

Housing and Planning Committee Meeting Transcript – 04/16/2019

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>> Casar: All right we're going to start in about one minute. Okay. Good morning, y'all, I'm Greg Casar,ir oha the housing and planning committee. I'm calling this meeting to order. It's 10:11 A.M., April 16th, and we are in the boards and commissions room at 301 west second street. I'm join by vice-chair Ellis and councilmembers Renteria and harper-madison, and councilmember kitchen should be joining us he in about five minutes. Buust wanted to get moving and get started. So our first item of section to approve the minutes fmro last meeting. Is there a motion to do so? Motion by vice-chair Ellis, seconded by councilmember harper-madison. Any objection? If not, then we will approve the minutes by acclamation unanimously with councilmember kitchen still on her way. And item number 2 is citizen communication, which take the first five speakers to speak on anything not on the age. I don't have a sign-up list so if you have signed up to speak why don't you just come up to the mics. Anybody signed up to speak? I think some folks did. Come on up, any which one you want, and anydy else that have sigd up can make

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their way up to take a chair. It. >> Morning. >> Casar: Y have three minutes to give usou name and comments. >> My name is Nicole stern. I'm a resident of district 3 and a member of Austin democratic socialists of America. I'm here today to ask that Austin city councilverturn the code 9414 commonly referred to as the no sit, no lie ordinance along with the no campingnd no aggressive panhandling ordinances. These ordinances criminalize ordinances. There are all types of people that are homeless and instead of a government that supports its residents, these ordinances punish people and put them further out of touch from having a stable and secure life. 15 years ago I experienced homelessness. Like many lbgtq folks, my family was not accepting when I came out. At the time I was 19 and finishing my first year at the university of south Carolina. Several states away from my hometown. While going to

school I met a girl, we fell in love and wanted to be honest about who I was to my family. At the time I was very financially dependent on my family and they were the ones paying for college. When I came out I was immediately disowned and -- sorry, emotional. And funds were cut off. I had to move out of the dorms and luckily I had my own car and was able to stay with a friend after friend. When the lease ended I had to find a new place to go. My girlfriend lived a few hours away and said she would get us a place, but she was still in the closet so there was a time to wait. One week turned into a month which turned into several months. Sorry. The whole time I spent

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living in my car in the Walmart parking lot. [Buzzer sounds] >> Casar: I okay. Time your time. >> So I didn't have enough money to leave town and I had basically to live on a dollar of food a day. This experience was very heartbreaking and it would have been compounded if I had notketeic or arrested for not having a place to go. Housing and employment is hard to get when you have stuff on your record and nances like the one I mentioned at the binnieg add to a vicious cycle of poverty and homelessness. Personally several of my friends have experienced homelessness, including my wife. Which studies show about 20 to 40 percent of homeless youth are lbgtq. You can just ima with D being around the corner how many kids experience a similar sto.ry y'all as elected officials that areatinre the laws should be lifting folks up and addressing homelessness ift's a real priority for the city you have to overturn these laws and direct funds in the city budget to provide adequate housing and services. Thank you. >> Casar: THA younk thank you for sharing your story today. [Applause]. >> Hi. My name is Rachel pry. Ve been a resident of Austin for 16 years and I live in district 4. First I want to thank you guys for having me here and thank you for the service you give to community. I know it's a lot of Hou and I really value that commitment you make to be a part of this community. I'm here tohow my support for repealing the laws that target and criminalize our homeless neighbors. Erydev I drive the streets of Austin with my kids and talk about how we all have a responsibility to care for our neighbors and to use our voices to speak up and advocate for those who are unjustly targeted by our

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wsland systems. And I think that these laws that are on the books that criminalize and target our homeless neighbors are a perfect example of something that we've overlooked and we thought it was protecting us, but really it's been hurting us. And ial on you allo T show your support for removing these laws because we are leaving a legacy for kids O show them that when it means for us to be austinites and Fors to be here is to make sure that everyone feels safe and that no one feels targeted by the Poli . So thank you all for being here and thank you for listening to me. >> Casar: Thank you. >> [Inaudible - no mic]. >> Casar: Okay. If there are any more eakers, otherwise I think you may be the next up. >> [Inaudible - no mic]. >> Casar: Yeah, there is space. The's race for -- we've had two speakers S we still have space for three speakers. >> My name is Dominic salivara. I'm a criminal defense attorney. On top of that every fourth Sunday of the month I volunteer with a student organization fromcc C led students

with a purpose. What we do, we gather and collect items to hand out to the homeless. We go to several locations throughout the city from 71 near panther. We work our way north. Usually we end up around the rundberg, rutlandrea and Lamar. Just to give you an idea of what the human cost of T laws are, from month T month when we go we see the encampments, the temporary eltesh built out of Bord ard and duct tape. When law enforcement enforces these laws, they're

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forced to leave those encampments. All their belongings are taken if they're arrested. So if you can imagine having to spend the night in -- in jail because you're homeless and to come back out and every single possession that you own is gone and having to start over with no money in your pocket, no food to eat, no shelter, it just compounds the problem that our most vulnerable citizens face. And it's -- these laws that are not helping our homeless, they're hurting them. And we just have to come to the realization that there's no way that we can carcerate our way to a safer and healthier community. We have to focus on providing services and not arresting people who just can't afford to go to the jail. They can barely afford to live on the streets. We can't continue to put these people at further risk. [Buzzer sounds] Thank you. >> Casarthank you. Hey, y'all, my name is Julian Reyes. I'm with the challenger street newspaper and homes not handcuffs coalition. I live in my car on Austin streets, so I live in all your districts, including Pio's. I've been targeted by the police and criminalized. You can go ah and play the video. I have a video of me being targeted by our laws and others being targeted by your laws outside the arch. Hopefully it will play here. A little technical difficulty. And there' audio here so I would like you to take a listen to what your dinances do. These people are standing around, they're not sitting, they're not lying down, they're not camping.

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[Buzzer sounds] >> Right after that they arrested me for sitting down and explaining the camping law requires a structure. There's no structure here. There's people weren't using city property for a structure. They weren't sleeping. Th weren't sitting, but the cops came up and said it was sit down, lie down and camping tickets and the cops didn't know where they could go. This is where we're told to go. There's not enough room in the shelter to handle all the homeless in the county and you guys have created a conundrum because now you have to see me in court. I hope we can get a repeal because I'm going to teach each and every homeless person how to rebel in the courts. The city is liable for the tickets. The solution -- I'm talking about the problems. The solution is not only to repeal this, but to audit the service that we only get gift%. It's a waste of money that you throw to mobile loaves and fishes, echo. I think we need to give more money to people and vouchers, getting people housing. I think we need to think outside the boxnd get people like me and T challenger staff, different people involved in the conversations because the guys you talk Toren't real -- they're not doing their fiduciary duty. Ey're getting real estate, they're sitting on tens of millions of dollars, and they're banking on the homeless. That's what these echo, that's what Ann Howard, that's what Alan graham, that's what they're doing,

they're going to the bank with -- that's what Pio is doing. We're all making money from the homeless and it's time to actually step up and start thinking about mioloacr, start thinking about opportunities, start thinking about education. Those are the solutions to poverty, not by criminalization. >> Casar: Thank you. >> Thank you. >> Casar: There is a slot for one more speaker if anyone else has signed up. >> I'm Nicole Sanford. I live in south Austin in Ms. Kitchen's district. And I see all of the

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cleanups going on around the and I see everything that's -- it's just heartbreaking because it is taking away from each person's capability to survive. And like somebody was saying earlier, the -- taking possessions away when they don't have a place to store them while they're in jail, kinat of thing, it's dehumanizing, and these people are humans. I don't know what else to say other than that, but it's just heartbreaking. These ordinances need to be repealed. Thank you. >> Casar: Thank you. [Applause]. Thank you to everybody who came and tesfied and shared your story. And while the ordinances aren't on the agenda today, we'll certainly takeou testimony into consideration as we debate those issues. Item number 3 actuallyoes involve some dollars that could potentially go to helping with shelter and with homelessness issues along with a variety of other issues in our co unity. And so I'll call the staff up for that item. Item number 3, which is discussion and possible action and a presentation on our consolidated plan. >> Kitchen: Chair, could I say something? I just wanted to thank everyone that came. I apologize for being a bit late. I've had the opportunity to talk with se oom you and I welcome you reaching out to my office. I think THA you know, we all as a council have made homeleness a top priority, and there's many pieces to it. So appreciate hearing from you today on one of the pieces of concern. And I want you to know that, you know, we all know that the bottomine is people need places to live and they need places to be while 're trying to find permanent housing. And we all need to work towards that.

