



Rally Austin Update

10.2.2024 Urban Land Institute Affordability Council



MISSION

Facilitating equitable development for economic growth while preserving Austin's unique culture.

VISION

A culturally resilient and economically integrated Austin where diverse communities thrive without risk of displacement.

LEADING INVESTMENTS IN OUR COMMUNITY, AS A COMMUNITY

Rally will focus its efforts to unite and drive progress across three critical areas of development in Central Texas:



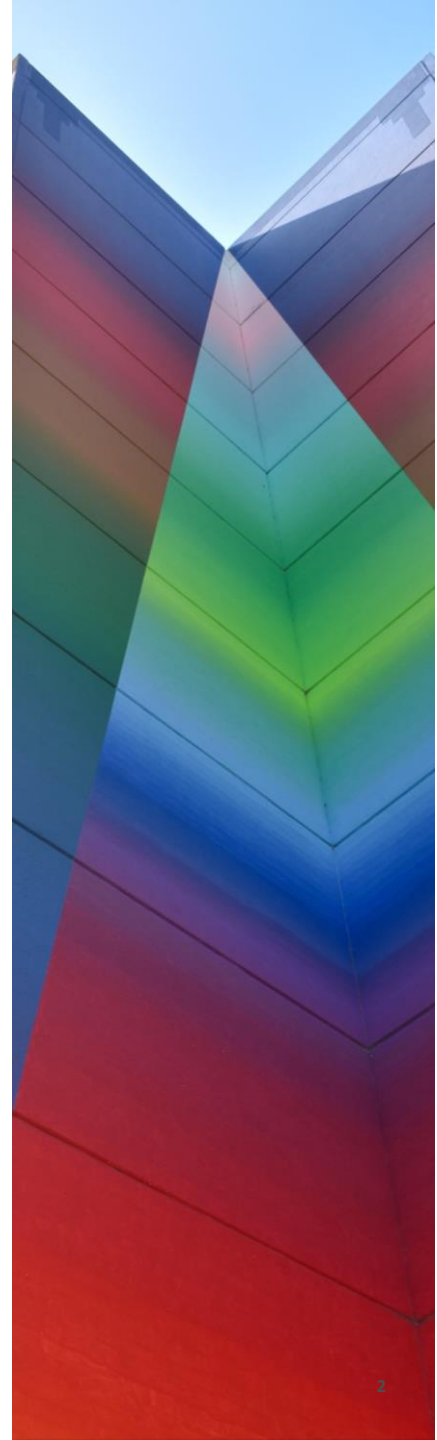
ARTS, MUSIC & CULTURE



COMPLETE COMMUNITIES



CATALYTIC DEVELOPMENT





OUR COMMUNITY AT WORK

Board of Directors

Collaboration of community leaders and nominating bodies who represent local organizations and asset holders.





CULTURAL TRUST



Program Priorities

- **Facilitating the acquisition and preservation of existing** as well as the **creation of new** cultural arts and music venues available for use by organizations and the public benefit
- Achieve **diversity, equity and inclusion**, including by addressing past inequities experienced by underserved, under-represented, and marginalized individuals and groups.
- Provide **permanent affordability** for cultural and creative purposes.
- Create a **sustaining pipeline of Cultural Trust infrastructure** as funding sources continue to become available.



Creative offerings such as Theater, Dance, Visual Art are also in crisis.

Initial Funding Sources 2022-2024



12 M Creative Spaces Bond Fund

- G.O. Tax Bond requirements
- Acquisition & Development
- Complex deal structure required for City investment

2.4 M HOT Iconic Venue

- Acquisition, development, and means necessary to secure the space
- Requires 'Tourism' function
- 'Historic Zoning' for property tax relief

5 M COA Budget – Iconic Venue

- 15 M total over many years
- More flexible than HOT funds
- *Council approval not required*

Additional funds to leverage public funds (project by project)

- Philanthropy
- Loans-traditional
- Loans-CDFI
- Social impact investments
- Grants
- AHFC/LITC
- [NMTC]-future
- Chapter 380 Agreements

