



Recommendation for Action

File #: 19-2409, **Agenda Item #:** 179.

6/19/2019

Posting Language

Authorize the negotiation and execution of all documents and instruments necessary to purchase in fee simple approximately 1.66 acres of land and a building containing approximately 26,594 square feet at 1112 West Ben White Boulevard from Alma Tierra Ventures, LLC for a total amount not to exceed \$8,600,000. Related to items #177 and #178.

Lead Department

Office of Real Estate Services.

Fiscal Note

Funding is available in the Fiscal Year 2018-2019 Capital Budget of the Office of Real Estate Services. An estimated \$2.5 million in annual operating and maintenance costs will be required upon completion of the renovations.

Prior Council Action:

January 31, 2019, Council approved Resolution 20190131-078 relating to a pilot project to provide immediate shelter and support services for those experiencing homelessness on a 10-0 vote. Council Member Flannigan was off the dais.

June 6, 2019, Council approved Resolution 20190606-049 relating to implementing the responses directed in Council Resolution No. 20190131-078, including taking all actions necessary to implement the provision of immediate shelter structure(s) and services on a 10-0 vote. Council Member Harper-Madison was off the dais.

For More Information:

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Additional Backup Information:

According to Strategic Direction 2023, the issue of homelessness has been identified as the Council's top priority. The number of people experiencing homelessness in Austin continues to rise, with the Point-In-Time Count reflecting an increase from 2,147 in 2018 to 2,255 in 2019. As a subset, the number of unsheltered individuals increased from 1,014 to 1,086 within this period. Over the past five years this same population grew by 638 individuals, an increase of nearly 63%.

The Office of Real Estate Services has identified the building at 1112 West Ben White Boulevard as a property that would be able to provide shelter and support services to those experiencing homelessness. The property is an ideal location given the proximity to areas where individuals who are experiencing homelessness live, accessible by public transportation, close to major arterials, and within reasonable distance of health care facilities. The estimated purchase price including closing costs and other related fees is \$8,600,000.

Renovation costs are unknown at this time. Upon determination of estimated renovation costs, staff will report back to Council on necessary funding during the FY 2019-20 budget process or a future Council agenda. Additionally, \$2.5 million in estimated annual operating and maintenance costs will also be necessary upon

completion of the renovations.

This action authorizes the negotiation and execution of a Purchase and Sale Agreement with Alma Tierra Ventures, LLC (owner), to acquire a building to provide shelter and support services to those experiencing homelessness. The acquisition will include approximately 26,594 square feet of commercial building space on a 1.66 acre lot.

Upon successful acquisition of the property, staff will consult with the National Alliance to End Homelessness (NAEH) to work to include appropriate measures to ensure restrictions are applied, including but not limited to, not exceeding 100 beds at the center, day services will only be provided to individuals residing at the center, not to allow camping, and securing the property.