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As fast and as robustly as we can because it's really an urgent problem that we're seeing on the streets. So again, I just want to say thank you for coming and talking with us. >> Casar: Thank you, councilmember. Director truelove, good morning. >> Good morning. How is everyone? Rosa truryove, director of neighborhood housing and community development. Very excited to be here today, working on and presenting what is the draft of our new consolidated plan for our federal dollars. Since I started at the housing department a little more than -- a little less than three years ago we've been talking about the things that we want to try to accomplish in the next con plan and the conv station has been going on for almost three years and we're really to a point where we're excited to be able to psentre this. It's a culmination of a lot of works by a lot of folks in the housing department so we've had countless meetings and we'll go into all the details, but we took an approach this year of really wanting to not do business as usual. For the last maybe three foreson dated planning cycles it's been what did we do last time, let's pull it out and dust it off and call it a day. It's not what wedte to do for it this round of funding. So we're excited to be able to present to you a plan that we really feel like takes

into consideration the priorities of the city and needs of the community as we heard them through our surveys and through our meetings. So today I'm going to be providing a briefing on the 2019-2024 consolidated plan. Every five years the Austin submits a five-year federated consolidated plan to the federal government. This serves as our application for grant funding on a five-year cycle. The consolidated plan provides a framework for identifying priorities and programs to address affordable housing, job creation and public services for low and moderate income families, persons with disabilities, seniors and

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youth. Funding is provided through four programs, the community development block grant program, cdbg, the home and investment partnerships program or home, the emergency solutions grant program or esg, and the housing opportunities for persons with AIDS program or hopla. I'm going to go out over the presentation and the plans and categories and next steps. So what is a consolidated plan for folks who may not be familiar with this process? In order to receive federal funding from HUD the city must write a consolidated plan every five years. It also provides the city an opportunity to assess the housing market conditions every five years and to focus funding toward affordable housing and what is most critical. It helps move the needle towards more affordable housing in Austin. It's important to us that we focus our finite resources on the key themes that are identified between the strategic housing blueprint, the housing analysis and community needs and synergies between the consolidated plan, and lastly to realign our funding to realize these priority goals. We've been kind of stretched out, we're taking little bit of more of a targeted and strategic focus with the dollars we're deploying. All of this will be guided in direction from council, the blueprint, the housing market analysis and our community feedback. So the consolidated plan is our application for the federal formula grants. The city of Austin provides greater detail on an annual basis through what we call the action plan, which is our one year or process that we go through. And as -- in any progress towards achieving the goals with federal resources will be reported on the previous fiscal year annually through our consolidated annual performance and evaluation report or the caper. These are all standard processes that we go through

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to be able to comply with the requirements that the federal government has for those four formula grants. So our anticipated federal funding for fiscal '19 through '24, we're looking at \$36 million for cdbg, \$14 million for home, six million dollars for hopla and three million dollars for emergency solutions grant. cdbg provides resources to meet a wide range of community development needs. It works to ensure decent affordable housing and provide services to the most vulnerable in our communities and it can create jobs through the retention of businesses. Home provides formula grants to states and localities to fund a wide range of activities including building, buying and/or rehabilitating affordable housing or rent or ownership or providing rental assistance to low income people. Hopla is the only -- hopla is the program dedicated to people living with HIV or AIDS. And the Fannie Mae is for individuals and families living on the street to provide shelters for families. It helps us to operate the

shelters and provides essential service to shelter residences. It allows us to rehouse families and it provides families and individuals from becoming homeless in the first place. So the needs that have been identified through strategic direction 20 was first to implement about the highest potential impact and identified in the strategic housing blueprint. We looked to reduce the number of households and businesses displaced from Austin due to unaffordability and to advance the equity in the city's programs and policies to ensure affordable housing options are created throughout Austin and respond to homelessness to address disparities, support homelessness and provide stability. When we look at the top indicators by council in strategic direction 2023 our annual consolidated plan will address four of those. All of the ones in comic opportunity and affordability including

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homelessness, housing and skills and capability of our community workforce, including education, and the first element of health and the environment, which is accessibility to quality health care services both physical and mental. So to provide a summary of the work that we did for community engagement, there were five ways to participate and give feedback on the needs of the community. They included participating in a survey that we had out there. We were taking comments by email, we were taking comments by phone, comments by regular mail and public meetings. We didn't get a whole lot of comments from email or a whole lot of comments by telephone and we got no comments by mail, but we had over 2300 folks in Austin complete our survey, which compared to other years when we've had maybe three, four, five hundred we think that's tremendous success. And we attended 41 events throughout the community and all over Austin. So when we look at the results for the community needs assessment, this is for all respondents. And our biggest challenge with this was to ask folks what do you think are the greatest needs in our neighborhood or your community? And as you can see the top ones overwhelmingly are availability of housing that is affordable to you and services to prevent homelessness. Coming in kind of in a dead heat is job training, job opportunities or a living wage. Mental health and counseling, affordable childcare. And then followed by housing for elderly residents, emergency help for utilities, rent or food, increased energy saving or energy efficiency for housing, home repair and accessibility improvements and then increased energy efficiency for housing, which is on the list twice unless I can't read this properly. When we dial that in to be more targeted to the community that we're going to serve, right, so

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our low-income community, you see the need for affordable housing grows as well as the services to prevent homelessness. And really the same basic priorities across all of the groups. Job training, job opportunities, living wage, housing for elderly residents, mental health, childcare drops a little bit, but we see a rise in emergency help for utilities, rent and food. So this kind of data helped us to inform what we are going to prioritize for funding in our consolidated plan. >> Casar: Are there any questions so far? Okay, go on. >> Just stop me if I need to stop. >> Casar: No. I just wanted to check in. >> Renteria: I have

a question. >> Casar: See, I suspected that. >> You knew. He just didn't have his light on. >> Renteria: On hopwa, is all that many dedicated for housing? >> Do you want to come U here? I'm looking our research analyst that helps to assemble all of this. That can speak to, or Natasha from the health department. >> So Angie Summers, neighborhood housing and community development. I do assemble the consolidated plan, but I am no hopwa expert. We don't any hopwa eertsxp here. >> They're all at training this week for hopwa. >> We're going to strap things together. >> So some of the -- Natasha help me with this. >> Renteria: Since all your experts are in training right now, I can get that -- I just want to know if some of that funding is used for prevention? >> I'm not sure if is prevention, but I know the funding goes towards AIDS services of Austin and project transitions and there is some tent national based rental assistance as a part of that. >> And short-term rental assistance as well.

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So it's -- yes, some of it does go towards that. >> Renteria: I'm just concerned that we're addressing the problem after they already got the infection instead of sing T before. >> Are you talking about HIV prevention? >> Rente yes. >> Oh, I'm not sure about that. >> We'll talk with our hopwa folks when they get back from their conference and we'll get that information back to you. >> Renteria: Thank you. >> Casar: Director trueve, on your previous slide that showed the changes in what people responded to the survey, less than 80% of initiative, that is just another quioneso everyone saying what do youhink the needs are for Tse at less than 80% mfi. >> Yes. We just detailed in to look at specifically what T needs were that were brought forward by the low income community. >> Cas:ary the low income community - I guess my question is there are sort of differences in the answers from the slide where it says generally versus less than 80% of mfi. Is that less than 80% of mfi slide the answer of folks making less than 80% of mfi. >> Yes. >> Casar: Got it. >> This is the demographic break down of the survey respondents. And when we look at our proposed con plan changes -- sorry, what I should have said is we feel pretty good about the demographic breakdown and in that it mirrors the population that we're serving and what we see in Austin. It's not a direct correlation, but we feel it's representative. The proposed con plan changes. So federal resources were shifted away from affordable housing due T T increase in funding from the 250-million-dollar affordable housing bond. This still related in a -- resulted in a substantial net increase to affordable housing. But what we found is that when we're looking to display dollars through our

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rental housing development assistance program or own housing assistance program the restrictions that come with federal funding make it harder to deploy those dollars and we think that diverting those funds to other sources that we don't have oer potential funding sources for in the cit Austin that we can help to move the needle on other entsemf the strategic direction rather than just the number of affordable units. We're seeing funding ineases for job training, homeless and displacement mitigation and these changes are also responsive to sd 2023 which promotes both economic opportunity and

affordability. When you look at the difference between what we had dedicated to affordable housing we'll look at the -- at some of the more direct numbers. So for homelessness we're addressing homelessness by increasing and creating a new program. So T blue bar, the small blue bar or I guess the light blue bar is current year funding. The dark blue bar is the first year of the consolidated plan and what we anticipate I funding. And then the goldish bar, yellowish bar is kind of the average of the last four years of federal dollars and what we anticipate. We do think that there will be some significant changes in the first yea that will then kind of shift to later years as we go through this. So for homelessness, which includes tenant based rental assistance for homeless individuals, what we're adding a newrogr P for tenant-based rental assistance that wasn't there eviously. And we've always had a tenant-based rental assistance program but that's been more focused on women and children. Weaver adding almost the sameollar amount to a new program that will be administered through haca that will provide additional rental support I tn form of vouchers for individuals

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experiencing homelessness. The homeless category also includes a signintca investment of new dollars in the first year of the consolidated plan to the tune of about 1.8 million, where we are going to couple that with reprogram dollars that have been unspent or the last several fiscal years from cdbg to be able to adopt about eight million dollar towards -- devote about eight million dollars towards the construction of a facility for homeless individuals. We're working very closely with the interim homeless strategy officer to identify the most appropriate way to spend those dollars, but we'll have about eight million dollars earmarked for a facility or to acquire land for a facility or to help with rehabilitation of a facility or something along that nature in the next grant year and we're very excited to be able to dedicate a solid chunk of dos to help this problem in our community. Ye ma'am? >> Harper-madison: There we go. The homeless strategy officer, can you give me a little background there? >> We have an interim homeless strategy office that has been named by city manager cronk. There was a hiring process that wasn't scessful and I think the desire was that we start working on that immediately and she's actually in the audience. It's Veronica brisenio. Smile and wave. We're excited to have someone help us in this arena and we're working -- some of this is in response to the item that was passed by council about the emergency shelter. I'm not sure how these funds are going to be deployed yet, but we know we can use them and we want to use them and so we're excited to be able to, you know, kind of pull together a substantial amount of funding for this initiative. >> Harper-madison: Veronica, would you mind lling us what it isn terms of of the expectations of your position, what it is you will be working on? Thank you.

