



May 6, 2021

Questions and Answers Report



Mayor Steve Adler

Mayor Pro Tem Natasha Harper-Madison, District 1

Council Member Vanessa Fuentes, District 2

Council Member Sabino "Pio" Renteria, District 3

Council Member Gregorio Casar, District 4

Council Member Ann Kitchen, District 5

Council Member Mackenzie Kelly, District 6

Council Member Leslie Pool, District 7

Council Member Paige Ellis, District 8

Council Member Kathie Tovo, District 9

Council Member Alison Alter, District 10

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

QUESTIONS FROM COUNCIL

Item #2: Approve an ordinance to accept \$97,900,000 in funds from the Federal government, United States Department of Treasury, American Rescue Plan; and amending the Fiscal Year 2020-2021 Financial Services Department Operating Budget Special Revenue Fund (Ordinance No. 20200812-001) to appropriate \$44,800,000 for public health expenses related to the Coronavirus disease outbreak and recovery efforts and for community navigators to support the community in accessing funding available through the American Rescue Plan.

COUNCIL MEMBER ALTER'S OFFICE

- 1) *What is the length and (to the extent possible) number of meals covered by the funding included for EAT and Caregivers meals in item 2?*

Funding for both of these pandemic related initiatives is budgeted through September 30, 2021. The EAT initiative operates as part of the COVID emergency response under the EOC. The delivery of emergency food services is continually assessed in relation to ongoing needs and available resources. To date, 990,384 shelf stable and prepared meals have been distributed.

The term for the AISD Caregiver meal agreement is scheduled to end on September 30, 2021. It is anticipated that there will be approximately \$665k available for summer meals for caregivers. To prepare for the start of the new school year, AISD plans to distribute the last curbside meals the week of August 1, 2021. To date, 1,335,106 caregiver meals have been distributed.

- 2) *Please provide some additional detail for the anticipated expenses that fall under Public Health & Safety Measures and Miscellaneous items.*

The Public Health & Safety Measures (\$13.9M) includes temporary staffing related to epidemiology & public health preparedness (approximately \$6M) and contractual/commodity costs of \$6.7M which include temporary staffing agencies for testing sites, marketing media & promotional items and PPE distribution for the public and childcare providers. Similarly, the Miscellaneous category (\$7.4M) includes temporary staffing related to administrative functions, social services, and health equity & community engagement (\$6.4M). The remaining \$1.0 million is related to contractual and commodity costs that support these functions such as computer and office equipment for temporary staff roles, facility modification and retrofitting to reduce exposure and vehicle and storage rental. Staff assumptions include a weighted FEMA reimbursement rate to account for costs that are not eligible for FEMA reimbursement which result in \$6.3 million for Public Health & Safety Measures and \$2.4 million related to miscellaneous costs in the ARP budget amendment total. *Item 2 anticipates reimbursement of \$36.7 million from FEMA. Please provide more detail on the types of expenses that would be reimbursed by FEMA (and at what rate) and estimates of the amount expected to be covered.*

Staff assumptions include a weighted FEMA reimbursement rate ranging from 0% to 100% depending on the expense type to account for costs that are not eligible for FEMA reimbursement. Costs with limited reimbursement include contracts and temporary staffing that assist with tracking and billing costs to FEMA – these costs are considered administrative and are capped at 5% of total eligible expenses across all FEMA reimbursements for the event. In relation to the isolation facilities, we have not received the final FEMA reimbursement methodology (cost per client served versus costs incurred or some other methodology). If FEMA uses the cost per client served approach the City will have significant costs that will not be reimbursable as our facilities were not fully occupied through much of the event. With regard to the Alternative Care Site, the City has never operated such a facility before and are conservatively estimating that not all costs will be

reimbursable, also FEMA will adjust the reimbursement for assets acquired that have a useful life beyond the event which cost leave many of the asset costs with the City. Finally, contact tracing and other epidemiological costs are not eligible under FEMA, but the City continues to have ongoing costs in this area. The table below provides a breakdown of the estimated cost and FEMA reimbursement by category for the period of January 2021 through September 2021.

Cost Category	Estimated Costs	Estimated FEMA Recovery	Estimated FEMA Reimbursement %	American Rescue Plan	Department	Expense Description
COVID-19 Emergency Management	\$ 7.6	\$ 4.1	54%	\$ 3.5	HSEM	PPE inventory, administrative support (temps, contracts), PIO, Infusion Center
Protection of Vulnerable Populations	1.8	1.1	60%	0.7	APH	Homeless services
Testing	21.7	5.0	23%	16.8	APH	Lab costs, test kits, testing site operations & support, software & support
Shelters & Quarantine Facilities						
Non-congregate Shelters	5.8	-	0%	5.8	APH	Protective lodges
Isolation Facilities	9.6	8.8	92%	0.8	HSEM	IsoFac #1 & #2 plus temporary IsoFac #3 stood up during Winter Storm Uri
Alternate Care Site	6.8	5.1	75%	1.7	HSEM	Site assets & operations
Public Health & Safety Measures	13.9	7.6	55%	6.3	APH	Epidemiology & public health preparedness, staffing contracts, PPE, media
Miscellaneous Items	7.4	5.1	69%	2.3	APH	Community services, disease prevention & health promotion, health equity & community engagement, administration
Food Assistance						
Eating Apart Together (EAT) Program	2.5	-	0%	2.5	APH	
AISD Caregiver	3.9	-	0%	3.9	APH	

Meals Program						
Totals	\$ 81.0	\$ 36.7		\$ 44.3		

3) *What does this health budget assume about contributions from Travis County towards these public health expenditures? How should we think about Travis County's role in supporting these public health matters?*

The Public Health ILA with Travis County does not include COVID response expenses. APH has alerted Travis County about the need to provide funding for Public Health Infrastructure and Emergency Response. We will meet with them to discuss next steps.

COUNCIL MEMBER FUENTES' OFFICE

1) *Please provide details regarding the status of the City's COVID response programs funded by CARES, the efficacy of those programs, and the plan to now extend any programming through the use of ARP funds specifically within the APH allocation.*

The APH expense projections were \$57m for COVID operations January-September 2021, with the exception of ProLodge which was budgeted through April 2021. The \$44.8m is the difference once FEMA reimbursable items are removed from APH and HSEM budget needs.

The below includes operations through September 2021, unless otherwise noted.

COVID testing operations (\$21.6) including technology for the public portal (\$4m), contracts for the operation of the drive thru testing location, home based testing and facility based testing (\$6.3), staffing agencies for community testing sites (\$175k), medical supplies (\$1m) and lab expense (\$9.9m);

Protection of Vulnerable Populations (\$1.8m) for the operation of hygiene stations, ProLodge housekeeping and guest services staffing;

Non-congregate shelters (\$5.7m) for all ProLodge operations including leases, security, fencing rental, laundry, food, staffing, taxi vouchers, sanitization/cleaning, utilities and pest control for City owned properties through April 2021;

Food Assistance (\$6.4m) EAT and Caregiver meals

Public Health and Safety Measures (\$13.9M) includes temporary staffing related to epidemiology & public health preparedness (approximately \$6M) and contractual/commodity costs of \$6.7M which include temporary staffing agencies for testing sites, marketing media & promotional items and PPE distribution for the public and childcare providers.

Miscellaneous category (\$7.4M) includes temporary staffing related to administrative functions, social services, and health equity & community engagement (\$6.4M). The remaining \$1.0 million is related to contractual and commodity costs that support these functions such as computer and office equipment for temporary staff roles, facility modification and retrofitting to reduce exposure and vehicle and storage rental.

Program Efficacy

Austin/Travis County actions in response to COVID-19 has resulted in the lowest confirmed cases among Texas metropolitan areas at 82,526, significantly less than Harris (393,183), Dallas (257,895), Tarrant (216,096), Bexar (180,885) and El Paso (134,441) counties. Similarly, Travis County has experienced significantly fewer deaths due to COVID-19 with 998 compared to other Texas metro counties such as Harris (6,230), Dallas (3,988), Bexar (3,489), Tarrant (3,022) and El Paso (2,663). These results speak to the effectiveness of the COVID-19 response overall in regards to testing availability, mitigation measure implementation and vaccination efforts.

APH and the EOC have put several initiatives in place to address the pandemic in targeted populations. These include establishing a Social Services Branch of the Emergency Operations structure to support a focused strategy to

reduce disparities related to COVID-19. The SS Branch created task forces to inform the response for People Experiencing Homelessness, Seniors, Child care/Schools, Asian Pacific Islanders, African Americans, and Hispanic/LatinX communities. The EOC structure also included Incident Management Teams (IMT) focused on needs of Long-Term Care facilities.

Austin Public Health has also worked extensively with community-based organizations on the testing and vaccination operations. For testing, APH partnered with Austin Area Urban League and Central Texas Allied Health Institute (CTAHI) to provide culturally congruent community-based testing at the Lark Center. This agreement also provided workforce development opportunities for the CTAHI students to achieve certifications and internship credits toward their graduation and supporting a culturally congruent workforce to support COVID operations.

APH awarded seven non-profit providers with demonstrated experience with evidence-based interventions to shape and support outreach efforts to promote the COVID-19 vaccine to populations at a high risk of severe COVID-19 disease. As part of their outreach efforts, the organizations conducted community needs assessments to better understand the vaccine and barriers to getting the vaccine. Findings in the summary report were used to inform focused messaging campaigns and plan pop-up vaccine clinics.

- Austin Area Urban League
- Austin Asian Community Health Initiative
- Boys & Girls Club of the Austin Area
- Del Valle Community Coalition
- People for Change
- SAIVA
- Texas Folklife

COUNCIL MEMBER TOVO'S OFFICE

- 1) Resolution No. 20210325-111 stated: *Prior to conducting the other critical work directed in this Resolution, the City manager shall prioritize staffing resources to assist individuals and local businesses in identifying and applying to applicable federal assistance programs. The staffing resources dedicated to this action shall mirror the need and demand within the community for these services.*

Please provide an update on the responsive work conducted thus far in response to that direction. Please provide a detailed breakdown of the \$500k earmarked for navigation services. Please provide a list of "community navigators and champions" who will receive these funds for the purposes of navigation.