Projects Approved, 7 Organizations, 6 Locations



Design



Construction



Post Construction Agreements



Agreements



Loan repayment

PDC

2 M Bond

- Rude Mechs
- Bat Cave

Millenium

400 K Bond

- Theater renovation

Hole in the Wall

1.6 M Investment

- Capital Improvements
- Rent Stipend

Playhouse

4.5 M Bond

- Capital Project

MOHA

2.5 M Bond

- Capital Project

Empire

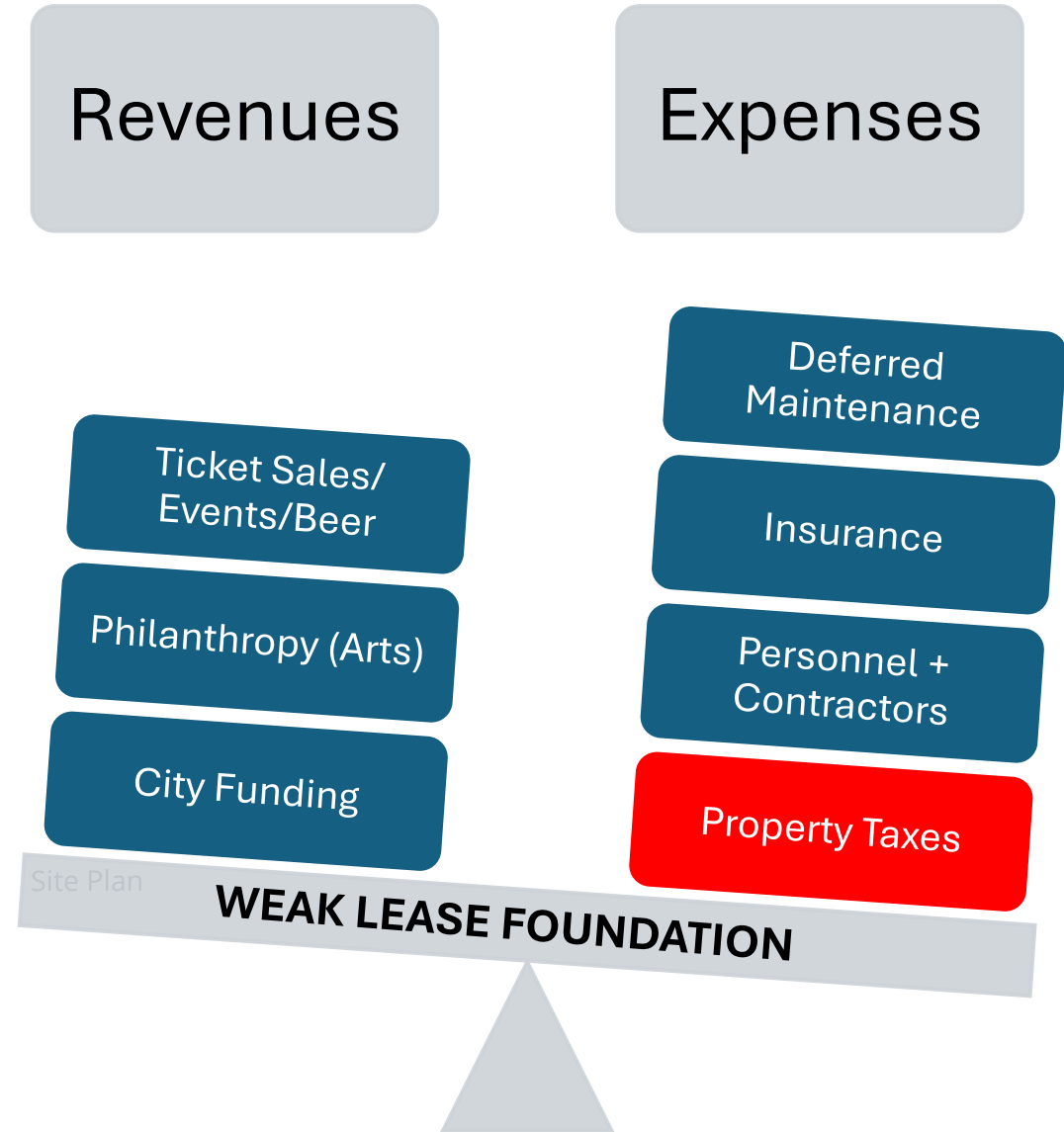
2.2 M Investment

- Acquisition Loan



Current Affordability Equation

- Increases in Property Taxes in particular have been a burden
- Leases are generally 5 years or less, with significant market increases at Lease transition





Need Adjustments/New Tools to stabilize

- Secure longer term leases or IF POSSIBLE ability to secure land
- Enable supplemental revenue: increased capacity, increased utilization of space through capital improvements
- Find ways to provide property tax exemptions to mitigate the unpredictable:
 - Short term
 - Long term

