



City of Austin

Recommendation for Action

File #: 25-2174, **Agenda Item #:** 37.

11/20/2025

Posting Language

Authorize negotiation and execution of all documents and instruments necessary or desirable to acquire in fee simple approximately 0.41 acres (17,875 square feet) including an approximately 1,328 square foot house situated in Lots 18 and 19, Block 2 of St. John's Home Addition, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Book 4, Page 42 of the Plat Records of Travis County; save and except that portion awarded to the State of Texas under Cause No. 1765, a certified copy of which is recorded in Volume 11599, Page 90 and recorded in Volume 11724, Page 611 of the Real Property Records of Travis County, Texas generally located at 709 Delmar Avenue, Austin, Texas 78752 from Cynthia Mashane Hill Johnson, Independent Executor of the Estate of Albert Louise Clemons Hill, a/k/a Albert Louise Clemons, a/k/a Albert Louise Hill, Deceased; LaKist La'Veon Clemons, also known as LaKist Clemons; and Tirone Clemons for a total amount not to exceed \$535,000 including closing costs. Funding: \$535,000 is available in the Operating Budget of Austin Housing.

Lead Department

Austin Homeless Strategies and Operations.

Fiscal Note

Funding of \$535,000 is available in the Operating Budget of Austin Housing.

For More Information:

Brandon Williamson, Austin Financial Services, 512-974-5666; Michael Gates, Austin Financial Services, 512-974-5639; David Gray, Austin Homeless Strategies and Operations, 512-974-7836.

Additional Backup Information:

This proposed acquisition is for 709 Delmar Avenue, a 0.39-acre tract with an approximately 1,328 square foot house with severe structural damage from fire which will be removed. The property is contiguous to the Northbridge Shelter, located at 7400 North Interstate Highway 35, and will be the future site of a non-congregate shelter to assist individuals experiencing homelessness.

The funding for this proposed acquisition is from the HOME Investment Partnerships American Rescue Plan Program (HOME-ARP) which is funded by the federal government. The HOME-ARP provides funding to HOME Participating Jurisdictions to reduce homelessness and increase housing stability across the country. While the acquisition is for Austin Homeless Strategies and Operations, funding will be provided by Austin Housing.

An independent, third-party appraisal was procured to establish the fair-market valuation of the proposed acquisition. The appraisal supports the purchase price of \$500,000. The amount of the purchase price plus closing costs is not to exceed \$535,000.