City departments do not have internal staff capacity to provide direct technical assistance to individuals and local businesses that are applying for federal assistance programs. The City would need to recruit and hire several multilingual full-time staff with expertise in federal relief programs to provide high-quality technical assistance to individuals and businesses. The lack of internal staff capacity is why City staff propose a Community Navigator system for technical assistance.

A Community Navigator model is a recommended best practice by the U.S. Small Business Administration. Under this system, Community Navigators and Community Champions will ensure resources are available and accessible to Austin-based federal program applicants, especially those located in zip codes most disproportionately impacted by the pandemic. Outreach and engagement will prioritize potential applicants who face more barriers to applying for and receiving financial assistance – including language access barriers, barriers to banking with mainstream financial institutions, and barriers associated with historic and contemporary discrimination.

Staff anticipate a localized application support system will cost \$500,000. This estimate is based on the following:

- \$450,000 to retain navigators who can provide application assistance for local businesses.

- \$25,000 to retain five community champions who can amplify City outreach and engagement with local stakeholders.
- \$25,000 for contingency and ancillary costs (e.g. additional hours for application assistance, purchase of software for enhanced virtual stakeholder engagement, additional translation and interpretative services, etc.)

City staff will follow the City's procurement procedures for soliciting interests from potential Community Navigators and Community Champions. Entities seeking to serve in either role must be able to demonstrate a strong and deeply established relationship among historically marginalized communities and businesses, non-profits, and creatives; in-house capacity to provide technical assistance and/or stakeholder engagement services; and demonstrated experience providing technical assistance and wrap-around services to small businesses, non-profits, and/or creatives.

- 2) *Please provide a detailed breakdown for the \$44.8 million allocated for funding non-congregate shelters, isolation facilities, etc. For initiatives such as the AISD Caregiver Meals and EAT, please indicate not just how much is allocated per program, but the timetable for delivering those programs.*

The APH expense projections were \$57m for COVID operations January-September 2021, with the exception of ProLodge which was budgeted through April 2021. The \$44.8m is the difference once FEMA reimbursable items are removed from APH and HSEM budget needs.

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EAT and Caregiver Meals

Funding for both of these pandemic related initiatives is budgeted through September 30, 2021. The EAT initiative operates as part of the COVID emergency response under the EOC. The delivery of emergency food services is continually assessed in relation to ongoing needs and available resources. To date, 990,384 shelf stable and prepared meals have been distributed.

The term for the AISD Caregiver meal agreement is scheduled to end on September 30, 2021. It is anticipated that there will be approximately \$665K available for summer meals for caregivers. To prepare for the start of

the new school year, AISD plans to distribute the last curbside meals the week of August 1, 2021. To date, 1,335,106 caregiver meals have been distributed.

- 3) Please identify for which programs we anticipate receiving an estimated \$36.7 million of reimbursement by FEMA. Please see the following table for a breakdown of the estimated cost and FEMA reimbursement of the \$36.7 million.

Cost Category	Estimated Costs	Estimated FEMA Recovery	Estimated FEMA Reimbursement %	American Rescue Plan	Department	Expense Description
COVID-19 Emergency Management	\$ 7.6	\$ 4.1	54%	\$ 3.5	HSEM	PPE inventory, administrative support (temps, contracts), PIO, Infusion Center
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Miscellaneous Items	7.4	5.1	69%	2.3	APH	Community services, disease prevention & health promotion, health equity & community

						engagement, administration
Food Assistance						
Eating Apart Together (EAT) Program	2.5	-	0%	5	2. APH	
AISD Caregiver Meals Program	3.9	-	0%	9	3. APH	
Totals	\$ 81.0	\$ 36.7		\$ 44. 3		

Item #3: Approve an ordinance vacating approximately 4,357 square feet of alley to 2209 SF Development, LLC, being that certain thirteen-foot wide alley south of W. Live Oak St. and north of W. Oltorf St. traversing east from 2209 S. 1st Street to Bouldin Creek.

COUNCIL MEMBER FUENTES' OFFICE

1) The back-up states that the total appraised market value for the entire 4,357 square foot tract is four hundred eleven thousand, seven hundred thirty-seven dollars (\$411,737). If the item is approved and the City receives payment in that amount, which department or fund receives that money and how will it be used. Please provide any policy that specifies how those funds are to be used.

Revenue from this alley vacation will be deposited in the General Fund and is captured as non-departmental revenue that is not tied to a specific department. However, to the extent that year-end revenue exceeds the \$800,000 FY 2021 budget for alley and street vacations and encroachment agreements, the amount in excess of \$800,000 will be transferred to the Business Preservation Fund in accordance with Council Resolution No. 20201015-072.

2) Please provide additional details as to why staff believe it is in the interest of the City of Austin to approve this item. Please provide details on what we anticipate will be constructed if this item is approved and what if any restrictions on construction will be in effect.

Attached is the Master Comment Report from the reviewers with their comments. This item was also reviewed and approved by both the Planning Commission and the Urban Transportation Commission in February and March, 2021 respectively. The applicant/developer has also provided the information below regarding the development of the site to provide additional input which will be reviewed through the site plan process.

- **Mixed Use project**, consistent with zoning.
- **Housing on a Core Transit Corridor.**
- Alignment with **numerous Imagine Austin Comprehensive Plan Priority Programs** (Compact & Connected, Green Infrastructure, Workforce/Small Business/Education, Creative Economy, Healthy Austin).
- New housing that **does not displace existing residents.**
- Project that removes safety risk **from largely unpaved, unidentified, and overgrown alley** and site as it exists today.
- **Future trail** construction along East Bouldin Creek.
- Parkland dedicated **on-site** totaling 0.62 acres.
- No encroachment into floodplain or Critical Water Quality Zone
- Improvements and **restoration of riparian area of creek**

- Reducing 11 curb cuts to 2 (totaling approximately 250').
- Staff, Urban Transportation, and Planning Commission support.
- DRAFT Concept plan:



Item #6: Approve an ordinance authorizing the acceptance of \$100,000 from Bank of America; amending the Fiscal Year 2020-2021 Housing and Planning Capital Budget (Ordinance No. 20200812-001) by transferring in \$1,000,000 from Fiscal Year 2020-2021 Austin Water Budget (Ordinance No. 20200812-001); and appropriating \$1,100,000 in the Fiscal Year 2020-2021 Housing and Planning Capital Budget - Housing Miscellaneous Projects Fund (Ordinance No. 20200812-001) for emergency home repairs necessitated by Winter Storm Uri (February 2021).

COUNCIL MEMBER TOVO'S OFFICE

- 1) *Manufactured homes are currently ineligible for the City's home repair program due to the eligibility standards dictated by the program's funding source. Can the \$1 million in funds transferred from Austin Water to the home repair program be used for manufactured homes?*

Staff does not recommend changes to the current Emergency Home Repair (EHR) eligibility guidelines. Current EHR Guidelines specify that a homeowner will be denied assistance through the program if the mobile home is not cemented to a permanent foundation. Out of nearly 340 EHR applications received thus far, only four (4) applicants were denied because the mobile homes were not permanently affixed to a cement foundation. When an EHR applicant is denied (for any reason), they are provided with additional resources. When an EHR applicant is denied because they are living in a mobile home that is not cemented to a permanent foundation, they are referred to the following four agencies that can provide assistance through alternative funding sources: Austin Area Urban League (AAUL), Meals on Wheels and More Central Texas, Austin Disaster Relief Network, and Travis County Housing Services. Because alternative resources are available in the community to address mobile home repairs, staff does not recommend changes to the current policy. In addition, based on the current

pipeline of EHR applicants, the program will exceed available funding. Should program eligibility be expanded, additional resources will be required.

2) *Please provide the list of philanthropic partners that have helped fund the Emergency Home Repair program.*

Bank of America is the only philanthropic partner that has committed funding to the Emergency Home Repair program thus far.

Item #23: Authorize an amendment to an existing cooperative contract with Dell Marketing LP, to provide Dell hardware and software products and related services including maintenance and support, for an increase in the amount of \$21,000,000, for a revised total contract amount not to exceed \$68,250,000.

COUNCIL MEMBER KELLY'S OFFICE

1) *Why the additional \$21M for the Dell computers at this time?*

Due to the COVID-19 pandemic, City departments had a greater spend for IT equipment to accommodate the sudden need for City staff to work remotely from home. This increased spending against the contract now needs to be replenished to continue more routine purchases. In addition, some of the increase is a forecast of what will be needed to deploy additional laptops/monitors over the next 1-2 years as the City shifts to a more mobile workforce.

Item #30: Authorize negotiation and execution of a contract with Gruene Environmental Companies, L.L.C. d/b/a Gruene Environmental Construction, L.P., to provide spill response, clean-up, and restoration services, for a term of five years for a total contract amount not to exceed \$2,000,000.

(Note: This solicitation was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program. For the services required for this solicitation, there were no subcontracting opportunities; therefore, no subcontracting goals were established).

COUNCIL MEMBER TOVO'S OFFICE

1) *Please provide details regarding how often the services of Gruene Environmental Construction LP have been used by the City of Austin during the duration of the City's contract with this vendor. Do these clean-ups only relate to restoration and clean-ups of spills, etc. on city-owned property?*

The services of Gruene Environmental have been used generally on at least a weekly basis to clean-up spills from electrical equipment that occur throughout the Austin Energy service area. The clean-ups occur both on City-owned property, as well as other property where Austin Energy has electrical equipment such as transformers. This may include residential or commercial property throughout the Austin Energy service area.

Item #32: Authorize negotiation and execution of a cooperative contract with immixTechnology, Inc., to provide an enterprise software solution for time and attendance, labor scheduling, leave management, and related services, for a term of two years in an amount not to exceed \$8,000,000.

COUNCIL MEMBER TOVO'S OFFICE

1) *Is this proposed system the one identified by Human Resources as desirable during the conversations relating to paid sick leave ordinance?*

This item is related to the implementation of a citywide solution for digital timekeeping, which is part of a modern Human Capital Management system.

COUNCIL MEMBER KELLY'S OFFICE

1) *Is this contract for a single department or will it be citywide due to the dollar amount?*

This is a citywide solution for digital timekeeping.

Item #33: Authorize negotiation and execution of a contract with ZyLAB DCS USA LLC d/b/a ZyLAB, to provide public information request software licensing and support services, for a term of five years in an amount not to exceed \$835,000.