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>> >> Casar: And br. Isenio, thank you for stepping up into this new role. >> Good morning, councilmembers, Veronica brisenio, I'm the interim homeless strategy officer, as Ms. Truelove mentioned. I'm despited to be here and talking about the funding that was references. She is correct

this position was Ed Ast recruited for. We used internal hr recruitment to identify a candidate, unable to do so. And because of the importance of this issue and the need to continue the momentum that we've built up over the past several years, mainly will through the leadership of Sarah Hensley, who is our parks director, but was an acting assistant city manager at the time, the city manager wanted to make sure that we had somebody in this position to continue the efforts. So I will be serving in this role for six months until the position is filled. They are reposting the opportunity and they are going to recruit -- use a recruiting firm to recruit nationally or internationally for a deal candidate. So the city manager certainly understands the importance of this issue to city council and we wanted to make sure we didn't lose any time in trying to work towards providing solutions. So we are -- and in the immediate time frame we are looking at following through on the resolution that was passed that councilmember kitchen brought forward in January and looking for an emergency shelter. We're looking at not only funding options, but locations as well. And we're doing that on a daily basis. So we plan to report back to you with an update on May 2nd and we're continuing to update you as we move along. But we are moving fast and furiously to try to address the need. I'm available if anybody would like to meet or if your staff would like to meet and talk more at length of what we're doing. I'm happy to do so. >> Casar: Councilmember kitchen. >> Kitchen: Thank you very much for stepping up to the plate. It's very exciting to have you helping us. I have a question.

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Rosie, on page 15, I may have dismissed what you said. I apologize if I did. I fear resources were shifted away from affordable housing. Help me understand that. Does that mean at federal level they shifted it away? >> No. We made the decision to shift. We had previously -- to get real technical, the 1.8 million of new dollars that we are allocating towards the homeless shelter, previously that was allocated towards rental housing assistance. We found those dollars to be traditionally harder to deploy for projects coming forward because they have to meet such strict federal requirements. That with the availability of the 250-million-dollar affordable housing bond, our recommendation is during this time period that we shift that 1.8 away from rental housing assistance and housing assistance and help with some other things in the community. Specifically in year one the homeless shelter and in years two through five we're going to be working with our partners in the economic development department to develop a workforce training, workforce development, job training program that meets federal requirements that would allow us to really move the needle on that issue in the community. >> Kitchen: Okay. I was looking at it wrong. So it's not that the -- at a federal level that they've reduce amount of dollars we're going to get. >> So our allocation this year was a little bit lower than we are expecting, not tremendously. Only in the neighborhood of three, four, # five hundred dollars across all four of the formula grants. That is more due to additional grantees meeting the requirements participating in the program than an overall decrease in the program. I would be remiss if I cannot continue to mention that these programs continue to be vulnerable. Every proposed budget that the current governor puts forward proposes elimination of these programs and they're vital to our community, vital to our communities across the state and across the country and

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we work actively with our lobby team to keep those from going away. But they're -- his proposed budget shows the relative value that he sees for these programs. And so we continue to see them as vulnerable and we want to take as great advantage of them as we can while we have them. >>Chen: Okay. >> That makeense S >> Casar: So if we wanted to explain this to folks, would it be most accurate to say that the feral dollars that some of which used to primarily go to rental housing or home ownership at 50% or 80% mfi, you're dedicating more of that now to homeless services and some portion pottially to job training. >> Correct. >> But that overall -- but it's not necessarily going away from affordable housing because providing housing for homeless services out of federal dollars and to working class folks O of city dollars is just a -- it's just moving around which streams of money go to which thing. >> Absolutely. >> Kitchen: We can take this offline. So the eight million that you're referring to is out of the federal dollars. >> It's out of community development block grants. >>Itchen: So there's affordableor additional dollars out of the 250 million, the land banking, for example, or other things like that. We can talk about that, I think eight million is wonderful and I really think that that's a good way to target some dollars. Given we have \$250 million in housing bonds I would be thinking some of those might go for land banking orome S other kind of strategies that would end up at the end of the day putting more than eight million dollars into the kind of shelters that we need. >> Absolutely. The land banking is on the table. The rental housing development assistance dollars would be more in the form permanent supportive or continuum O care housing than on a shelter. But that is always a

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priority for our dollars and we're looking to help buy-down additional levels of deeper affordability to get to that level with housing trust fund as part of our displacement mitigation program and we're also - - we meantize that by offering -- incentivizing that the to points who are looking for a deeper level of affordability through our score G mattresses. We're doing everything we can to encourage that. It's hard to do. >> Kitchen: Okay. >> Casar: I think generally I think of the housing bond as as where we've targeted a lot for psh shelter dollars with the waller creek tirz, but this is is the additional gap. >> This is us realizing that we realized we had enough O a carry forward to pool all our funds and scrape the bowl so to speak and really T evgeything altogether to make a substantial contribution this effort. In year one. So we can't do it before October, so just keep that in mind. It ho T be in the next year of the -- next fiscal year. >> Casar: One more tionesn your latest slide. So I think there's -- >> One more? This one. Did I talk about this one yet? >> Casar: You did talk out it, but there are on E homeless services bar chart there's a big spike in the 1920 budget. There'little asterisks there that probably explain that, but the airstrikes text at the botmto is so small you can't even read it. >> The housing trust fund in current year and -- subject to availability of fute funding, the trust fund is not included for fiscal year '18-90. What we've done while we're moving through the presentation is you will seehous G trust fund and what we're doing currently, but

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we do not have it allocated out into future years because we still see that as a funding source that is not as reliable in that that amount that gets allocated to the housing trust fund every year can potentially vary. And we've seen it go up and down and we want to be very clear to the public and to the federal government and anybody that's watching is that we're going to take kind of an annual approach on how we're going to deploy our housing trust fund dollars and I'll remind you what we're doing with the current dollars in a couple of slides. And it's primarily focused around displacement mitigation. Understanding that as those dollars grow or if we change the policy by which we change the housing trust fund where we know we can program those dollars on a multi-year basis then we'll have a better ability to do that. It's not gone up and down a little bit enough that we're not comfortable laying out some clear community expectations on that just yet. >> >> Casar: I think my concern is when somebody just looks at this chart cold, it's always best to have apples to apples comparisons. So if you have a chart that's our federal funding across the three you can see a trend. And if you have the housing trust fund separate then you can see that trend, but when you mix them it might look like -- because in part I think what you're presenting to us today and maybe it's the next chart and I'm just slowing us down. But what you're presenting to us today is that we're actually talking about increasing the amount we dedicate to homeless services, this chart could be misinterpreted as a decrease because you have housing trust fund from last year in, but you don't have housing trust fund dollars for next year. >> And it looks like what you see genuinely is a spike in funding in the first year because we're dedicating a much greater level of resources in our consolidated plan to homeless services. That 1.8 million is only there in year one so that is why you see that substantial

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decrease. But we are dedicating more in years two through five than we did in the last consolidated plan. And that's why you see that gold bar is higher than the current baby blue bar. >> Casar: Understood. And this way I own misreading. So the blue bar is next year's fiscal. >> Correct. >> And I can read the asterisks. >> No, it's okay. >> Angie is so nice she gave me a copy that I can actually read it. I don't want to get flagged from my friends that I can't read things in front of me. >> Renteria: And it to state that some of the housing trust fund money is dedicated to a certain area. >> There's all kinds of restrictions and nuances to the housing trust fund. >> Vice-chair Ellis? >> Just a clarification question on that last one. The gold bars are estimated to be relatively consistent over all of those fiscal years. >> We use a formula for how we estimate what we think our federal dollars are going to be. We have to make somewhat of a guess on what we think that might be because they don't give us the direction on what -- on how we should estimate that. But we do explain what that is. And I think if you -- when you read through the actual consolidated plan there's a little blurb about how we came up with the estimates, but it's slightly decreasing every year line. It's not dramatic, it's not drastic, but it's just a slight decrease across the five years. >> Ellis: But it's not to be interpreted as consolidated over all those years combined? >> No. That is in fact -- you know, it's the average of those fiscal years. >> Ellis: Okay, thanks. >> Okay. So when we talk about -- when we talk about our consolidated plan, you won't see an investment plan

category for displacement mitigation. And the reason for that is primarily because it is something that our displacement mitigation

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activities happen as all the things that we do in our department. So we wanted to demonstrate the importance of the need and what we're doing on an annual basis for displacement mitigation. You will see that really big blue bar, this is when that's the housing trust fund that we're looking to deploy this year, that we're primarily spending on actions that we think will help us displace mitigation in Austin. When you see the -- the smaller blue bar in fiscal year 19-20 and 20-24, those are ongoing contracts that we anticipate keeping at a minimum. And then we'll look at the housing trust fund allocations that we get on an annual basis and we recommend at least five million dollars or more needed to fund these displacement mitigation activities and would love to see additional dollars poured into this cause this is such a tremendous need in our community. >> Casar: And there again, directly true love, it could be useful if even there is a shadow bar graph there of what your recommended amount would be because I don't want people to think there aren't displacement mitigation dollars there because we haven't passed the budgets yet. >> B we don't know what the budgets could be. This year we got five to six million dollars of housing trust fund in years past we've only gotten a million dollars. I'm very cognizant of overpromise or commit council to future things. Based on the current policy that exists on how the housing trust fund should be funded, it's still that increment of formerly publicly owned land that property tax increment should be deposited into the housing trust fund across all formerly publicly owned land. This is the first year that we've seen that full increment deposited into the housing trust fund and looking at what we know is the reality of potential revenue caps that we're just being very -- we're being very conservative in how we talk about this. And we recognize that we will probably get additional dollars in the housing trust fund every year and we will

