



April 11, 2019

Questions and Answers Report



Mayor Steve Adler

Mayor Pro Tem Delia Garza, District 2

Council Member Natasha Harper-Madison, District 1

Council Member Sabino "Pio" Renteria, District 3

Council Member Gregorio Casar, District 4

Council Member Ann Kitchen, District 5

Council Member Jimmy Flannigan, District 6

Council Member Leslie Pool, District 7

Council Member Paige Ellis, District 8

Council Member Kathie Tovo, District 9

Council Member Alison Alter, District 10

The City Council Questions and Answers Report was derived from a need to provide City Council Members an opportunity to solicit clarifying information from City Departments as it relates to requests for council action. After a City Council Regular Meeting agenda has been published, Council Members will have the opportunity to ask questions of departments via the City Manager's Agenda Office. This process continues until 5:00 p.m. the Tuesday before the Council meeting. The final report is distributed at noon to City Council the Wednesday before the council meeting.

QUESTIONS FROM COUNCIL

Item #8: Authorize negotiation and execution of Amendment No. 1 to the 2018-2019 Service Agreement with Austin Housing Finance Corporation in the amount of \$42,000,000 for a contract total amount not to exceed \$58,873,323.

QUESTION/ANSWER: MAYOR ADLER'S OFFICE

1) City staff has made some recent changes to the affordable housing funding review processes. Will these changes provide City Council with information that compares current applications with projects from previous cycles or proposals that may be in the early stages of review? What other steps have been taken, or are being considered, that will allow the City Council to proactively identify the best uses for affordable housing bond funding?

NHCD instituted changes to the Rental Housing Development Assistance (RHDA) and Ownership Housing Development (OHDA) programs and processes this fiscal year. RHDA and OHDA application and scoring criteria can be found online: http://www.austintexas.gov/sites/default/files/files/Copy_of_HDA_Application.xls or http://www.austintexas.gov/sites/default/files/files/Copy_of_HDA_Application.xls. Both programs continue to provide funding to nonprofit and private for-profit developers to expand the supply of affordable rental and ownership housing throughout the City of Austin. Scoring criteria was updated in order to align priorities with the Strategic Housing Blueprint, as well as recommendations from the Anti-Displacement and Gentrification Task Force. Applications are now accepted and reviewed on a quarterly basis. Applications undergo a thorough staff review (by a committee comprised of multiple divisions within NHCD), followed by the Housing Investment Review Committee (comprised of individuals with expertise in planning and housing development, as well as representatives from the Community Development Commission), followed by the NHCD Executive Team. Recommended applications move forward for consideration by the Austin Housing Finance Corporation Board of Directors.

Because of changes to the scoring criteria, it would be difficult to compare current applications with previous applications. The AHFC Board will continue to be able to evaluate basic metrics, such as per unit subsidy, total subsidy, number of units, etc., over time. However, in the new RHDA and OHDA processes, staff is taking into consideration a variety of additional nuances that are guided by the Strategic Housing Blueprint. NHCD staff provides extensive backup documentation to help AHFC Board and staff members review the proposed projects' attributes. Backup includes project summaries, sources and uses, scoring details, and maps. By providing consistent, clear, and concise backup documentation AHFC Board and staff will be able to compare and contrast applications that are presented each quarter.

The AHFC Board will consider the first quarter's applications at the May 9, 2019 board meeting. NHCD received 13 RHDA/OHDA applications, of which eight have been recommended for funding. All of these applications further the goals of the Strategic Housing Blueprint and provide additional deeply affordable housing units in either High Opportunity areas or areas that are experiencing gentrification.

Item #11: Authorize negotiation and execution of a contract with Economic & Planning Systems, Inc., to provide economic analysis consulting services, for a term of three years in an amount not to exceed \$600,000.

QUESTION/ANSWER: COUNCIL MEMBER ALTER'S OFFICE

1) Which city owned parcels will be evaluated by the hired firm?

The contractor, Economic & Planning Systems Inc., will assist the Economic Development Department in the near term with the following:

- Assist the City with financial and development advisory services in the negotiations for the Master Development Agreement for Colony Park (208 acres of City-owned land);
- Assist the City in its management of the financial obligations under the Mueller Master Development Agreement;
- Assist the City in its management of the financial obligations under the various Master Development Agreements governing the Second Street Retail District;
- Assist the City in repositioning City-owned assets through financial and development advisory services for parcels including:
 - 6909 Ryan Drive (AE property adjacent to Crestview Station)
 - 906 E St. Johns (former Home Depot)
 - 7211 N. I-35 (former Chrysler)

Item #20: Approve a resolution directing the City Manager to provide council a report that provides a timeline for implementing the remaining recommendations from the High Quality Child Care and Pre-K3 Report.

QUESTION/ANSWER: COUNCIL MEMBER FLANNIGAN'S OFFICE

1) Please provide an estimate on the impact to City resources, including City Staff time, required to accomplish the task(s) required in this resolution if approved.

If this resolution is approved, the estimated impact to City resources would be three weeks of Austin Public Health staff time over the next two months. This would include reconvening the workgroup, meeting with internal and external partners, compiling information and writing the report. This does not include projects with a financial impact necessary for implementation.

Item #26: Approve a resolution relating to funding for the Salvation Army's shelters and case management activities.

QUESTION/ANSWER: COUNCIL MEMBER FLANNIGAN'S OFFICE

1) Please provide an estimate on the impact to City resources, including City Staff time, required to accomplish the task(s) required in this resolution if approved.

Pending.

Item AHFC#003: Authorize negotiation and execution of contract amendments to increase the available funding by \$2,200,000 and to add an option to extend the 12-month contracts for 120 days with American Youthworks, Austin Area Urban League, Austin Habitat for Humanity, Inc., Easter Seals-Central Texas, Inc., Interfaith Action of Central Texas, Meals on Wheels and More, Inc., and Rebuilding Austin Together for repair of homes eligible through the General Obligation (G.O.) Repair! Program for a combined amount not to exceed \$4,200,000.

QUESTION/ANSWER: MAYOR ADLER'S OFFICE

1) The Council recently received an audit of home repair programs that made several recommendations. City management's response to the audit indicated that all recommendations would be implemented by March 31st, 2019. Please provide updates on these implementation efforts, as well as the current balance of unspent funds and the current progress towards program performance goals.

Pending.



Related To

Item #8

Meeting Date

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Additional Answer Information

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Council Question and Answer

Related To

Item #26

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QUESTION/ANSWER: Council Member Flannigan's Office

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Due to the broad nature of the resolution, an estimate on the impact to City resources, including City Staff time, required to accomplish the task(s) required in this resolution cannot be developed at this time. City Staff will need to meet with Salvation Army personnel to determine estimated gaps in funding for full operation of the new Rathgeber Center and for scaling up case management services at the Salvation Army's Downtown shelter.



Related To

Item #AHFC 003

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