COUNCIL MEMBER TOVO'S OFFICE

1) *Will all COA departments including Mayor and Council use this new software?*

Initially, the ISO PIR team, the Law Dept., and Mayor & Council will be the primary users. In later stages, more departments will be added.

2) *What is the basic functionality/capability of the ZyLAB software?*

- *Enhance/streamline document searches?*
- *Any redaction capabilities – email or other standard redacted items?*
- *Other advantages to the software?*

The software is used as part of the PIR process to search email and prepare results, with a special emphasis on redaction of personally identifiable information (PII) and other information that would not be released in a PIR.

a. ZyLAB integrates with the City's Outlook email system and the GovQA PIR tracking system for enhanced email searches pursuant to PIRs. The data collected will go through deduplication and indexing to make items more searchable.

b. Redaction capability is more robust than our current, largely manual, methods. ZyLAB can be programmed to automatically detect and redact PII, including email addresses of the general public, social security numbers, dates of birth, etc. Redactions are burned into the document image and reports are sent to explain redactions to meet reporting requirements.

c. Seamless integration with Outlook and GovQA.

3) *What benefits/efficiencies are expected to be gained with this new software?*

- *Reduced processing times – if so, what parts of the PIR process and projected savings?*
- *Reduced processing costs – if so, what are the projected cost savings each year?*
- *Other?*

ZyLAB offers an organized, central location where data is standardized and all public information response processes begin and end. Access to smart processes such as automation, assisted review, and predictive coding cut response times in half or more.

a. Currently, PIR SPOCs (including Mayor & Council staff members) must manually identify and redact PII and other sensitive information in PIRs. ZyLAB has the capability to automatically redact certain predictable PII (e.g. social security numbers) and flag other instances of possible PII for human review.

b. Expect to see a reduction in labor hours necessary to complete PIR activities, especially in the redaction stages.

c. This purchase is in response to Council Resolution 20180628-066 to respond efficiently and timely to PIRs.

Item #41: Approve a resolution directing the City Manager to participate in the Capital Metro Equitable Transit Oriented Development Study and community engagement efforts; to develop an Equitable Transit Oriented Development Policy Plan to achieve specified goals, including, but not limited to identifying methods to address community displacement, exploring opportunities to fund affordable housing, creating diverse housing options near transit, and encouraging multimodal transportation; and identify potential funding for the policy plan development.

COUNCIL MEMBER TOVO'S OFFICE

1. *Please provide a comprehensive update on the direction provided by Council in Resolution No. 20170413-025. Please specifically provide an update on staff's response to the direction to the City Manager to:*

- *Consider using the Corridor Housing Preservation Tool to help assess current conditions and set corridor-specific numeric goals for the creation and preservation of affordable housing for corridors throughout Austin, beginning with those corridors that will receive funding through the 2016 Mobility Bond.*
- *Using the Strategic Housing Plan and other preservation reports and plans as the foundation, the City Manager is directed to identify any additional resources or strategies for leveraging transportation and infrastructure investments and coordinating with the Strike Fund to retain and create affordable housing along Austin's corridors.*
- *Report at least twice per year on the provisions contained within the resolution so that Council can be apprised of where development is occurring along corridors and what progress the City is making toward meetings its goals for affordable housing in those areas.*

Housing and Planning Department staff, in partnership with HousingWorks Austin, created Scorecard to analyze and track the community's progress towards reaching the affordable housing goals established in the Blueprint.

The Scorecards measure goals outlined in the Strategic Housing Blueprint including ensuring the creation, preservation, and equitable spread of affordable housing units across our City, while aiming to create affordability accessible to a wide range of incomes.

The annual scorecard (published 6-12 months after the close of the reporting period) can help Austin track its efforts to sustainably achieve affordability goals, expand housing opportunities, and ensure Austin remains a livable city for all. Find more information, including the 2018 and 2019 Scorecards, on the [Blueprint Reporting and Progress website](#).

In addition, the Housing and Planning Department has created an [Affordable Housing + Transit map series](#), which shows all existing income-restricted affordable housing units in relation to the City's Transit Priority Network and the proposed Project Connect transit expansion.

The original response to this Council resolution can be found [here](#).

2. *Please provide a comprehensive update on the direction provided by Council in Resolution No. 20180823-076. Please specifically provide an update on staff's response to the direction to the City Manager to:*

- *Develop a plan to use a portion of available funds, such as the Housing Trust Fund and General Obligation bonds to acquire and preserve multi-family developments and mobile home parks that are home to households earning below 60% median family income (MFI). The plan should be developed in concert with any broader land acquisition program that is being developed by staff.*
- *Structure the framework of this affordable housing preservation initiative to prioritize acquisition, preservation, rehabilitation of multi-family developments and mobile home parks that are located within a quarter mile of high-frequency transit corridors in areas that are rapidly gentrifying or highly vulnerable to gentrification.*
- *Consider the acquisition of parcels where there exists additional development potential.*
- *Explore the feasibility of contracting or working with a consultant, or community partners to provide technical assistance.*
- *Include in the plan how this new initiative is prioritized compared to other initiatives of the Housing Trust Fund and General Obligation bonds in order to maximize the impact of funds and maximize the number of affordable residential units and reach the other goals of the Strategic Housing Blueprint*
- *Return to Council with recommended acquisition criteria no later than November 25, 2018, and an acquisition plan, budgetary estimates, and framework by November 25, 2018, if possible.*

On February 12, 2019, staff presented to City Council's Housing and Planning Committee a comprehensive implementation strategy for the *Austin Strategic Housing Blueprint*. Staff continues to follow the implementation strategy, including the Preservation Strategy, that was detailed within the Blueprint Implementation Briefing Book: [ASHBI Book 2 12 19 final.pdf \(austintexas.gov\)](https://www.austintexas.gov/edims/document.cfm?id=356217)

At the March 11, 2021 Housing and Planning Committee, staff provided an update on the deployment of the 2018 Affordable Housing Bonds: <https://www.austintexas.gov/edims/document.cfm?id=356217>. As detailed in the presentation, nearly \$75 million of the \$100 million in 2018 General Obligation Bonds for Land Acquisition has been committed to date. Those acquisitions have been guided by established priorities for the creation and preservation of affordable housing in (1) areas experiencing gentrification; (2) high opportunity areas; and (3) locations in proximity to transit. Acquisitions thus far include both vacant land and hotels/motels (in alignment with the City's Motel Conversion Strategy):

Address	Council District(s)	Amount	Council/AHFC Approval
1212 W. Slaughter	5	\$10,715,000	5/21/20
11225 Pecan Park Blvd.	6	\$4,265,000	2/20/20
20 Scattered-Site Single-Family Homes	1, 2, 6, and 7	\$4,739,000	5/21/20
1108-1114 Kramer Lane	4	\$5,350,000	8/27/20
6200 Menchaca Road	5	\$7,200,000	11/12/20
4011 Convict Hill Rd.	8	\$1,500,000	11/12/20
County Inn Hotel (7400 N. IH-35)	4	\$8,250,000	5/21/20
8908, 8916, 9006 Cullen Lane	2	\$8,800,000	12/10/20
Texas Bungalows (13311 Burnet Road)	7	\$6,700,000	1/27/21
Candlewood Suites (10811 Pecan Park Blvd.)	6	\$9,500,000	TBD
Acquisitions under Consideration/Contract	1,8	\$7,200,000	TBD
TOTAL		\$74,219,000	

Preservation of affordable housing is integral to Austin Housing Finance Corporation's (AHFC) programs and investments. There are several recent relevant actions of note:

1. On May 7, 2020, the AHFC Board of Directors approved a \$2.5 million loan to the Asociacion de Residentes de North Lamar for the acquisition and preservation (as a cooperative) of the 69-unit North Lamar Mobile Home Park. AHFC staff worked with ROC USA (a national nonprofit Community Development Financial Institution and technical assistance provider) to leverage our local investment of GO Bonds with additional debt. Conversations with additional mobile home communities continue, and we anticipate future preservation opportunities based on this model.
2. In the past year, AHFC has initiated preservation efforts on two AHFC partnership properties. At the July 29, 2020 board meeting, the AHFC Board of Directors authorized staff to move forward with buying out the original investor interests at the 160-unit Villas on Sixth development, located at 2011 E. 6th Street. Similarly, at the April 8, 2021 board meeting, the AHFC Board of Directors authorized staff to move forward with purchasing the limited partner interests in 176-unit Arbors at Creekside, located at 1022 Clayton Lane. Both of these transactions will enable AHFC to control the interests of the properties, extend the affordability periods, provide additional short-term investment in the properties, potentially deepen the affordability levels, resyndicate the properties in the future for significant rehabilitation, and potentially expand housing opportunities in the future.

3. AHFC issues Private Activity Bonds for multifamily preservation. On October 15, 2020, AHFC authorized an inducement resolution for \$37 million for the rehabilitation of the 225-unit RBJ Tower. Similarly, at the May 6, 2021 AHFC Board meeting, the Board of Directors will consider an inducement resolution for up to \$40 million for the substantial renovation of Woodway Square, 1700 Teri Road. The owner of the property (Dominium) is planning substantial renovation of this nearly 20-year old family property. The complex includes 240 units. The rehabilitation will include comprehensive rehab of the interior of the units, plus a new playground, bus shelter, and fitness center. This action will result in an extended affordability period. In addition, staff is currently in conversation with the developer about providing additional, deeper affordability levels.
4. AHFC works closely with partners, such as the Housing Authority of the City of Austin (HACA), to preserve existing affordable housing. AHFC has been working with HACA on the redevelopment of Rosewood Courts, which is one of the oldest public housing properties in the nation. Funding through the City of Austin's federal Action Plan for infrastructure related to the Rosewood Courts redevelopment will be coming before City Council next month.

3. *Please provide an update on Resolution No. 20190606-010, which adopted affordable housing goals based on council districts and 2016 Mobility Bond Corridors.*

Housing and Planning Department staff, in partnership with HousingWorks Austin, created Scorecard to analyze and track the community's progress towards reaching the affordable housing goals established in the Blueprint.

The Scorecards measure goals outlined in the Strategic Housing Blueprint including ensuring the creation, preservation, and equitable spread of affordable housing units across our City, while aiming to create affordability accessible to a wide range of incomes.