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be appreciative of those and we will use them to the greatest extent we can, but I don't want to overcommit or extend beyond what we can extend. >> Casar: Okay. >> So this year for the housing trust fund, and this is some information that's already been presented through our work plan conversations. We're looking at spending at least half of the housing trust fund on displacement mitigation and those are contracts that we would be entering into that would be multi-year contracts to fund activities for this fiscal year and next fiscal year. Remember these funds have already been allocated and any unspent funds in the housing trust fund roll over so if we don't get the contract executed before October 1st we would still have the dollars available for next year. We will be spending some portion of our housing trust fund on maintenance and prodrome activities for Austin housing finance corporation properties. If we were to spend any dollars on housing up to 115% mfi, this is the source of funds we would use for it. It is not something that we expect or anticipate, but this is the only source of funds that we could use because our bond dollars are limited to 50% mfi for renters and 80% mfi for owners, and our federal dollars are 60% mfi for

rental and 80% for ownership. So if the council ever asked us to participate in a project WHA at a higher mfi, this is what we would have to fund it out of. And we have a couple of contracts that are helping with homelessness and those are going to continue. So for this current year we're looking at creating -- these are the contracts that we're looking at. Cr aea contract that hwip connect low income austinites in gentrifying areas with services. We're looking at a contract that will help with emergency Rental assistance, a contract that will help support tenant organizations and engagement and help tenants facing eviction or displacement. We're looking to use a subset of these dollars to

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incentivize the creation of deeply affordable units. So if they're coming in to fund units at 50% mfi then we why might use these dollars to further incentivize and buy it down to 35% mfi. We're long at a contract to help with capacity building for community development on corporations. We have the development of the property known as Doris drive. That will have both multi-family and owners opportunities or rental and ownership opportunities. And that's just up near burnt middle school. And -- and then we have -- again, that subset of contracts for folks that are experiencing homelessness. >> We like to remind folks about our community values that are in the blueprint and how we feel that the the plan this we put together is in alignment with that. All of the strategies or actions in the strategic housing plan fit into one these five community values and they help guide their developing our consolidated plan. We have spent the last several months running around austin to as many people will have us. It was a lot of fun for your department. We brought in a number folks in the department to serve as ambassadors, so we had a good team of 15 to 20 people that would not normally have been out having conversations in the community. The opportunity to really work with the folks that we serve. And it's been very -- very valuable and rewarding. We're presenting today to you. After this, we will be making the actual consolidated plan document, which is tight focused on federal dollars, not the larger picture, available for public review and comment and then we will have a public hearing in may with -- with the full city council and we will have a public hearing in -- on may 9th, that is. On may 14th a public hearing with the community development commission and may 17th the official public comment period will

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end and we will come back to you as the full council on June 6th to -- to adopt the consolidated plan. What questions might you have? >> Casar: Any remaining questions? >> I have a few questions, one for myself, two for people watching. I know -- I know language like displacement mitigation lose some folks. Could you be specific about what tools we have that we could deploy to mitigate displacement? >> So when we think about -- can I go back to the slide when we think about displacement, we are wanting to do what we can to keep folks from having to leave their homes, so that's what we mean to put it in simplest terms. We want to help folks stay in their homes. Or in Austin in their apartments. So some of the specific things that we're doing, we specifically want to work with our low income communities to make sure that we are connecting them with the services that may exist already. This is an information

campaign. This is making sure that folks know what kind of exemptions are available to them and that they are availing themselves of those exemptions. We have a lot of folks in our community that just don't realize that those are out there and that they should be taking part. Another example is a concrete example is our emergency rental assistance program. This will be exactly what it sounds like. People can come in and they can get short-term immediate help with their rent so they can stay in their apartment and avoid eviction. The next one is a more substantial eviction prevention program. Where we recognize from working with our partners in the community that one of the best things that we can do is make sure someone has

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simple representation when they go before the courts when facing eviction. Just that act alone will help to -- to make a big dent in -- in preventing their potential for eviction. But this is a contract that will be much more than that. So there's some good examples for you, in addition to all of our home repair programs. While we cannot do things like fund -- pay for people's property taxes, we can help keep their homes safe and habitable by doing home repairs on them through a variety of programs that we offer that are both federally funded and locally funded. >> How do folks find out about these services? How do they find you? >> They can -- they can come to us at the -- at the web page. Which is -- austintexas.gov/housing. And then I'm going to give the front desk phone number, 974-3100 -- 512-963-3100. >> I guess I sort of meant, you know, when people are out in the world, especially folks who are not necessarily digitally literate or don't have access to digital devices, is there a form about these resources posted at the various, you know, clinics and/or offices for, you know, for folks who receive Lone Star or WIC. >> Yes, and we also have a neighborhood liaison who goes out and he spends most of his time out of the office talking to folks going to different events around the community and sharing, you know, written literature about our programs. That was one of the components that came along with the survey the ability to -- to ask if you want additional information and allow us to provide it to you. We always have, any time we're out in public, at those events, we have documentation about our programs. Both the ones that we directly provide and the ones that we contract out.

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>> Lastly, it's not a question so much as an appointment council member Renteria and I are going to have the opportunity to moderate a panel coming up on the 4th of May, I believe from 1:00 to 4:00, it's about property taxes. So for folks in the community who are interested in figuring out what some of your options are to mitigate the situations. It's at the Connie Guerrero -- Conley-Guerrero senior center on May 4th. Feel free to call our offices to get me information. We are posting information about it on our Facebook page as well. Thank you. >> Renteria: You also -- they can also go to the neighborhood centers and get the information. So we do have heavy in the inner core here in the city, especially in east Austin, south Austin, we have neighborhood centers. In Montopolis we have one, also. So that's another source that they can go to. >> Casar: Once you get through the consolidated application process and have the dollars allocated, it could

be useful to find out where it is that we are getting Mo- how it is that we are connecting most with clients, just to figure out where there might be gaps, you know. Anecdotally a lot of folks connect to services through our schools, right, because if there's good relationships with teachers or parent support specialists it would be good to get them through. Obviously we need the funding in place first and so I understand that there will be a lot of focus on this between here and June. But I think it's a point well taken that we want to make sure people know about it. >> Absolutely. >> Casar: On the eviction defense, how much are we focusing on non-lawyer representation versus lawyer representation or is that a question that is upcoming? >> I'm going to ask Jamie to come up and speak to that, because we've been working on the scope for that contract that is not quite yet out for solicitation. >> Jamie may, neighborhood

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housing. We are working with the team right now to draft the program guidance. >> The I team being the non-office Bloomberg team that's devoted to helping us with displacement mitigation for the year. >> We have met with them a number of times. Some of the programs that were included in that are not just representation at the eviction hearings. And as a side note, surrounding that, there's a question as to whether or not the -- an attorney -- is necessary or if just representation is necessary by a non-attorney. Obviously an attorney would be more effective. But just having someone is -- has a dramatic benefit. Again, an attorney would be much more expensive, so that's why we're kind of playing with those terms. We are also looking at -- at guidance prior to eviction proceedings, maybe negotiating with the landlord so that you can -- that you can avoid those -- those outcomes earlier on. The program guidance should be out, I believe the last date that I got, was about six weeks. So we should be able to receive -- to push that out relatively soon. >> Casar: Great. I mean generally I think that attention exists. Whether much lawyers should be involved or not, more expensive versus less. I do think having some legal expertise for the lone lawyers is really important, while understanding that guaranteeing everybody a right to counsel, as I wish we could, is -- to counsel could also eat up the whole budget. What has also been very useful people with expertise to bring multiple tenants together, but one tenant doesn't want to have -- has a lot more problems and the trouble is systemic. I know there have been past council resolutions on it. >> We are excited to have the partnership with the Intention Office. They are helping us with

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outreach ideas for all of our displacement mitigation services and programs that we're looking at. So it's exciting. >> Casar: We only have one more item on the agenda, anything left on this? >> I have a quick question. Can you talk a little bit more about the decrease in funding for affordable childcare. There was also another chart that talked about preschool education and just seeing as how families are operating their budgets, looking at what to do if -- with children during the day before they are able to enter the school system, I was curious where that decrease, how that came to be expected? >> So this is -- the affordable childcare element coupled with mental health and -- and senior services as well as our Austin

tenants council contract on tenants rights, altogether are a STE of contracts that look at -- what we call the public services contract. So within community development block grant you can spend up to 15% of your allocation on public services type of activities. So the affordable childcare piece -- to be carle with these contracts, we've had them in place for many, many, many, many years, maybe 15 to 20 years in some respects. And so the -- the affordable childcare dollars that we had allocated for this Y are seemingly going down because we had reallocated those. One of the -- there was some illness associated with the aril provider, they no longer wanted to participate in our federal program. We put out a notice of availability we did not have any respondents to that. -- We looked at redeploying those dollars towards other priorities. Whene look at these public services contracts, that's parts of why there's that slight step down. When we look at these public services contracts, we are looking to make sure that we can -- maximize the effectiveness of these

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contracts. And we'reng to be doing that over the next year with our -- with the partnership with Austin public health department. Where right now, these contracts are scoped and administered through the housing department. I'ot a childcare expert, nor are my staff really childcare experts, we have a much better ability to leverage those dollars than to really applyhem to the communities in need by working with our health department, so we are going to be transitioning those contracts over the course of the year to -- to the health department and might involve some rescoping of those contracts, might involve some solicitation or -- or redeployment of those dollar a different way. Might be the same. We just don't know yet because we have to have those conversations. >> So they -- would they then be administering the childcare financing? >> Correct. After the first year. That's the goal. And we're going to spend, you know, the appropriate amount of time to -- to make sure that we're transitioning those contracts over apopriprely. Just like we are leveraging our partnership with economic development on-the-job training program. There is -- there is great benefit to all being within a service group that's focused on ecomicno opportunity and affordability that wean leverage our -- in having the devoted focus to -- to health and the environment and -- in that particular service group, that we can take advantage of our partnerships. >> Okay. That's great, thanks. >> Councilmember harperison. >> Actually, for the judge from the I team. >> He's not with the I team, he's housing. I'm not goi to let them get away that easily. >> Harper-madison: Well, my bad. Specifically I wanted to talk about the eviction hearings and so sometimes, I don't know if you guys get this, but sometimes we get constituen that reach out to our office that ask how they can be of service, how they can provide general community advocacy, this kind of thing. So somebody had expertise in this area, let's say they are still a practicing attorney, happen to be a housing expert, who would we recommend them to so they could maybe volunteer their services? Would it be Hsing? Would it be the innovation

