	QUINTANA PASCUAL & MARIA C &	\$80,762	\$220,182		172.63%
1521 E. 12th St.	MADISON ELBERT E & HATTIE MAE	1521 KD NO 1 LP	\$70,309	\$187,500	X	166.68%
1601 E. 12th St.	HUNTER BILLY RAY ET AL	HUNTER BILLY RAY ET AL	\$73,220	\$223,317		204.99%
1603 E. 12th St.	RISHER WILLIE MAE	WAY SCOTT	\$76,443	\$175,000	X	128.93%
1611 E. 12th St.	DAVISON ALFRED ADKINS &	DAVISON ALFRED ADKINS &	\$75,453	\$227,366		201.33%
1615 E. 12th St.	JONES ANDREW	JONES ANDREW	\$77,008	\$246,659		220.30%
1701 E. 12th St.	SIMPSON UNITED METHODIST CHURCH	SIMPSON UNITED METHODIST CHURCH	\$11,025	\$73,500		566.67%
1709 E. 12th St.	SIMPSON UNITED METHODIST CHURC	SIMPSON UNITED METHODIST CHURC	\$185,000	\$291,008		57.30%
1717 E. 12th St.	CONNOR LINDA G	CONNOR LINDA G	\$51,000	\$103,473		102.89%
1721 E. 12th St.	HUNT IDA M	HUNT W G & IDA M REVOCABLE LIVING TRUST	\$45,563	\$97,966		115.01%
1713 E. 12th St.	MCCULLOUGH RUBY	JONES HENRY JR & JOY BELL RAY	\$32,936	\$77,316	X	134.75%
1803 E. 12th St.	MISSION POSSIBLE AUSTIN INC	MISSION POSSIBLE AUSTIN INC	\$7,350	\$36,750		400.00%
1805 E. 12th St.	MISSION POSSIBLE AUSTIN INC	MISSION POSSIBLE AUSTIN INC	\$7,350	\$36,750		400.00%
1809 E. 12th St.	MISSION POSSIBLE AUSTIN INC	MISSION POSSIBLE AUSTIN INC	\$18,856	\$36,750		94.90%
1817 E. 12th St.	MISSION POSSIBLE AUSTIN INC	MISSION POSSIBLE AUSTIN INC	\$420,956	\$118,635		-71.82%

East 12th Street Property Owners (continued)

Data from Travis Central Appraisal District (TCAD) Website and Custom Report Purchased from TCAD

South side of East 12th Street

1901 E. 12th St.	MULTIMORTGAGE BANCORP & IRWIN SALMANSON &	WAY SCOTT E	\$4,342	\$13,025	X	199.98%
1905 E. 12th St.	BURNETT DON	BURNETT DON	\$55,000	\$141,227		156.78%
1915 E. 12th St.	GIBSON IRA DEAN	GIBSON IRA DEAN	\$7,962	\$64,767		713.45%
1919 E. 12th St.	EDWARDS BEATRICE ESTATE	TALIANCHICH ADAM & ASHLEY MENDER	\$26,225	\$54,880	X	109.27%
1192 1/2 Poquito	JAIMES FRANCISCO	RICO MARIA LUZ	\$12,005	\$69,804	X	481.46%

Summary Table

East 12th Street Properties From Year 2000 to Year 2011

Number that Changed Ownership:	37
Percentage that Changed Ownership:	34.91%
Number with Total Value Increase 0% to 50%:	13
Number with Total Value Increase 51% to 100%:	14
Number with Total Value Increase 101% to 150%:	11
Number with Total Value Increase 151% to 200%:	16
Number with Total Value Increase 201% to 250%:	18
Number with Total Value Increase 250% to 500%:	21
Number with Total Value Increase 500% to 750%:	6
Number with Total Value Increase 750% to 1000%:	0
Number with Total Value Increase 1000% to 1500%:	3
Number with Total Value Increase Greater than 1500%:	1