The annual scorecard (published 6-12 months after the close of the reporting period) can help Austin track its efforts to sustainably achieve affordability goals, expand housing opportunities, and ensure Austin remains a livable city for all. Find more information, including the 2018 and 2019 Scorecards, on the [Blueprint Reporting and Progress website](#).

In addition, the Housing and Planning Department has created an [Affordable Housing + Transit map series](#), which shows all existing income-restricted affordable housing units in relation to the City's Transit Priority Network and the proposed Project Connect transit expansion.

4. *Please provide an update on Resolution No. 20200423-038, which directed the City Manager to:*
 - *Provide data-informed recommendations to align current policies, services, programs, and resources already in place at the City to more specifically prevent transportation investment-related displacement and ensure people of different incomes can benefit from transportation investments.*
 - *Provide options for establishing a fund that could provide financing for additional strategies and solutions to prevent transportation investment-related displacement and ensure people of different incomes can benefit from transportation investments in the proposed Fiscal Year 2020-2021 budget in conjunction with Project Connect and any proposed transit investments, including options for potential debt services for land acquisition.*
 - *Present these recommendations and options no later than the last regularly scheduled Council Meeting in May of 2020, or as soon as reasonably possible before the Council considers the budget.*

Voters approved \$300 million in dedicated funds as part of Project Connect to invest in displacement prevention activities to include resources, programs, and policies.

The Housing and Planning Department has created the Displacement Prevention Division and hired a Community Displacement Prevention Officer to respond to lead displacement prevention activities, including leading the response to this Council resolution. HPD staff has prioritized the need to address transited oriented displacement by providing dedicated staff and resources to address this issue.

To date, the City has strengthened its tenant stabilization programs to include renter assistance and other tenant stabilization services including eviction representation, expanded tenant-landlord mediation services, moving and storage, and a fund to assist with negotiated settlements.

Other displacement prevention strategies that the department has operationalized include:

- Preference Policy
- Community Land Trust
- Home Repair Program
- Home Buyer Assistance Program

5. *Please provide an update on Resolution No. [20200903-044](#), which expressed Council's intent to include Key Performance Indicators related to equity and displacement in a Performance Dashboard for Project Connect implementation.*

Staff from the Equity Office, the Innovation Office, the Housing and Planning Department, Office of Resilience, Transportation and the Economic Development departments are collaborating with consultants and community members to develop an equity tool to be used for Project Connect anti-displacement strategies and priorities. The equity tool will be completed by summer 2021, and the Key Performance Indicators will be developed following completion of the tool.

6. *Please identify any recommendations researched during the City's participation in PolicyLink's Anti-Displacement Policy Network that could be applied in an eTOD Plan.*

PolicyLink's All in Cities Anti-Displacement Policy Network report notes that anti-displacement policies need to center the voices of low-income communities of color. Many public processes, such as city council hearings and neighborhood association meetings, are not inclusive or empowering for low-income people or people of color due to time and location, language, and other access needs.

Recommendations to better center the voices of communities of color includes:

- Increasing the political voice and power of low-income communities of color in decision-making
- Shifting the policy making process to center communities of color
- Increase capacity to measure indicators using data and research

Potential anti-displacement policies from PolicyLink's All in Cities Anti-Displacement Policy Network that could be applied to an eTOD Plan include the following:

Tenant Protections:

- Good/just cause eviction
- Fair chance housing and more equitable tenant screening
- Tenant protections for housing projects receiving public dollars
- Right to counsel or eviction counseling

Affordable Housing Preservation:

- Preservation funds
- Mobile home park preservation

Equitable Development:

- Community benefits agreements
- Assessment of fair housing in equitable development
- New or increased funding for affordable housing development

Community Ownership:

- Community land trusts

- Community control of public land

Business and Cultural Stabilization:

- Small business stabilization strategies
- Cultural districts

Institutionalizing Racial Equity:

- New or increased funding for grassroots organizations
- Ongoing anti-displacement team meetings
- Anti-displacement task force

7. *Please provide a copy of Capital Metro's Green Line TOD Study.*

The Green Line Study has not yet been finalized and published.

8. *Please provide a copy of Capital Metro's grant proposal for the Federal Transit Administration (FTA) to complete an Equitable Transit Oriented Development (eTOD) study. When will this study conclude and when will the results be released?*

Capital Metro presented the eTOD Study to the City of Austin Mobility Committee in April. The presentation, including purpose and timeline, is [available here](#), along with [video of the presentation and discussion](#).

9. *Please describe how passage of a citywide eTOD Policy Plan would legally impact, for example, the Plaza Saltillo Transit-Oriented Development (TOD) Station Area and Regulating Plan.*

Existing TOD Station Area Plans and Regulating Plans, including the Plaza Saltillo TOD Station Area and Regulating Plan are adopted as attachments to Imagine Austin and would continue to apply in those station areas until Council took specific action to repeal or replace them. The citywide eTOD Policy Plan could recommend amendments to these plans or could recommend repeal and replacement of these plans with new regulations if appropriate.

10. *The resolution directs the City Manager to bring forward requests for resources to support the study and creation of an eTOD Policy Plan during the budget process. Please describe what resources Capital Metro will be providing toward the creation of an eTOD Policy Plan.*

Capital Metro applied for and secured \$1.5M in FTA grants (\$600k for Green Line, and \$900k for eTOD with a \$350k match from Capital Metro) and is leading those studies. Capital Metro will continue to support and lend expertise and resources to the creation of TODs throughout the service area as part of our normal course of business.

11. *Please provide information about best practices of successful eTOD policies in cities without inclusionary zoning (such as Miami).*

Should this resolution be adopted by Council, this type of research that will be conducted in developing the eTOD policy.

12. *Please provide information about the Dallas TOD TIF District and a breakdown of what percentage stays in the station area, what percentage goes to a lower value area, and what percentage goes to affordable housing within the corridor.*

While it is not possible to provide a full response in this short time, we have collected the information below about Dallas' TIF Districts.

Dallas TOD Affordable Housing Policy

All Dallas TIF Districts created or amended after 2005 require an affordable housing set-aside:

- 20% of all housing receiving TIF funding must be set-aside for families earning less than 80% of Area Median Family Income (AMFI) for a period of 15 years (except City Center and Downtown Connection TIF Districts, which have a 10% set-aside);
- Affordable units must be distributed geographically and by unit size;
- Maximum affordable rents set at 30% of 80% of AMFI, adjusted annually;
- All units must share access to same amenities.

Between 2005 and beginning of 2016, the TIF Program has helped facilitate 2300 affordable housing units. In FY 19-20, of the \$10 million allocated, \$4.3 was for affordable housing.



Council Question and Answer

Related To

Item #2

Meeting Date

May 6, 2021

Additional Answer Information

Approve an ordinance to accept \$97,900,000 in funds from the Federal government, United States Department of Treasury, American Rescue Plan; and amending the Fiscal Year 2020-2021 Financial Services Department Operating Budget Special Revenue Fund (Ordinance No. 20200812-001) to appropriate \$44,800,000 for public health expenses related to the Coronavirus disease outbreak and recovery efforts and for community navigators to support the community in accessing funding available through the American Rescue Plan.

QUESTION/ANSWER: Council Member Alter's Office

1. *What is the length and (to the extent possible) number of meals covered by the funding included for EAT and Caregivers meals in item 2?*

Funding for both of these pandemic related initiatives is budgeted through September 30, 2021. The EAT initiative operates as part of the COVID emergency response under the EOC. The delivery of emergency food services is continually assessed in relation to ongoing needs and available resources. To date, 990,384 shelf stable and prepared meals have been distributed.

The term for the AISD Caregiver meal agreement is scheduled to end on September 30, 2021. It is anticipated that there will be approximately \$665k available for summer meals for caregivers. To prepare for the start of the new school year, AISD plans to distribute the last curbside meals the week of August 1, 2021. To date, 1,335,106 caregiver meals have been distributed.

2. *Please provide some additional detail for the anticipated expenses that fall under Public Health & Safety Measures and Miscellaneous items.*

The Public Health & Safety Measures (\$13.9M) includes temporary staffing related to epidemiology & public health preparedness (approximately \$6M) and contractual/commodity costs of \$6.7M which include temporary staffing agencies for testing sites, marketing media & promotional items and PPE distribution for the public and childcare providers. Similarly, the Miscellaneous category (\$7.4M) includes temporary staffing related to administrative functions, social services, and health equity & community engagement (\$6.4M). The remaining \$1.0 million is related to contractual and commodity costs that support these functions such as computer and office equipment for temporary staff roles, facility modification and retrofitting to reduce exposure and vehicle and storage rental. Staff assumptions include a weighted FEMA reimbursement rate to account for costs that are not eligible for FEMA reimbursement which result in \$6.3 million for Public Health & Safety Measures and \$2.4 million related to miscellaneous costs in the ARP budget amendment total.

3. *Item 2 anticipates reimbursement of \$36.7 million from FEMA. Please provide more detail on the types of expenses that would be reimbursed by FEMA (and at what rate) and estimates of the amount expected to be covered.*

Staff assumptions include a weighted FEMA reimbursement rate ranging from 0% to 100% depending on the expense type to account for costs that are not eligible for FEMA reimbursement. Costs with limited reimbursement include contracts and temporary staffing that assist with tracking and billing costs to FEMA – these costs are considered administrative and are capped at 5% of total eligible expenses across all FEMA

reimbursements for the event. In relation to the isolation facilities, we have not received the final FEMA reimbursement methodology (cost per client served versus costs incurred or some other methodology). If FEMA uses the cost per client served approach the City will have significant costs that will not be reimbursable as our facilities were not fully occupied through much of the event. With regard to the Alternative Care Site, the City has never operated such a facility before and are conservatively estimating that not all costs will be reimbursable, also FEMA will adjust the reimbursement for assets acquired that have a useful life beyond the event which cost leave many of the asset costs with the City. Finally, contact tracing and other epidemiological costs are not eligible under FEMA, but the City continues to have ongoing costs in this area. The table below provides a breakdown of the estimated cost and FEMA reimbursement by category for the period of January 2021 through September 2021.