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office? Would it be -- >> I would say that as soon as the rfp goes out and we get -- we get responses to that, whoever that contract is awarded to, they would reach out to them. We do know that it's a big task. So they are going to need help and volunteers are -- are the cheapest way to go. So -- har>>r-madison: >> Since we don't have an agreement in place right now, we might like to folks like Austin tenants council or Basta, those are the two coming up to the front of my head right now. I wanted to get active soon rather than later. But we anticipate getting someone on board who will provide these services for the remainder of this fiscal year next fiscal year. And that would be who we would want them to ultimately talk to. >> Thank you. >> Casar: Okay. Let's go to the next. >> Thank you very much. Which is a presentation on the geographic goals. >> Yes. And we have our consultants from [indiscernible] Robinson here to help, I'm going to turn it over to them to introduce themselves. >> Thank you. Hi, everyone, I'm Alex Miller with [indiscernible] Robinson, we are the prime consultant to the neighborhood housing community development department on the Austin strategic housing blueprint implementation plan, which included the establishment of the geographic goals we're going to talk to you about today. >> Hi, my name is [indiscernible] With the Austin community design center, subconsultants working with them on this project >> Great. >> So with that, I'm going to dive right in. There's the clicker, great. So quick. And for what we're going to talk about today, give a little bit of background on the project. Since I know that not everyone here was here when we presented, I believe, last August or September. Then really dive deep into the methodology, the how we came to some of the numbers for setting council district

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goals and corridor goals for affordable housing production and preservation and then we'll have a good time for questions, but also I think like last presentation just let me know and we'll go through it as you have questions. So -- so the basis for this effort that we underwent was based on council resolutions that really did ask that we have specific -- that [indiscernible] Establish specific numeric housing goals and strategies based on the adopted strategic housing blueprint, really establishing some numbers that could generate some ongoing monitoring and accountability that could fit in, I believe, with the strategic direction and other thing that the council is working on to monitor affordable housing production efforts specifically, as well as preservation efforts. So there are three components to what we worked on. We are primarily going to be talking about the second and third ones today. The [indiscernible] Existing historical conditions really the basis for the although of geographic goals as well as the corridor analysis that the council led that is mostly the basis for the corridor specific goals. So a quick overview of the atlas, it has three main components. It has an opportunity index, which defines metrics of opportunity. What we did was we used, I'll get further into this as we being through, but we used a -- a public database established by a group called enterprise community partners who work on affordable housing nationally called opportunity 360 and this database takes into account a wide variety of metrics of opportunities and it's updated annually. So the great thing about this data source is that the city can continue to update measures of opportunity as situations change and as the city changes without having to redo the analysis especially themselves. So we use that tool to go ahead and create an operational conviction of high opportunity areas, which was a concept that was mentioned in the blueprint, but had not yet been established in terms of what

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does that -- what does that mean in terms of geography on the grounds. The second piece of the atlas is the displacement risk index. So we corresponded with the university of Texas who had been conducting a gentrification study for the city and they had done some really detailed work on displacement and on gentrification and sort where ongoing displacement is happening as well as where future vulnerable areas are to potential displacement. So used that to establish our displacement risk index. Finally, we also done environmental index. This is largely areas of environmental risk where we authority think that affordable housing should not be located such as in the 100 year floodplain or should really require additional due diligence. Near a freeway, you should do testing for air quality before you build affordable housing in a particular location. >> Would you like us to ask questions now? >> Yes, please. >> Kitchen: Two questions. On the environmental index, on the floodplain, did you use the atlas 14? >> We did not. It hadn't yet come out. I would say this is not necessarily as -- it is not as relevant I think to the council district goals in terms of having been incorporated into those. It's more kind of a separate layer for kind of locating specific projects. But I would say that updating this to the atlas 14 would be ideal in the future. >> Kitchen: I understand what you are saying, but I think it is relevant because, you know, at the end of the day, this is a higher level look at goals which is [indiscernible] >> Sure. >> Kitchen: At the end of the day we're going to be looking at ability to reach goals, which is going to require us to get into specific properties. I think we need to start at a realistic level. Sure. >> Kitchen: Or at least

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understand that we will have to adjust. I don't know how much. But it depends on the part of the city. But there are parts of the city where there is significant additional risk from atlas 14. I would ask as a take away, maybe this is for our staff, I'm not sure, but as a take away, just so that we can understand what might be the timeline for updating, we know that our staff watershed stand is -- is updating the maps, but they do have an idea already of where in some of these areas are. So there might be the possibility -- it will take them some time to update the maps. There might be some possibility of updating this as an interim MRE. As a take away, I would like to understand that's possible. >> Uh-huh. >> Kitchen: Then my second question is just on the opportunity index. Can you -- what document can I look at, if I want to dive in and understand the metrics in the opportunity index better? I know it's out there. Just not sure where to look. >> Yeah. This would be the atlas existing in historical conditions we created as one of the parts of this contract. It has all of the different metrics explained in there, including individual maps, about nine indices that we establish and it goes through the components of those nine indices and has maps in each. >> Kitchen: I remember we talked about this before. I just need a refresher. I'm assuming that's available on our website somewhere. Maybe someone can point it to me. So -- so I will look to staff to point to where it is. The last question is can you give us an example or two so I can -- also, would you say that that data is updated or are there things happening that need to update that particular data that's akin to what I just said on the

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atlas 14. >> I would say ongoing update -- this is last year's. I would say there does need to be a process for updating this. I don't know that it has to be annual, because a lot of these metrics don't necessarily move far on an annual basis. On average but I do know that a lot of areas that are changing rapidly and so it's -- it certainly would be useful to update it. I think that is in the plans to continue to update this, which is why we use that data source. >> Kitchen: Is there anything inherent in the opportunity index where the data is, you know, five years old or more? >> No. >> So it's relatively recent? >> Uh-huh. >> Kitchen: Okay. >> Also, I'm sorry, [indiscernible] Neighborhood using community development. With respect to the atlas of historical conditions, it is on our web page if you go to austintexas.gov/housing, this is for the public in general as well, if you click on the strategic housing blueprint, it will take you to all of those documents so you will be able to delve into them. >> Kitchen: Okay. Thank you. >> Casar: Okay. >> All right. So with that, the real objective here is to get kind of into the weeds on these goals and how we established them. Because I know there is an interest in really understanding and being able to say whether or not this is the appropriate methodology for establishing district level goals for housing production and preservation. So that is what we are doing and so please do let me know if -- if I am -- if I'm not being basicly clear because I think there's a lot of really detailed methodology that we are doing our best to explain. There's something that comes up and it's unclear, absolutely let me know we'll go into it. So generally, the -- the city-wide housing goals, these are the goals established by the strategic housing blueprint. Which include -- so there's 135,000 unit number. I believe, that is like the full production goal. Of that we are looking to do

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60,000 affordable units below 80% mfi in the next 10 years according to the strategic housing blueprint. So we have focused throughout this presentation on that 60,000 number. Given that the city has different tools -- THA [indiscernible] Tools are really focused on, as [indiscernible] mentioned, below 80% mfi folks. We are really sort of focused on how and where to add those units in this presentation. So for the sort of market rate and higher income units, the thought is there are other tools to influence, but they don't necessarily include affordable housing tools. So the blueprint identifies a number of geographic metrics that we looked at in terms of understanding how to better allocate these units across council districts. Including that high-poverty sort of metrics that we talked about earlier, quarter mile high frequency transit as one of the sides mentioned and then also within one-half mile of imagine Austin centers and corridors is another geographic concept that comes up in the strategic housing blueprint. And so this -- this in a nutshell is the table of goals. I know the type is kind of small. But these are the goals that we have established as an overview before we get into the details on each of these sort of different policy objectives. So generally what we did was we took some of those geographic policy objectives that are identified in the blueprint, so including locating units in high opportunity areas, locating units in imagine Austin centers and corridors or nearby, locating units near high frequency transit. To

that, based on feedback that we got on the draft and based on other sort of ongoing planning efforts that involved housing, we added gentrification as a specific focus because we know this displacement mitigation as we talked about is a huge policy objective of the city of Austin that is, you know, one of the key ideas in the strategic housing blueprint as well and certainly has geographic implications that

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University of Texas did, you know, work to establish in areas where are those gentrifying areas actually and where do we see them in the city. Then finally, another addition to the methodology based on feedback and again this has its basis in the blueprint and in public comment that we received, was geographic dispersion of affordable housing generally. So this is the fair housing idea that you don't want to concentrate poverty. You want to make sure there's access to affordable housing across the entire city and so making sure that each council district has kind of a share of units and that we are really looking to locate those across the city rather than concentrate them in one particular area. So these four policy objectives, the high opportunity, the imagine Austin and high frequency transit, which did get combined, so that happened on -- after the last, you know, sort of round of comments that those two came together because we saw them really as saying how do we concentrate, you know, sort of people near resources like transit and jobs and things like that. Then we had gentrifying areas as a third policy objective and geographic dispersion as a fourth. Each of those we allocated basically an equal share and we have weighted them equally saying we are going to use sort of those policy objectives and their geographic application across the city to see where they come out. The numbers that you see are the summary of where that led us to date. >> Casar: And I am going to have to -- to hand the chair over to vice chair Ellis here in a little while. But so I wanted to make sort of a point. Now, if you look at the -- at what is -- the high frequency transit in imagine Austin corridors and centers numbers, one -- one issue or challenge that I have is that -- districts 4, 5, and 9 seem to actually have a

