



City of Austin

Recommendation for Action

File #: 26-2023, **Agenda Item #:** 102.

7/23/2026

Posting Language

Conduct a public hearing and consider an ordinance setting the assessment rate and approving the 2027 assessment roll for the South Congress Preservation and Improvement District and declaring an emergency and consider an ordinance approving the South Congress Preservation and Improvement District Service and Assessment Plan and Budget update for 2027 and declaring an emergency. Funding: The 2027 assessment rate of \$0.20/\$100 valuation is estimated to produce \$ 281,330 at an 85% collection rate.

Lead Department

Austin Financial Services.

Fiscal Note

The 2027 assessment rate of \$0.020/\$100 valuation is estimated to produce \$281,330 at an 85% collection rate.

Prior Council Action:

May 21, 2026 (Item #15): Council approved an ordinance setting the calendar year 2027 rate of assessment for the South Congress Preservation and Improvement District within the City of Austin and approving the calendar year 2027 assessment roll for the District in order for staff to send notices to affected property owners for the public hearing.

For More Information:

Dr. Eric Johnson, Interim Director, Austin Economic Development, 512-974-3187
Donald Jackson, Austin Economic Development, 512-974-2214.

Additional Backup Information:

On May 21, 2026, Council approved the proposed 2027 assessment rate for the South Congress Preservation and Improvement District (PID) at a valuation rate of \$0.20 per \$100. Council also approved the proposed 2027 assessment roll, which lists property owners subject to the assessment. The assessments paid by the property owners fund PID services.

State law requires Council to conduct a public hearing to consider the proposed assessment. Approval of the assessment rate and property roll on May 21, 2026, triggered notices to be sent to property owners within the PID to give them the opportunity to review the property valuations prior to the public hearing. Property owners have a statutory right to challenge the assessment placed on their property at the public hearing. The levy, subject to public inspection and comment at the public hearing, is on the proposed 2027 assessment roll (**Exhibit A**). The property roll does not include properties exempt from assessment or that have zero value.

The PID includes blocks fronting the South Congress Avenue corridor from Nellie Street and Academy Drive to Annie Street. The PID was created in 2014 and reauthorized by Council in 2024 at the request of property owners. Since its inception, the City has contracted with the South Congress Improvement Association (SCIA) to manage the PID.

Council is requested to approve an ordinance to approve the proposed PID Service and Assessment Plan and Budget (SAPB) for 2027, as provided to the City by the SCIA. State law requires Council approval of the SAPB which serves as the basis for the 2027 assessment roll. The assessments will provide services in the following program areas: Public Safety; Infrastructure and Physical Environment (maintenance and improvements); Marketing; Fundraising; Economic Development; and Administration and Membership Development. SCIA has submitted a SAPB for FY2027-28 of \$318,955 as shown in **Exhibit B**.

Approval of the ordinances adopting the proposed SAPB and adopting an assessment rate and proposed roll are part of the annual process of approving the PID assessments under State law and subject to Council approval in the Fiscal Year 2027 Budget. Appropriation of these funds in the South Congress Preservation and Improvement District Special Revenue Fund will require Council authorization during budget deliberations.

Strategic Outcome(s):

Economic Opportunity and Affordability.

District(s) Affected

District 9

Will this RCA include backup document[s] : Y

- Exhibit A: South Congress PID 2027 Proposed Property Roll
- Exhibit B: South Congress PID 2027 Service and Assessment Plan (SAP)
- Draft Ordinance rate/roll provided by Law
- Draft ordinance SAP provided by Law.