Cost Category	Estimated Costs	Estimated FEMA Recovery	Estimated FEMA Reimbursement %	American Rescue Plan	Department	Expense Description
COVID-19 Emergency Management	\$ 7.6	\$ 4.1	54%	\$ 3.5	HSEM	PPE inventory, administrative support (temps, contracts), PIO, Infusion Center
Protection of Vulnerable Populations	1.8	1.1	60%	0.7	APH	Homeless services
Testing	21.7	5.0	23%	16.8	APH	Lab costs, test kits, testing site operations & support, software & support
Shelters & Quarantine Facilities						
Non-congregate Shelters	5.8	-	0%	5.8	APH	Protective lodges
Isolation Facilities	9.6	8.8	92%	0.8	HSEM	IsoFac #1 & #2 plus temporary IsoFac #3 stood up during Winter Storm Uri
Alternate Care Site	6.8	5.1	75%	1.7	HSEM	Site assets & operations
Public Health & Safety Measures	13.9	7.6	55%	6.3	APH	Epidemiology & public health preparedness, staffing contracts, PPE, media
Miscellaneous Items	7.4	5.1	69%	2.3	APH	Community services, disease prevention & health promotion, health equity & community engagement,

						administration
Food Assistance						
Eating Apart Together (EAT) Program	2.5	-	0%	5	2. APH	
AISD Caregiver Meals Program	3.9	-	0%	3.9	APH	
Totals	\$ 81.0	\$ 36.7		\$ 44.3		

4. *What does this health budget assume about contributions from Travis County towards these public health expenditures? How should we think about Travis County's role in supporting these public health matters?*

The Public Health ILA with Travis County does not include COVID response expenses. APH has alerted Travis County about the need to provide funding for Public Health Infrastructure and Emergency Response. We will meet with them to discuss next steps.



Council Question and Answer

Related To

Item #2

Meeting Date

May 6, 2021

Additional Answer Information

Approve an ordinance to accept \$97,900,000 in funds from the Federal government, United States Department of Treasury, American Rescue Plan; and amending the Fiscal Year 2020-2021 Financial Services Department Operating Budget Special Revenue Fund (Ordinance No. 20200812-001) to appropriate \$44,800,000 for public health expenses related to the Coronavirus disease outbreak and recovery efforts and for community navigators to support the community in accessing funding available through the American Rescue Plan.

QUESTION/ANSWER: Council Member Fuentes' Office

1) Please provide details regarding the status of the City's COVID response programs funded by CARES, the efficacy of those programs, and the plan to now extend any programming through the use of ARP funds specifically within the APH allocation.

The APH expense projections were \$57m for COVID operations January-September 2021, with the exception of ProLodge which was budgeted through April 2021. The \$44.8m is the difference once FEMA reimbursable items are removed from APH and HSEM budget needs.

The below includes operations through September 2021, unless otherwise noted.

COVID testing operations (\$21.6) including technology for the public portal (\$4m), contracts for the operation of the drive thru testing location, home based testing and facility based testing (\$6.3), staffing agencies for community testing sites (\$175k), medical supplies (\$1m) and lab expense (\$9.9m);

Protection of Vulnerable Populations (\$1.8m) for the operation of hygiene stations, ProLodge housekeeping and guest services staffing;

Non-congregate shelters (\$5.7m) for all ProLodge operations including leases, security, fencing rental, laundry, food, staffing, taxi vouchers, sanitization/cleaning, utilities and pest control for City owned properties through April 2021;

Food Assistance (\$6.4m) EAT and Caregiver meals

Public Health and Safety Measures (\$13.9M) includes temporary staffing related to epidemiology & public health preparedness (approximately \$6M) and contractual/commodity costs of \$6.7M which include temporary staffing agencies for testing sites, marketing media & promotional items and PPE distribution for the public and childcare providers.

Miscellaneous category (\$7.4M) includes temporary staffing related to administrative functions, social services, and health equity & community engagement (\$6.4M). The remaining \$1.0 million is related to contractual and commodity costs that support these functions such as computer and office equipment for temporary staff roles, facility modification and retrofitting to reduce exposure and vehicle and storage rental.

Program Efficacy

Austin/Travis County actions in response to COVID-19 has resulted in the lowest confirmed cases among Texas metropolitan areas at 82,526, significantly less than Harris (393,183), Dallas (257,895), Tarrant (216,096), Bexar (180,885) and El Paso (134,441) counties. Similarly, Travis County has experienced significantly fewer deaths due to

COVID-19 with 998 compared to other Texas metro counties such as Harris (6,230), Dallas (3,988), Bexar (3,489), Tarrant (3,022) and El Paso (2,663). These results speak to the effectiveness of the COVID-19 response overall in regards to testing availability, mitigation measure implementation and vaccination efforts.

APH and the EOC have put several initiatives in place to address the pandemic in targeted populations. These include establishing a Social Services Branch of the Emergency Operations structure to support a focused strategy to reduce disparities related to COVID-19. The SS Branch created task forces to inform the response for People Experiencing Homelessness, Seniors, Child care/Schools, Asian Pacific Islanders, African Americans, and Hispanic/LatinX communities. The EOC structure also included Incident Management Teams (IMT) focused on needs of Long-Term Care facilities.

Austin Public Health has also worked extensively with community-based organizations on the testing and vaccination operations. For testing, APH partnered with Austin Area Urban League and Central Texas Allied Health Institute (CTAHI) to provide culturally congruent community-based testing at the Lark Center. This agreement also provided workforce development opportunities for the CTAHI students to achieve certifications and internship credits toward their graduation and supporting a culturally congruent workforce to support COVID operations.

APH awarded seven non-profit providers with demonstrated experience with evidence-based interventions to shape and support outreach efforts to promote the COVID-19 vaccine to populations at a high risk of severe COVID-19 disease. As part of their outreach efforts, the organizations conducted community needs assessments to better understand the vaccine and barriers to getting the vaccine. Findings in the summary report were used to inform focused messaging campaigns and plan pop-up vaccine clinics.

- Austin Area Urban League
- Austin Asian Community Health Initiative
- Boys & Girls Club of the Austin Area
- Del Valle Community Coalition
- People for Change
- SAIVA
- Texas Folklife



Council Question and Answer

Related To

Item #2

Meeting Date

May 6, 2021

Additional Answer Information

Approve an ordinance to accept \$97,900,000 in funds from the Federal government, United States Department of Treasury, American Rescue Plan; and amending the Fiscal Year 2020-2021 Financial Services Department Operating Budget Special Revenue Fund (Ordinance No. 20200812-001) to appropriate \$44,800,000 for public health expenses related to the Coronavirus disease outbreak and recovery efforts and for community navigators to support the community in accessing funding available through the American Rescue Plan.

QUESTION/ANSWER: Council Member Tovo's Office

1) Resolution No. 20210325-111 stated: *Prior to conducting the other critical work directed in this Resolution, the City manager shall prioritize staffing resources to assist individuals and local businesses in identifying and applying to applicable federal assistance programs. The staffing resources dedicated to this action shall mirror the need and demand within the community for these services.*

Please provide an update on the responsive work conducted thus far in response to that direction. Please provide a detailed breakdown of the \$500k earmarked for navigation services. Please provide a list of "community navigators and champions" who will receive these funds for the purposes of navigation.

City departments do not have internal staff capacity to provide direct technical assistance to individuals and local businesses that are applying for federal assistance programs. The City would need to recruit and hire several multilingual full-time staff with expertise in federal relief programs to provide high-quality technical assistance to individuals and businesses. The lack of internal staff capacity is why City staff propose a Community Navigator system for technical assistance.

A Community Navigator model is a recommended best practice by the U.S. Small Business Administration. Under this system, Community Navigators and Community Champions will ensure resources are available and accessible to Austin-based federal program applicants, especially those located in zip codes most disproportionately impacted by the pandemic. Outreach and engagement will prioritize potential applicants who face more barriers to applying for and receiving financial assistance – including language access barriers, barriers to banking with mainstream financial institutions, and barriers associated with historic and contemporary discrimination.

Staff anticipate a localized application support system will cost \$500,000. This estimate is based on the following:

- \$450,000 to retain navigators who can provide application assistance for local businesses.
- \$25,000 to retain five community champions who can amplify City outreach and engagement with local stakeholders.
- \$25,000 for contingency and ancillary costs (e.g. additional hours for application assistance, purchase of software for enhanced virtual stakeholder engagement, additional translation and interpretative services, etc.)

City staff will follow the City's procurement procedures for soliciting interests from potential Community Navigators and Community Champions. Entities seeking to serve in either role must be able to demonstrate a strong and deeply established relationship among historically marginalized communities and businesses, non-profits, and creatives; in-house capacity to provide technical assistance and/or stakeholder engagement services; and demonstrated experience providing technical assistance and wrap-around services to small businesses, non-profits, and/or creatives.

- 2) *Please provide a detailed breakdown for the \$44.8 million allocated for funding non-congregate shelters, isolation facilities, etc. For initiatives such as the AISD Caregiver Meals and EAT, please indicate not just how much is allocated per program, but the timetable for delivering those programs.*

The APH expense projections were \$57m for COVID operations January-September 2021, with the exception of ProLodge which was budgeted through April 2021. The \$44.8m is the difference once FEMA reimbursable items are removed from APH and HSEM budget needs.

The below includes operations through September 2021, unless otherwise noted.

COVID testing operations (\$21.6) including technology for the public portal (\$4m), contracts for the operation of the drive thru testing location, home based testing and facility based testing (\$6.3), staffing agencies for community testing sites (\$175k), medical supplies (\$1m) and lab expense (\$9.9m);

Protection of Vulnerable Populations (\$1.8m) for the operation of hygiene stations, ProLodge housekeeping and guest services staffing;

Non-congregate shelters (\$5.7m) for all ProLodge operations including leases, security, fencing rental, laundry, food, staffing, taxi vouchers, sanitization/cleaning, utilities and pest control for City owned properties through April 2021;

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Miscellaneous category (\$7.4M) includes temporary staffing related to administrative functions, social services, and health equity & community engagement (\$6.4M). The remaining \$1.0 million is related to contractual and commodity costs that support these functions such as computer and office equipment for temporary staff roles, facility modification and retrofitting to reduce exposure and vehicle and storage rental.