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relatively lever allocation there than places like districts 1, 2, or 6. And I think and in part the -- the high opportunity area designation and the -- and the geographic dispersion items, those things are really important but generally areas that have more space get more weights because they take up more space, which has just a small, slight skew towards -- towards affordable housing being built further out on the edge of the city. So part of the hope with the high frequency transit was to sort of try to correct for that by trying to concentrate some more into what are smaller districts that have more high frequency transit, but when you look at the allocation for high frequency transit for district 9, for example, being 1,000 and for district 1 being close to 3,000, oftentimes when you think of the city generally district 9 has much more access to lots more routes than, say, certain parts of district 1. Or that district 4's number is almost the same as district 8's, you know, generally, district 4 has a lot more access to a lot of routes being smaller and closer to the middle of the city than say district 8 so it seems a little bit counterintuitive. So my hope -- I think in part because that happened when we combined frequency

transit with imagine Austin centers and corridors because a center that is out at lakeline station or a center at brakernd dessau, is large. And but--sn't quite the same when it comes to high frequency transit and connectivity and services as say, the downtown center or the highland ML center or other centers like that. I'm happy to hear the discussion, but it just seems like 4, 5, 9 which kind of come some parts and some western portion of 3 for example that really

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compose that central spine of our transit service going north-south, just have fewer numbers, a lower number here than I think makes intuitive sense to me. I don't know if you have comments on that. >> Yes, I have >> Kitch: I have comments now. Sorry if I missed the first part. So did you ask -- is this based on future tnsit or current transit? >> This is based on I believe -- I can't remember the exact name of the plan, but I think it's connections 20. So it is based on the routes that are planned. >> Kitchen: So it's not project connect, which is the -- it's cap remap, which is the busoute, not project connect. That willake M difference. And I thinkthat we should talk about how and if is possible to base this on. And of course, that's years out. And you have to consider the timeline too becauroje P connect is a vision at the moment, it's not actually, but it would make a difference, a big difference. We can dig down into the details, but unfortunately district 5 is not the core of the transit system. I wish it was, but it isn't. So we can talk about that more. You would think it would be beingtral south. But it's not. There are things that are planned for district 5 in the future, for example, down manchaca, which is the major spine of district 5, but we don't have I yet. We don't even have the 803 going down manchaca yet. So really all we have is what you see down south Lamar. And so in terms of east and west there's a lot more that needs to happen. I just want to be careful that we just don't assume that some of these districts, because of where they are in the city, have what they need to get to. >> Casar: Absolutely.

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And I think we all lack the level of transit service that we want. It's just generally looking at some parts of district -- I think that ultimately because you have in places like district 1 larger land area and larger centers, I think that -- >> Through the length of the corridor. >> Casar: Since it's based on the length of the corridor and you have a more responsive district, sometimes districts that are on the edge, I think there is a bit of a skew towards that when I look at the numbers because essential the bigger of the geographic district the higher the numbers are in this area. >> Kitchen: Wouldn't you want that to be T case? >> Casar: I think not, because that has a -- well,I T nk that that has a slight skew towards putting more affordable housing just based on the size of your district, which has to do often times with how much of your distrt touches the edge of the city. So typically our larger geographic city council districts get bigger as they get closer to the edge because political boundaries are drawn by population. So where you have lower population density you have larger bulges in our districts as you see at the edge of the city -- each of R city council districts tends to get bigger closer to the edge. So I think that that is fine. On the one hand that might mean there's more room for affordable housing. On the other hand,

since we want more affordable housing to be infilled into existing neighborhoods to promote integration and connection to services, I think we're just trying to balance that. And if you look at the old numbers that were first presented to us. For example, district 4 under the -- when we looked at just high frequently transit without combining with imagine Austin Austin centers and corridors was looking at more like 1600 its in this category where now you're looking at more a thousand. District 9 when you were looking at transit and the old plan that was

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presented to us you were talking about four thousand units dedicated to transit whereas here you're talking about one thousand. So by combining imagine au in centers and corridors with transit there's been a diluting of the importance of transit and I think given the level of transit investment that we're thinking about making it's an important -- it -- I think that we just are getting a little bit less of an infill affordable housing goal and a little bit more on the edge. >> Kitchen: Well, I would like to dig into what the weighting because part of the issue may be just the waiting. So from a policy perspective we've said that we want housing all over the city so that we make sure that we have housing all over the city and especially in high opportunity areas. So if I'm hearing you that's one of the concerns is that perhaps we aren't getting to that policy. Is that what you're saying? >> I think our concern was the concern the last time we saw this and reconfigured the criteria in the way as well. So I think a little bit in our process the transit priority has been lost a little bit so I'm just talking about a small -- figuring out if there are small modifications to be made to make sure where you have two or three transit lines or you have transit every 10 minutes that we try to prioritize that a little bit more because I think we lost some of that in this process. Not to overturn the apple cart. I think you're really close. I think a transit line that runs really long and all the way to the edge I think get some priority here in that I want to make sure that we calibrate it so if you have really frequent transit really close to the middle the city that we really try to also prioritize that too. >> Kitchen: Okay. Here's what I would say to that. I agree that it's important that the transit be a priority. But I think that that requires us doing a couple of things.

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It requires us looking at the future plans for transit because that really is more relevant than what's on the ground right now. The other thing I think it requires us to remember is that -- I would have to say that -- I would suggest to not assume that the longer lines go further out actually are going to be less frequent because if you look at the Orange line under project connect that's scheduled to go all the way down to slaughter. So I think what's really important to us -- I'm not saying you're doing this but is to remember that the transit is for the whole city, which means not just the center of the city. So that means that we really need to look at our housing opportunities and not just affordable housing, but our housing opportunities along all those lines and not just part of and not just the part that's closer to downtown. Particularly with the activity centers because part of the idea with the activity centers is to get us to be a city where not everybody has to go downtown to work. And we're seeing some of that

happen up north and we're hoping to get more towards that in the south. Soiled just say I think it's worth looking at again and looking at from the perspective of the future plans for transit, but then let's remember that -- I think at this point in time we can't say whether this means we need more numbers here or there, but we do need to go back and look at it. >> Casar: I don't think we disagree. I think looking at districts 1 and 2 getting the portraits, affordable housing, seems more intuitively, again, generally not like the places that are served by far the most, especially sometimes by almost three X, if that takes sense.

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>> Kitchen: And are you looking at this one as oppose the corridor? You're looking at -- the district goals. >> Casar: The district goals. >> Kitchen: Not the Corridor goals. >> The district goals as they relate to high priority transit. >> Kitchen: In some way the corridor goals are the most -- the easiest to relate to transit. >> Renteria: [Inaudible - no mic]. >> Kitchen: Right. >> Renteria: [Inaudible - no mic]. Concentrating on the corridors because it's going to -- the numbers are going to change because I have like our goal here in east Riverside drive is to have 1,144 affordable units on Riverside. But it's going to be a lot more development going on, but that's the goal that we have on that corridor. >> Casar: I'm going to step out. I'm going to hand the chair over to vice-chair Ellis and I think if you provide us what those options might look like for waiting, I think likely you can find the sweet spot that everybody agrees on, but I think it's very close. >> Kitchen: And just one related question. So how do the council district goals relate to the corridor goals? I mean, they -- they're cumulative, right? We look at both together or are they overlapping? >> I would say that they are -- you look at both together. Generally they all fit into that achievement of the

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60,000 affordable housing production and preservation goals. >> Kitchen: So you add them. You add the corridor goals to get to 60,000. >> They overlap with one another. >> Kitchen: That's what I was trying to understand. >> As you build things along these corridors you will be achieving council district goals. You will be working toward both. >> Kitchen: So it's almost like the corridor goals are a subset. >> I would say so. >> Kitchen: It's a more specific geographic subset. >> Kitchen: Okay. So I'm going to get into more detailed methodology. So generally one of the asks that we got at the following slide here is to ensure -- a lot of our variables are area based, which is what Casar was referring to when he said sometimes you have a smaller council district you have less area where you can actually build affordable housing and we want to factor that in because we know that there are constraints that actually occur when you have districts that are largely built out that have smaller area. And while we want to make sure that we are building housing in the center of the city we also want to make sure that we are creating goals that are feasible as much as possible. So one of the feasibility studies that was requested at the last meeting that we presented at was to make sure that we are building out areas that are dedicated to parkland, conservation land, basically anything that is unbuildable in -- in the different council districts from our

kind of area calculations. If you had a park within a quarter MI of transit we are now not assuming that you can actually build on that park essentially. So that applies across the board for all of the area based variables, which include high opportunity, imagine Austin, transit, and gentrifying areas. So for the high opportunity areas the detail on the

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methodology is here on this slide generally what we did was the first thing we had to do was we had opportunity 360 data that was indexed at a regional level. We essentially reindexed it so -- what you essentially get is a value between one and 10, let's say, for each census tract in the region. And so what -- and that is based on kind of regional averages. So what we had to do was reaverage that data so it incorporated only the tracts that are within the city of Austin, which we did. And then we -- there are nine total sort of indices that councilmember Kitchen was talking about earlier that comprised the opportunity 360 data so we created nine tables that essentially gave each census tract a value of zero or one depending on whether it was above or below the median value for each of the nine different indices that opportunity 360 uses. We're saying are you above the median tract for education or below. Are you above the median access for jobs or below? So for each tract we then summed up those numbers so each tract ended up with a value between zero and nine because you either got one value above the median or one if you're below. And we defined high opportunity as tracts that have six or more. So essentially on six of the total indices that are in opportunity 360 these tracts are above the median. And we felt like that was a pretty fair characterization. We did add one -- so on the map that you have there, the sort of lighter areas are areas that have five or more because we felt like it was also important to identify the emerging opportunity areas in the city of Austin. However, those have not been included in our calculation. They're just showing where you can expect to see future high opportunity areas emerge. So that was how the high opportunity areas were ultimately identified. Does anybody have a question