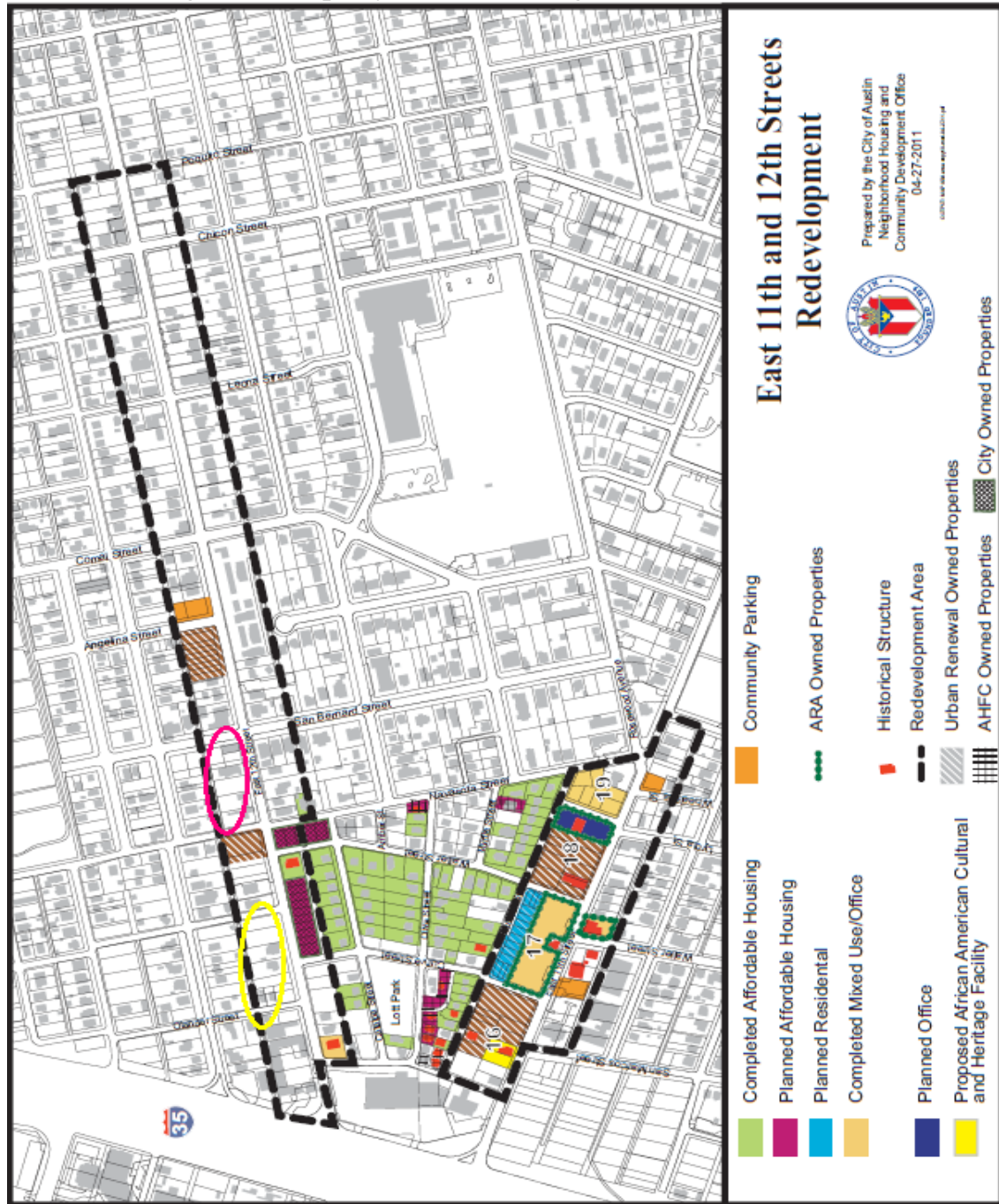
East 11th and 12th Streets Redevelopment

Prepared by the City of Austin
Neighborhood Housing and
Community Development Office
04-27-2011

Legend:

- Completed Affordable Housing
- Planned Affordable Housing
- Planned Residential
- Completed Mixed Use/Office
- Planned Office
- Proposed African American Cultural and Heritage Facility
- Community Parking
- ARA Owned Properties
- Historical Structure
- Redevelopment Area
- Urban Renewal Owned Properties
- AHFC Owned Properties
- City Owned Properties

Blocks to Target for Property Owner Dialogues⁶¹



⁶¹ City of Austin's website, Neighborhood Housing and Community Development, "Corridor Map," accessed April 24, 2012, http://www.austintexas.gov/sites/default/files/files/Housing/map_ara_area_copy10_mod_042711.pdf.

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