EAT and Caregiver Meals

Funding for both of these pandemic related initiatives is budgeted through September 30, 2021. The EAT initiative operates as part of the COVID emergency response under the EOC. The delivery of emergency food services is continually assessed in relation to ongoing needs and available resources. To date, 990,384 shelf stable and prepared meals have been distributed.

The term for the AISD Caregiver meal agreement is scheduled to end on September 30, 2021. It is anticipated that there will be approximately \$665K available for summer meals for caregivers. To prepare for the start of the new school year, AISD plans to distribute the last curbside meals the week of August 1, 2021. To date, 1,335,106 caregiver meals have been distributed.

- 3) *Please identify for which programs we anticipate receiving an estimated \$36.7 million of reimbursement by FEMA.*
Please see the following table for a breakdown of the estimated cost and FEMA reimbursement of the \$36.7 million.

Cost Category	Estimated Costs	Estimated FEMA Recovery	Estimated FEMA Reimbursement %	American Rescue Plan	Department	Expense Description
COVID-19 Emergency Management	\$ 7.6	\$ 4.1	54%	\$ 3.5	HSEM	PPE inventory, administrative support (temps, contracts), PIO, Infusion Center
Protection of Vulnerable Populations	1.8	1.1	60%	0.7	APH	Homeless services
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Food Assistance						
Eating Apart Together (EAT) Program	2.5	-	0%	2.5	APH	
AISD Caregiver Meals Program	3.9	-	0%	3.9	APH	
Totals	\$ 81.0	\$ 36.7		\$ 44.3		



Council Question and Answer

Related To

Item #3

Meeting Date

May 6, 2021

Additional Answer Information

Approve an ordinance vacating approximately 4,357 square feet of alley to 2209 SF Development, LLC, being that certain thirteen-foot wide alley south of W. Live Oak St. and north of W. Oltorf St. traversing east from 2209 S. 1st Street to Bouldin Creek.

QUESTION/ANSWER: Council Member Fuentes' Office

1) The back-up states that the total appraised market value for the entire 4,357 square foot tract is four hundred eleven thousand, seven hundred thirty-seven dollars (\$411,737). If the item is approved and the City receives payment in that amount, which department or fund receives that money and how will it be used. Please provide any policy that specifies how those funds are to be used.

Revenue from this alley vacation will be deposited in the General Fund and is captured as non-departmental revenue that is not tied to a specific department. However, to the extent that year-end revenue exceeds the \$800,000 FY 2021 budget for alley and street vacations and encroachment agreements, the amount in excess of \$800,000 will be transferred to the Business Preservation Fund in accordance with Council Resolution No. 20201015-072.

2) Please provide additional details as to why staff believe it is in the interest of the City of Austin to approve this item. Please provide details on what we anticipate will be constructed if this item is approved and what if any restrictions on construction will be in effect.

Attached is the Master Comment Report from the reviewers with their comments. This item was also reviewed and approved by both the Planning Commission and the Urban Transportation Commission in February and March, 2021 respectively. The applicant/developer has also provided the information below regarding the development of the site to provide additional input which will be reviewed through the site plan process.

- **Mixed Use project**, consistent with zoning.
- **Housing on a Core Transit Corridor.**
- Alignment with **numerous Imagine Austin Comprehensive Plan Priority Programs** (Compact & Connected, Green Infrastructure, Workforce/Small Business/Education, Creative Economy, Healthy Austin).
- New housing that **does not displace existing residents.**
- Project that removes safety risk **from largely unpaved, unidentified, and overgrown alley** and site as it exists today.
- **Future trail** construction along East Bouldin Creek.
- Parkland dedicated **on-site** totaling 0.62 acres.
- No encroachment into floodplain or Critical Water Quality Zone
- Improvements and **restoration of riparian area of creek**
- **Reducing 11 curb cuts to 2** (totaling approximately 250').

- Staff, Urban Transportation, and Planning Commission support.
- DRAFT Concept plan:



CITY OF AUSTIN - R.O.W. VACATION

MASTER COMMENT REPORT



As of: November 23, 2020

PROJECT NUMBER: 2020-162621 LM

PROJECT NAME: [10350-2010] 2209 S 1st Street

LOCATION: 2209 S 1ST ST, AUSTIN, TX 78704

Review Dept.	Reviewer	Phone	Attempt Date	Approved Date
LM AT&T (SWBT)				

Approved	Lucy Cabading		11/16/2020	11/16/2020
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Comments: Approved
Thank you,
Rikki Benevides
she/her/hers
MGR OSP PLNG & ENGRG DESIGN
NETWORK ENGINEERING & OPERATIONS
Austin-South
M: 512.771.4961

LM ATD Review

Approved	Ravi Dhamrat	512-974-1217	11/17/2020	11/17/2020
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Comments: After reviewing this request with the Director of the Austin Transportation Department, ATD approves of the alley right-of-way vacation.

As of: November 23, 2020

PROJECT NUMBER: 2020-162621 LM

PROJECT NAME: [10350-2010] 2209 S 1st Street



LOCATION: 2209 S 1ST ST, AUSTIN, TX 78704

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
LM Austin Resource Recovery Review				
Approved	Michael Zavala	(512) 974-1837	11/18/2020	11/18/2020
Comments:	Do not see any issues with this vacation that would hinder any ARR services in this area.			

LM AW Infrastructure Management

Approved With Conditions	Eric Sermeno	512-972-0497	11/13/2020	11/13/2020
Comments:	Austin Water (AW) has no objections to the requested 4,357 square-feet, Alley (ROW) Vacation as long the water and wastewater service(s) to adjacent properties are verified and re-routed if needed; and, which is more particularly described as being a portion of a thirteen foot (13-ft) wide alley located in Block 2, South Extension of Bouldin Addition, a subdivision recorded in volume 1, page 94 of the plat records of Travis County, Texas and with an address of 2209 S. 1st Street, Austin, Texas, 78704.			

As of: November 23, 2020

PROJECT NUMBER: 2020-162621 LM

PROJECT NAME: [10350-2010] 2209 S 1st Street



LOCATION: 2209 S 1ST ST, AUSTIN, TX 78704

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
LM Drainage Engineering Review				
Approved	Jennifer Back	512-974-6361	11/18/2020	11/18/2020
Comments:	Defer to WPD			

LM Electric Review

Rejected	Rosario Navarro	512-322-6754	11/10/2020	
Comments:	Austin Energy has facilities in the proposed vacation area, this alley must be retained as a PUE as long as the facilities remain.			
Approved With Conditions	Rosario Navarro	512-322-6754	11/12/2020	11/12/2020
Comments:	Conditionally approved as long as a PUE is retained in place of the alley, to cover the existing electric facilities.			

As of: November 23, 2020

PROJECT NUMBER: 2020-162621 LM

PROJECT NAME: [10350-2010] 2209 S 1st Street



LOCATION: 2209 S 1ST ST, AUSTIN, TX 78704

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
LM EMS Review				
Approved	Milissa Warren	(512)972-7234	11/16/2020	11/16/2020
Comments:	EMS will support staff recommendation on this request.			

LM Fire For Site Plan Review

Approved	Tom Migl	512-974-0164	11/05/2020	11/05/2020
Comments:	None			

As of: November 23, 2020

PROJECT NUMBER: 2020-162621 LM

PROJECT NAME: [10350-2010] 2209 S 1st Street



LOCATION: 2209 S 1ST ST, AUSTIN, TX 78704

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
LM GAATN Review				
Approved	Carlos DeMatos	(512) 974-6513	11/02/2020	11/02/2020
Comments:	None			

LM Google Fiber Texas

Approved	Fredric Ritter	11/19/2020	11/19/2020
Comments:	Google Fiber approves this Easement Release. Thank you! Lorena Veldañez Engineering Technician (Provided for by Adecco) veldanezgaspar@google.com (512) 230-2385		

As of: November 23, 2020

PROJECT NUMBER: 2020-162621 LM

PROJECT NAME: [10350-2010] 2209 S 1st Street



LOCATION: 2209 S 1ST ST, AUSTIN, TX 78704

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
LM Grande Communications				
Approved	Daniel Pina		11/04/2020	11/04/2020
Comments:	Grande has no objections Daniel Piña Utility Coordinator- Austin/San Marcos Grande Communications® Cell:737-346-7155 daniel.pina@mygrande.com grandecom			

LM PARD / Planning & Design Review

Approved	Robynne Heymans	512-974-9549	11/19/2020	11/19/2020
Comments:	None			

As of: November 23, 2020

PROJECT NUMBER: 2020-162621 LM

PROJECT NAME: [10350-2010] 2209 S 1st Street



LOCATION: 2209 S 1ST ST, AUSTIN, TX 78704

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
LM PAZ Long Range Planning Review				
Approved	Jeffrey Engstrom	512.974.1621	11/10/2020	11/10/2020
Comments:	None			

LM PAZ Zoning Review

Approved	Wendy Rhoades	512-974-7719	10/28/2020	10/28/2020
Comments:	No comments; Approved			

As of: November 23, 2020

PROJECT NUMBER: 2020-162621 LM

PROJECT NAME: [10350-2010] 2209 S 1st Street



LOCATION: 2209 S 1ST ST, AUSTIN, TX 78704

Review Dept.

Reviewer

Phone

Attempt Date

Approved Date

LM PWD Sidewalks & Special Projects Review

Approved

Eric Dusza

512-974-6504

11/10/2020

11/10/2020

Comments: None

LM PWD Urban Trails Review

Approved

Katie Wettick

512-974-3529

10/29/2020

10/29/2020

Comments: No urban trails nearby. No comments.