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on that? And again, those nine indices you can see the more detailed maps in the atlas if you want to go look at those. >> Ellis: no, did you have a question? >> Kitchen: No. >> Ellis: Just checking. >> For the high frequency transit we used to allocate -- for each of these variables that I'm mentioning, for high opportunity areas the reason it says 25% is because we use this calculation to allocate 25% or 15,000 of the total 60,000 units across the city. So we basically have chopped that 60,000 into fourths and are allocating it geographically in different ways based on each of these kind of policy priorities. So that was the first. The second one that we used to allocate the next chunk of 15,000 units was this merged high frequency transit and imagine Austin centers and corridors variable that we were just discussing, which looks at -- includes a buffer of a quarter mile around all high frequency transit lines. And I will say that I think we may have actually used some of the future planning areas as well in this. We received a file from cap metro that I think did include some of the project connect planning. We're going to go

back and just make sure what we are including here and be able to come back and tell you all which routes are included here. The high frequency I believe is defined as all routes that are five minute headways or less. We used a buffer of quarter mile around these routes. We also used a buffer of a half mile around imagine Austin centers and corridors. And the difference there was actually defined in the strategic housing blueprint, these are the geographies that are called for in the blueprint so we stuck with those. We merged those two data sets so essentially this allocation defines -- basically all of these geographies become the same. It's one big sort of buffer file that has all of the imagine an centers and corridors within a half mile, all of the high frequency transit within a half mile.

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It's one big layer and we use that to allocate percentages of 15,000 units across all of the districts. For gentrifying areas, this is the next chunk of 15,000 units that we called. We used the final data from the university of Texas gentrification study and essentially we did not -- the G that we did not include was any area that was identified as sort of vulnerable in the university of Texas study. So there are areas that have said that basically university of Texas is categorized as we think these might be the areas that start gentrifying, but they haven't yet. Did not include those in our gentrifying areas. We only used the areas that UT identified as actively gentrifying now, but at any stage. So whether it's very early in continued loss. >> Kitchen: Could I ask a question? So help me understand why you didn't include the vulnerable areas? That would be a factor that would want to consider in some way in terms of -- particularly since we're trying to get head of the concerns about gentrification. If we're coming back after the fact, you know, then that makes it more difficult. >> I think there's certainly an opportunity to include those. I think we felt that the sort of preservation-- the early gentrifying areas, there are areas that haven't yet started and might be more productive. And -- but generally in that -- if the idea is like -- so I think generally the policy objective we had was like mitigate sort of displacement that is happening and so these are places where displacement was happening. But I agree that it's possible that the vulnerable areas might -- we certainly would want to think about adding those in in potentially future years as we say that displacement starts happening there. >> Kitchen: I would say from a policy matter, I would certainly put greater priority on the areas that are already gentrifying and the difficulties there. I would certainly say that

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that's important. But part of what we're trying to do across all of the things that we're doing of affordability and housing and land development codes, everything we're trying to do is look to the future instead of coming back behind. So we're growing so fast I think that I really would like to flag that from a policy standpoint. I'm curious if there is some way to look at the vulnerable areas and weight them in a way not unlike the areas that are already a problem, but also they should be weighted greater than other parts of the city that are not at risk for gentrification. Otherwise I think we're losing the opportunity to the good ahead of problems. We also could inadvertently be targeting areas in a way that is not

helpful and could actually be harmful and speed up gentrification. I would like Toake a note of that, I'd like to ask you if you were to do that how would you do it or ask staff to take that as something to consider. >> Ellis: Or maybe if somehow those numbers haven't been factored into the district goals. >> Kitchen: They might be. >> Ellis: I noticed there were different districts that had a zero for gentrifying but they had quite high numbers for other areas because people are still being displaced based on income rather than other factors. >> Kitchen: So that might really be the question, how would you account for it? Maybe there's some other weighting? >> Ellis: Or it's picked up somewhere in these numbers that could benefit from just being highlighted a little bit more? >> Kitchen: I'm talking about the vulnerable areas? >> I think we certainly could. I think what you will see is -- again, we will look at it. I think it will be a fairly small tweak in comparison to the sort of overall need for -- in terms of the way

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that will actually affect the final numbers. >> >> Kitchen: That's fine. I'm not as focused on the final members numbers. I'm kind of thinking about what they do with us afterwards in terms of where we target our investments as a city to get to 60,000 number. >> We do have in the atlas in terms of geographic targeting, those vulnerable areas are identified and shown. Actually, if we go back and look at the displacement risk map here it's the lighter areas in light brown that are the vulnerable areas versus the darker areas in dark brown which are the areas that actual displacement is happening according to the UT study. In terms of the geographic difference is sort of a larger area. I would say it still is definitely possible to think about how one might target resources toward like future Mitt fashion in those areas without -- mitigation in those areas while still having the goals focus right now in terms of that component of them on the sort of active areas that are -- where displacement is happening. >> Kitchen: I think of it more from a bottom up kind of adding up to these numbers. And I know the numbers are not hard and fast. These are targets. But really you've got to think about where we can actually -- really put housing on the ground. And if we're not accounting for factors where we wouldn't want to do it, just like the issues that we had with the dedicated parkland and stuff like that, it's the same kind of problem. Okay, thank you. >> Thank you. So the last variable that we use for the final chunk of 15,000 units was geographic dispersion of subsidized housing. I think this was based on the current -- of analysis of impediments that is going on at a regional level, making sure we have fair housing concerns as we do this work. So the idea that we really

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don't want to be concentrating affordable housing all in one part of the city we want to make sure that there are opportunities across the city as we talked about. So this probably has the most complex methodology although it ends up being pretty simple once I get through it, so bear with me for a second. So we took the existing affordable units in each district as provided by nhcd, the existing affordable units that we know currently exist as well as some of the existing market rate affordable units I believe in each district. We added THA total with -- this says 60,000. Actually with the 15,000 chunk of

the 16,000 affordable units. So say we had about 13,000 existing affordable units. We add the 15,000 chunk that we are allocating based on this metric to that so we said okay, so here's your total of about 50,000 units that you have where we want to make sure these are as geographically dispersed as possible. We then said in that case each of Austin's 10 council districts have when a 10 notice we were trying to spread them out equally. So the goal would be to have almost five thousand units per district that each district would end up approximate with about that number. Then we compared it to okay, what is the existing. We found that districts one, two and three already exceed those goals so they would not get any new units under this particular variable. Those districts, we update with about then that you additional units that we needed in order to get there. We only have AUT 15 to allocate according to this metric. So we then said for each district what percentage of the shortage is according -- is actually -- the result of the number of affordable units in each district. So district one, two and three are already good. Districts four through 10, what percentage of the shortage is coming from each of those districts? And we then used those percentages to allocate the 15,000 units we had within

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this metric across each of the districts. So that is where the geographic dispersion numbers, which are -- we can E back on this slide, that's where those numbers for each district came from as it's rt of taking the percentage of the shortage that is accounted for in each district and saying you should get that percentage of these 15,000 units that we have to allocate. So comparatively you can see that districts six and 10 had -- and eight had a larger percentage of the shortage so far than districts seven or say nine. So that was the last chunk. Any questions? So we're going to get into the corridor goals now, but any remaining questions on the council district goals? >> Kitchen: Sorry, I'll just go into the details, but the affordable units, is that -- are we considering -- what went into that for purposes of that last calculation? Was it just the public ones or did you go broader than that in terms of the on owe. >> I believe this is all units affordable at 80% mfi. >> Public or private? >> I believe so, yes. >> Kitchen: Okay. >> Ellis: All right. Let's continue. >> Corridor goals I'm going to hand over to Marla. >> For the corridor goals we basically had like a two-step process. The first one we were tasked to look into the corridor housing observation tool that the university of Texas had developed a few years ago basically this tool was developed having in mind areas that are rapidly changing and rapidly are under pressure of development and gentrification. So it's intended to look

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into how affordable housing play with other important aspects of a rapidly changing city including transportation, economic development and also just general housing. So it also provides a way to analyze the stock of affordable housing and we can make sure that we helped preserve in areas that it might be vulnerable. So basically the tool looks into three main -- answers three main questions and has specific indices to calculate each of these questions. So the first one it asked how much transit access to jobs does the corridor provide to low income residents. So looking at the amount of low and medium

wage jobs that are in each corridor, it can be accessed through a 45 minute transit access. And so the second question that it looks into and the second index is how many affordable rentals are affordable housing. So looking at both public and private housing units that are affordable for 80% of median family income or below, that could be redeveloped in the next 10 years basically. And then the last one is how intense is the development pressure in the corridor so looking at the multi-family rental units that could be occupied for redevelopment in the next five years and so the redevelopment pressure that is in that specific corridor, it's how you calculate kind of that intensity of development pressure for that specific index. So basically by looking at these questions it can help cities and staff to look into different -- what are

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the different criteria or different tools that can be used depending on how these three different Dane County work together. So a little bit of information on where the data comes from, there's a lot of 17 different data that goes into -- census data that goes into this tool. A lot of housing databases. So basically the point here to make is that this is readily available data that is out there, so it's very easy for this tool to just be updated every so often whenever the staff requires. And so as the city changes and needs change, this can be easily updated. So basically what this tool provides is kind of a vision of a bar graph of how these three different indicators work together. So access to transit, vulnerability of affordable housing and then the development pressure. And again, like I said, this part of the corridor goal is like a two-step process where this first one we kind of look at the overall what is happening, what are the -- what are the things that can be affecting affordable housing in this specific corridors. So for example, if you have an area that has a high development pressure, that might also mean that the land values are pretty high so maybe there might be some preservation tools that might be taken into consideration there whereas areas that the development pressure might be low you might be thinking about land banking could be a potential good option. So this information kind of gives an overall broad perspective of how again transportation, development pressure and vulnerable housing play together in each corridor that then will be used for actually having

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the final numbers which are next. So the final -- we essentially -- so as I mentioned, what you ended up with at the end of this work is -- sorry, go ahead, councilmember. >> Kitchen: I'm sorry. So -- maybe this is in the development pressure. So the developability of tracks to put housing on is that in here somewhere? Why would that come in? >> Can you repeat the question again? >> Kitchen: We have to look at if our goal is X number of units, is embedded into one of these measures what's available? >> Which tracts would be available for redevelopment. >> Kitchen: In the other one I think we are looking at - there was a factor that looked at that. Is there a factor in one of these three? >> Basically the study area, how it's analyzed is by census block groups so yeah. We would be able to -- that's how -- but I mean, you looked at transit access to employment, affordable housing vulnerability and development pressure?