As of: November 23, 2020

PROJECT NUMBER: 2020-162621 LM

PROJECT NAME: [10350-2010] 2209 S 1st Street



LOCATION: 2209 S 1ST ST, AUSTIN, TX 78704

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
LM PWD-OCE Review				
Approved	Jose Ramos	512-974-8763	11/10/2020	11/10/2020
Comments:	None			

LM Texas Gas Services

Approved	Aaron Diaz	10/29/2020	10/29/2020
Comments:	Approved- No conflicts expected. Aaron Diaz Engineer I P: 512-465-1132 C: 512-348-4650 Aaron.Diaz@onegas.com		

As of: November 23, 2020

PROJECT NUMBER: 2020-162621 LM

PROJECT NAME: [10350-2010] 2209 S 1st Street



LOCATION: 2209 S 1ST ST, AUSTIN, TX 78704

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
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LM Time Warner Cable / Charter

Rejected	Timothy White		11/20/2020	
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Comments:	Charter Communications does have a need for an easement on the property Thanks, Troy Smith
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Approved	Timothy White		11/23/2020	11/23/2020
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Comments:	Charter Communications does not have a need for an easement on the property as described Troy Smith
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LM Transportation Planning

Approved	Adam Fiss	512-974-1684	11/18/2020	11/18/2020
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Comments:	None
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As of: November 23, 2020

PROJECT NUMBER: 2020-162621 LM

PROJECT NAME: [10350-2010] 2209 S 1st Street



LOCATION: 2209 S 1ST ST, AUSTIN, TX 78704

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
LM Urban Design Review				
No Comment	Aaron Jenkins	512-974-1243	11/04/2020	11/04/2020
Comments:	Address is outside of reviewing district for Urban Design			

LM Watershed Engineering Review

Approved With Conditions	Sofia Reyes	512-974-7792	11/18/2020	11/18/2020
Comments:	WPD will approve the release of the ROW vacation with the following conditions: being that there is floodplain in the vicinity, the alley vacation will be approved so long as a new easement is dedicated that fully encompasses the fully-developed 100-year floodplain as part of the concept site plan this easement release case is the child of (SP-2020-0351C.CP)			

As of: November 23, 2020

PROJECT NUMBER: 2020-162621 LM
PROJECT NAME: [10350-2010] 2209 S 1st Street



LOCATION: 2209 S 1ST ST, AUSTIN, TX 78704

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
Mobility Bond Review				
No Review Required	Gregory Pepper	512-974-7282	10/29/2020	10/29/2020
Comments:	This does not fall within the Corridor Construction Program Limits.			





Council Question and Answer

Related To

Item #6

Meeting Date

May 6, 2021

Additional Answer Information

Approve an ordinance authorizing the acceptance of \$100,000 from Bank of America; amending the Fiscal Year 2020-2021 Housing and Planning Capital Budget (Ordinance No. 20200812-001) by transferring in \$1,000,000 from Fiscal Year 2020-2021 Austin Water Budget (Ordinance No. 20200812-001); and appropriating \$1,100,000 in the Fiscal Year 2020-2021 Housing and Planning Capital Budget - Housing Miscellaneous Projects Fund (Ordinance No. 20200812-001) for emergency home repairs necessitated by Winter Storm Uri (February 2021).

QUESTION/ANSWER: Council Member Tovo's Office

- 1) *Manufactured homes are currently ineligible for the City's home repair program due to the eligibility standards dictated by the program's funding source. Can the \$1 million in funds transferred from Austin Water to the home repair program be used for manufactured homes?*

Staff does not recommend changes to the current Emergency Home Repair (EHR) eligibility guidelines. Current EHR Guidelines specify that a homeowner will be denied assistance through the program if the mobile home is not cemented to a permanent foundation. Out of nearly 340 EHR applications received thus far, only four (4) applicants were denied because the mobile homes were not permanently affixed to a cement foundation. When an EHR applicant is denied (for any reason), they are provided with additional resources. When an EHR applicant is denied because they are living in a mobile home that is not cemented to a permanent foundation, they are referred to the following four agencies that can provide assistance through alternative funding sources: Austin Area Urban League (AAUL), Meals on Wheels and More Central Texas, Austin Disaster Relief Network, and Travis County Housing Services. Because alternative resources are available in the community to address mobile home repairs, staff does not recommend changes to the current policy. In addition, based on the current pipeline of EHR applicants, the program will exceed available funding. Should program eligibility be expanded, additional resources will be required.

- 2) *Please provide the list of philanthropic partners that have helped fund the Emergency Home Repair program.*

Bank of America is the only philanthropic partner that has committed funding to the Emergency Home Repair program thus far.



Council Question and Answer

Related To

Item #23

Meeting Date

May 6, 2021

Additional Answer Information

Authorize an amendment to an existing cooperative contract with Dell Marketing LP, to provide Dell hardware and software products and related services including maintenance and support, for an increase in the amount of \$21,000,000, for a revised total contract amount not to exceed \$68,250,000.

QUESTION/ANSWER: Council Member Kelly's Office

1) *Why the additional \$21M for the Dell computers at this time?*

Due to the COVID-19 pandemic, City departments had a greater spend for IT equipment to accommodate the sudden need for City staff to work remotely from home. This increased spending against the contract now needs to be replenished to continue more routine purchases. In addition, some of the increase is a forecast of what will be needed to deploy additional laptops/monitors over the next 1-2 years as the City shifts to a more mobile workforce.



Council Question and Answer

Related To

Item #30

Meeting Date

May 6, 2021

Additional Answer Information

Authorize negotiation and execution of a contract with Gruene Environmental Companies, L.L.C. d/b/a Gruene Environmental Construction, L.P., to provide spill response, clean-up, and restoration services, for a term of five years for a total contract amount not to exceed \$2,000,000.

QUESTION/ANSWER: Council Member Tovo's Office

- 1) *Please provide details regarding how often the services of Gruene Environmental Construction LP have been used by the City of Austin during the duration of the City's contract with this vendor. Do these clean-ups only relate to restoration and clean-ups of spills, etc. on city-owned property?*

The services of Gruene Environmental have been used generally on at least a weekly basis to clean-up spills from electrical equipment that occur throughout the Austin Energy service area. The clean-ups occur both on City-owned property, as well as other property where Austin Energy has electrical equipment such as transformers. This may include residential or commercial property throughout the Austin Energy service area.



Council Question and Answer

Related To

Item #32

Meeting Date

May 6, 2021

Additional Answer Information

Authorize negotiation and execution of a cooperative contract with immixTechnology, Inc., to provide an enterprise software solution for time and attendance, labor scheduling, leave management, and related services, for a term of two years in an amount not to exceed \$8,000,000.

QUESTION/ANSWER: Council Member Kelly's Office

1) *Is this contract for a single department or will it be citywide due to the dollar amount?*

This is a citywide solution for digital timekeeping.



Council Question and Answer

Related To

Item #32

Meeting Date

May 6, 2021

Additional Answer Information

Authorize negotiation and execution of a cooperative contract with immixTechnology, Inc., to provide an enterprise software solution for time and attendance, labor scheduling, leave management, and related services, for a term of two years in an amount not to exceed \$8,000,000.

(Note: This procurement was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program. For the services required for this procurement, there were no subcontracting opportunities; therefore, no subcontracting goals were established).

QUESTION/ANSWER: Council Member Tovo's Office

1) *Is this proposed system the one identified by Human Resources as desirable during the conversations relating to paid sick leave ordinance?*

This item is related to the implementation of a citywide solution for digital timekeeping, which is part of a modern Human Capital Management system.



Council Question and Answer

Related To

Item #33

Meeting Date

May 6, 2021

Additional Answer Information

Authorize negotiation and execution of a contract with ZyLAB DCS USA LLC d/b/a ZyLAB, to provide public information request software licensing and support services, for a term of five years in an amount not to exceed \$835,000.

QUESTION/ANSWER: Council Member Tovo's Office

1) Will all COA departments including Mayor and Council use this new software?

Initially, the ISO PIR team, the Law Dept., and Mayor & Council will be the primary users. In later stages, more departments will be added.

2) What is the basic functionality/capability of the ZyLAB software?

- Enhance/streamline document searches?
- Any redaction capabilities – email or other standard redacted items?
- Other advantages to the software?

The software is used as part of the PIR process to search email and prepare results, with a special emphasis on redaction of personally identifiable information (PII) and other information that would not be released in a PIR.

- a. Zylab integrates with the City's Outlook email system and the GovQA PIR tracking system for enhanced email searches pursuant to PIRs. The data collected will go through deduplication and indexing to make items more searchable.
- b. Redaction capability is more robust than our current, largely manual, methods. Zylab can be programmed to automatically detect and redact PII, including email addresses of the general public, social security numbers, dates of birth, etc. Redactions are burned into the document image and reports are sent to explain redactions to meet reporting requirements.
- c. Seamless integration with Outlook and GovQA.

3) What benefits/efficiencies are expected to be gained with this new software?

- Reduced processing times – if so, what parts of the PIR process and projected savings?
- Reduced processing costs – if so, what are the projected cost savings each year?
- Other?

ZyLAB offers an organized, central location where data is standardized and all public information response processes begin and end. Access to smart processes such as automation, assisted review, and predictive coding cut response times in half or more.

- a. Currently, PIR SPOCs (including Mayor & Council staff members) must manually identify and redact PII and other sensitive information in PIRs. Zylab has the capability to automatically redact certain predictable PII (e.g. social security numbers) and flag other instances of possible PII for human review.
- b. Expect to see a reduction in labor hours necessary to complete PIR activities, especially in the redaction stages.

c. This purchase is in response to Council Resolution 20180628-066 to respond efficiently and timely to PIRs.



Council Question and Answer

Related To

Item #41

Meeting Date

May 6, 2021

Additional Answer Information

Approve a resolution directing the City Manager to participate in the Capital Metro Equitable Transit Oriented Development Study and community engagement efforts; to develop an Equitable Transit Oriented Development Policy Plan to achieve specified goals, including, but not limited to identifying methods to address community displacement, exploring opportunities to fund affordable housing, creating diverse housing options near transit, and encouraging multimodal transportation; and identify potential funding for the policy plan development.

QUESTION/ANSWER: Council Member Tovo's Office

1. Please provide a comprehensive update on the direction provided by Council in Resolution No. 20170413-025. Please specifically provide an update on staff's response to the direction to the City Manager to:

- Consider using the Corridor Housing Preservation Tool to help assess current conditions and set corridor-specific numeric goals for the creation and preservation of affordable housing for corridors throughout Austin, beginning with those corridors that will receive funding through the 2016 Mobility Bond.
- Using the Strategic Housing Plan and other preservation reports and plans as the foundation, the City Manager is directed to identify any additional resources or strategies for leveraging transportation and infrastructure investments and coordinating with the Strike Fund to retain and create affordable housing along Austin's corridors.
- Report at least twice per year on the provisions contained within the resolution so that Council can be apprised of where development is occurring along corridors and what progress the City is making toward meeting its goals for affordable housing in those areas.