>>.Es >> Kitchen: So is it the development pressure that would account for the availability of land for housing, affordable housing. >> Yes, yes .>> That's really what I was trying to get at is making sure that was a factor. >> So essentially L.I. What you end up with -- did you have a question, Pio? >> Renteria: As we' looking a pressure there on martin Luther king, and it seems like there's hardly any pressure. So your recommendation is to go out there and buy as much land for land banking and so that we could preserve that? >> So the mlk extends all the way to the fm 969 so

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it's way east -- this is what kind of the overall ki of characteristics and environment that you can see the different indicators, how they play together. So potentially if there's lower development pressure there, it might be an indication that land value is lower there. So again this gives an overall that you can then go deeper and to make sure that you have the actual -- that that is what's actually happening and could potentially be a driver for a tool that could potentially be land banking, yeah. Enteria: Thank you. >> We should mention -- I'm sorry. >> The geographies we used here were the funded and corridor from the mobility bond. This is not all of mlk, this is the portion being funded by the mobility bond. >> And we have the map. It's also kind of -- >> It's small to read on the screen unfortunately, but it's on there. >> Do you have another qu tion, Ann? >> Kitchen: I got it. There'erlap,s UT I think we raised this in the mobility committee that it's not the project connect corridors so maybe tst' a future step. To look at the project connect corridors. Most of them overlap there may be a few that aren't. >> Yeah, to add in the mobility bonds with project connect, I think could be helpful. >> So essentially we took the -- after this analysis with the tool was complete we took these numbers that you see these I values that you get from the corridor housing preservation tool and in order to create numerical production and preservation goals out of that we first used the imagine Austin sort cenofrs and corridors as a benchmark. So essentially the strategy housing blueprint sets a specific goal in terms of producing 75% of your units within a half file of those -- of those imagine Austin centers and corridors. We found that these mobility bond corridors represent

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about 31% of the Saturday of total imagine Austin -- of the sort of total imagine Austin corridor areas. So we used that to say we're going to take 75% of the 60,000. Of that imagine Austin area and then we'll take 31% of that and assign it to these corridors and say this is where that amount of housing should go. And then we use the index values that you see from maanals is to actually define production and preservation goals for each corridor based on sort of that metric. And we added those U and so the final numbers that you see in the corridor goals come from that source in terms of being as uncicoember kitchen said, kind of a component of -- they are also a sort of ponebc of that 60,000 goal that overlaps with the council district goals. And as Marla mentioned, so production goals were defined by prioritizing areas that had lower velopment pressure, so I think this answers sort of councilmemr kitchen's question to an extent that those are areas where it's easier to access land versus prison goals being prioritized

with high development areas with the development pressure where with we know the risk of displacement is high. With that I have a questions and comments slide. >> Ellis: Questions? Natasha? >> Harper-madison: One question, but it will require that I go back several slides to the council district goals page 11. Bless you. Goodness. >> Sorry. >> Harper-madison: A lot like Ms. Rosie -- I can't see this presentation. >> I'm sorry. >> Harper-madison: It's okay. My friends are going to make fun of me too. I do have some questions here. While I understand -- while I understand the thought

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process here, I keep thinking essentially what the goal is to equitably disburse affordable housing options but we're simultaneously addressing displacement and so frequently the discussions around displacement are around like right to return, right to stay, but essentially we're still going to exacerbate displacement by sending people who otherwise would have preferred to stay in or return to certain districts to the higher opportunity disbursement districts. Do you understand where I'm getting at? >> I do. I think this is a question when you come to a fair housing conversation that says we want high opportunity areas and you're like what about reinvests in the areas that we have where people have built community. And I think this really does attempt to get at things that do both. So we are -- we added gentrifying areas as a number specifically because we had heard in some of our previous iteration of this that this was not enough reinvestment. So the gentrifying areas, the imagine Austin high frequency transit come together to ensure that every council district has a degree of investment. I do think, though, that we have here prioritized new investment. And I'm sorry, what other external point is that the 60,000 number can be production or preservation investment. So it could also go toward preserving units that might otherwise, say, expire, if their compliance period for federal dollars have come to an end to purchase the low income housing credit products to renovate and make great for another 30 years. That could be another component of this. So I wouldn't want it to seem like this is the only potential here is to just do new construction in areas where people currently are not living. I think it is very important that we have that opportunity. >> Harper-madison: Thank you for that clarification.

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That helps. >> Ellis: Could you tell me a bit about on slide 19 how intense is the development pressure? It talks about percentage of multifamily land area predicted to redevelop in the next five years. Can you tell me where you get that information from and how you predict that? >> Yeah. That is part of a tool, a mapping tool called envision tomorrow. And it's one of the tools that they have in the platform, the toolkit. So it basically looks into a few variables but the most prominent ones are the year that the building was built. And also the land value. So basically there's some assumptions there. Basically saying that when the land value is just higher than kind of the time that the year -- the building was built, it's probably going to pipe for redevelopment in five to 10 years, et cetera. So they have like different categories. So that's one of the calculations in the software that we used. >> Ellis: Does it factor in market rate, is it keeping up with the increase in rents? >> So we also -- so it doesn't. That particular tool doesn't,

but we added to that the value of redevelopment projects that are happening in that specific area to kind of compensate for that, so not having that in the tool, but we kind of added that. >> Ellis: Okay. Interesting. Do we have any more questions? All right. Did you have -- I see a couple more slides in here. >> Those were just as background in case we needed them. They were responses to some of the questions that we had received I think from the council offices over time and that we had shared I think in written form recently, we wanted to just have here in case and also some background sleuth on different parts of the process, but I think they are not necessary unless we have a question about any of them. >> Ellis: That's great. I appreciate that. I like extra backup. If there are any more further questions on this item --

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thank you very much. I really appreciate it. The last item on our agenda is to identify items to discuss at future meetings. Does anyone have anything at this point in Tim that they would like to see on our next agenda. >> Kitchen: No, actually, I'm sorry, there is one question I have on the previous one. And that's really just a next step. And it's more for our staff I think and we don't have to answer it right now. I'm just wanting to understand what we're going to do with these goals and how we -- and we ask this question at our -- not what we're going to do, but how we're going to implement them I guess is the best. We talked about this one at the mobility meeting. You may not have anything further now. And that's okay, we can talk about it later. I just want to keep an eye on one of the reasons for establishing goals like this is to then take our investments and really target them a way that we get there. So at the right time I don't know where you are in the process, but at the right time I would just like to understand better how we're both going to track reaching our goals and how we're going to make sure both our transportation and our housing investments are aligned with those goals >> Absolutely. There's sometimes times that we have to talk about them -- there's times that we have to talk about them together because people have to have transportation from home and work and there are times that we have to talk about them separately to see what's best for the community, especially as you mentioned the activity centers and corridors and that the idea is to have not everybody driving in to the same spot to go to work. At the same time. So I would add we did talk about that is we're on that trajectory of more narrowly defining what we're going to do on these goals and how we're going to report on them and it goes back to the first step of adopting them. Which is going to -- unless I hear differently, we're still on track to consider those at the June 6th council meeting.

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>> Ellis: That's great. Thank you, Rosie. >> Renteria: I have just one. This has nothing to do with the report, but on the homestead preservation district, we just formed a board now. So are you all going to be the ones that are going to be looking into what kind of opportunity we have out there? >> Sure. That will be a source of funds that will be available to -- to utilize when projects come through for rental housing developmental assistance or for us to proactively go out and look and try to encourage. It will probably be a combination thereof. But when we have these designated subsets of funding, like the hpda tourist

dollars, like other things that might come in for density bonuses that are geographically restricted, we always look to try to spend those as first as projects come forward that are in those boundaries where it could -- where -- that would qualify. So that we can capitalize and use our bond dollars for areas that don't necessarily have something that would help that. Probably wouldn't fund an entire project and would probably be a combination of funds for what we have available in the district, but it's -- it's always something that when we have the geographically restricted funds that we're looking to make sure that we take every opportunity to spend those dollars. >> Renteria: Great. Because I know there's some northwests in my area and district 1 that are sitting on vacant property that would really benefit off of that. >> So if there are folks that are interested or thinking about utilizing any of those kind of dollars that are paying attention, then we would recommend that you go through the application process for rental housing developmental assistance. >> Ellis: A just for people paying attention at home could you identify exactly where that is? >> Oh goodness. Now you're going to test my knowledge of the website. If you go to [texas.gov/housing](https://www.texas.gov/housing) there's going to be a link off of

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that main splash page that speaks to assistance for housing developers and that's going to get you into the detail about the programs that we offer that would lend assistance in that capacity. >> Ellis: Are there any other items we want to identify for future discussion? At later meetings? All right. On that note, what time is it? It is 12:14 and we are adjourning this meeting. Thank you.