Housing and Planning Department staff, in partnership with HousingWorks Austin, created Scorecard to analyze and track the community's progress towards reaching the affordable housing goals established in the Blueprint.

The Scorecards measure goals outlined in the Strategic Housing Blueprint including ensuring the creation, preservation, and equitable spread of affordable housing units across our City, while aiming to create affordability accessible to a wide range of incomes.

The annual scorecard (published 6-12 months after the close of the reporting period) can help Austin track its efforts to sustainably achieve affordability goals, expand housing opportunities, and ensure Austin remains a livable city for all. Find more information, including the 2018 and 2019 Scorecards, on the [Blueprint Reporting and Progress website](#).

In addition, the Housing and Planning Department has created an [Affordable Housing + Transit map series](#), which shows all existing income-restricted affordable housing units in relation to the City's Transit Priority Network and the proposed Project Connect transit expansion.

The original response to this Council resolution can be found [here](#).

2. Please provide a comprehensive update on the direction provided by Council in Resolution No. 20180823-076. Please specifically provide an update on staff's response to the direction to the City Manager to:

- Develop a plan to use a portion of available funds, such as the Housing Trust Fund and General Obligation bonds to acquire and preserve multi-family developments and mobile home parks that are home to households earning below 60% median family income (MFI). The plan should be developed in concert with any broader land acquisition program that is being developed by staff.
- Structure the framework of this affordable housing preservation initiative to prioritize acquisition, preservation, rehabilitation of multi-family developments and mobile home parks that are located within a quarter mile of high-frequency transit corridors in areas that are rapidly gentrifying or highly vulnerable to gentrification.
- Consider the acquisition of parcels where there exists additional development potential.
- Explore the feasibility of contracting or working with a consultant, or community partners to provide technical assistance.
- Include in the plan how this new initiative is prioritized compared to other initiatives of the Housing Trust Fund and General Obligation bonds in order to maximize the impact of funds and maximize the number of affordable residential units and reach the other goals of the Strategic Housing Blueprint
- Return to Council with recommended acquisition criteria no later than November 25, 2018, and an acquisition plan, budgetary estimates, and framework by November 25, 2018, if possible.

On February 12, 2019, staff presented to City Council's Housing and Planning Committee a comprehensive implementation strategy for the *Austin Strategic Housing Blueprint*. Staff continues to follow the implementation strategy, including the Preservation Strategy, that was detailed within the Blueprint Implementation Briefing Book: [ASHBI Book 2 12 19 final.pdf \(austintexas.gov\)](https://www.austintexas.gov/edims/document.cfm?id=356217)

At the March 11, 2021 Housing and Planning Committee, staff provided an update on the deployment of the 2018 Affordable Housing Bonds: <https://www.austintexas.gov/edims/document.cfm?id=356217>. As detailed in the presentation, nearly \$75 million of the \$100 million in 2018 General Obligation Bonds for Land Acquisition has been committed to date. Those acquisitions have been guided by established priorities for the creation and preservation of affordable housing in (1) areas experiencing gentrification; (2) high opportunity areas; and (3) locations in proximity to transit. Acquisitions thus far include both vacant land and hotels/motels (in alignment with the City's Motel Conversion Strategy):

Address	Council District(s)	Amount	Council/ AHFC Approval
1212 W. Slaughter	5	\$10,715,000	5/21/20
11225 Pecan Park Blvd.	6	\$4,265,000	2/20/20
20 Scattered-Site Single-Family Homes	1, 2, 6, and 7	\$4,739,000	5/21/20
1108-1114 Kramer Lane	4	\$5,350,000	8/27/20
6200 Menchaca Road	5	\$7,200,000	11/12/20
4011 Convict Hill Rd.	8	\$1,500,000	11/12/20
County Inn Hotel (7400 N. IH-35)	4	\$8,250,000	5/21/20
8908, 8916, 9006 Cullen Lane	2	\$8,800,000	12/10/20
Texas Bungalows (13311 Burnet Road)	7	\$6,700,000	1/27/21
Candlewood Suites (10811 Pecan Park Blvd.)	6	\$9,500,000	TBD
Acquisitions under	1,8	\$7,200,000	TBD

Consideration/Contract			
TOTAL		\$74,219,000	

Preservation of affordable housing is integral to Austin Housing Finance Corporation's (AHFC) programs and investments. There are several recent relevant actions of note:

1. On May 7, 2020, the AHFC Board of Directors approved a \$2.5 million loan to the Asociacion de Residentes de North Lamar for the acquisition and preservation (as a cooperative) of the 69-unit North Lamar Mobile Home Park. AHFC staff worked with ROC USA (a national nonprofit Community Development Financial Institution and technical assistance provider) to leverage our local investment of GO Bonds with additional debt. Conversations with additional mobile home communities continue, and we anticipate future preservation opportunities based on this model.
 2. In the past year, AHFC has initiated preservation efforts on two AHFC partnership properties. At the July 29, 2020 board meeting, the AHFC Board of Directors authorized staff to move forward with buying out the original investor interests at the 160-unit Villas on Sixth development, located at 2011 E. 6th Street. Similarly, at the April 8, 2021 board meeting, the AHFC Board of Directors authorized staff to move forward with purchasing the limited partner interests in 176-unit Arbors at Creekside, located at 1022 Clayton Lane. Both of these transactions will enable AHFC to control the interests of the properties, extend the affordability periods, provide additional short-term investment in the properties, potentially deepen the affordability levels, resyndicate the properties in the future for significant rehabilitation, and potentially expand housing opportunities in the future.
 3. AHFC issues Private Activity Bonds for multifamily preservation. On October 15, 2020, AHFC authorized an inducement resolution for \$37 million for the rehabilitation of the 225-unit RBJ Tower. Similarly, at the May 6, 2021 AHFC Board meeting, the Board of Directors will consider an inducement resolution for up to \$40 million for the substantial renovation of Woodway Square, 1700 Teri Road. The owner of the property (Dominium) is planning substantial renovation of this nearly 20-year old family property. The complex includes 240 units. The rehabilitation will include comprehensive rehab of the interior of the units, plus a new playground, bus shelter, and fitness center. This action will result in an extended affordability period. In addition, staff is currently in conversation with the developer about providing additional, deeper affordability levels.
 4. AHFC works closely with partners, such as the Housing Authority of the City of Austin (HACA), to preserve existing affordable housing. AHFC has been working with HACA on the redevelopment of Rosewood Courts, which is one of the oldest public housing properties in the nation. Funding through the City of Austin's federal Action Plan for infrastructure related to the Rosewood Courts redevelopment will be coming before City Council next month.
3. *Please provide an update on Resolution No. 20190606-010, which adopted affordable housing goals based on council districts and 2016 Mobility Bond Corridors.*

Housing and Planning Department staff, in partnership with HousingWorks Austin, created Scorecard to analyze and track the community's progress towards reaching the affordable housing goals established in the Blueprint.

The Scorecards measure goals outlined in the Strategic Housing Blueprint including ensuring the creation, preservation, and equitable spread of affordable housing units across our City, while aiming to create affordability accessible to a wide range of incomes.

The annual scorecard (published 6-12 months after the close of the reporting period) can help Austin track its efforts to sustainably achieve affordability goals, expand housing opportunities, and ensure

Austin remains a livable city for all. Find more information, including the 2018 and 2019 Scorecards, on the [Blueprint Reporting and Progress website](#).

In addition, the Housing and Planning Department has created an [Affordable Housing + Transit map series](#), which shows all existing income-restricted affordable housing units in relation to the City's Transit Priority Network and the proposed Project Connect transit expansion.

4. *Please provide an update on Resolution No. 20200423-038, which directed the City Manager to:*
- *Provide data-informed recommendations to align current policies, services, programs, and resources already in place at the City to more specifically prevent transportation investment-related displacement and ensure people of different incomes can benefit from transportation investments.*
 - *Provide options for establishing a fund that could provide financing for additional strategies and solutions to prevent transportation investment-related displacement and ensure people of different incomes can benefit from transportation investments in the proposed Fiscal Year 2020-2021 budget in conjunction with Project Connect and any proposed transit investments, including options for potential debt services for land acquisition.*
 - *Present these recommendations and options no later than the last regularly scheduled Council Meeting in May of 2020, or as soon as reasonably possible before the Council considers the budget.*

Voters approved \$300 million in dedicated funds as part of Project Connect to invest in displacement prevention activities to include resources, programs, and policies.

The Housing and Planning Department has created the Displacement Prevention Division and hired a Community Displacement Prevention Officer to respond to lead displacement prevention activities, including leading the response to this Council resolution. HPD staff has prioritized the need to address transited oriented displacement by providing dedicated staff and resources to address this issue.

To date, the City has strengthened its tenant stabilization programs to include renter assistance and other tenant stabilization services including eviction representation, expanded tenant-landlord mediation services, moving and storage, and a fund to assist with negotiated settlements.

Other displacement prevention strategies that the department has operationalized include:

- Preference Policy
- Community Land Trust
- Home Repair Program
- Home Buyer Assistance Program

5. *Please provide an update on Resolution No. [20200903-044](#), which expressed Council's intent to include Key Performance Indicators related to equity and displacement in a Performance Dashboard for Project Connect implementation.*

Staff from the Equity Office, the Innovation Office, the Housing and Planning Department, Office of Resilience, Transportation and the Economic Development departments are collaborating with consultants and community members to develop an equity tool to be used for Project Connect anti-displacement strategies and priorities. The equity tool will be completed by summer 2021, and the Key Performance Indicators will be developed following completion of the tool.

6. *Please identify any recommendations researched during the City's participation in PolicyLink's Anti-Displacement Policy Network that could be applied in an eTOD Plan.*

PolicyLink's All in Cities Anti-Displacement Policy Network report notes that anti-displacement policies need to center the voices of low-income communities of color. Many public processes, such as city council hearings and neighborhood association meetings, are not inclusive or empowering for low-

income people or people of color due to time and location, language, and other access needs.

Recommendations to better center the voices of communities of color includes:

- Increasing the political voice and power of low-income communities of color in decision-making
- Shifting the policy making process to center communities of color
- Increase capacity to measure indicators using data and research

Potential anti-displacement policies from PolicyLink's All in Cities Anti-Displacement Policy Network that could be applied to an eTOD Plan include the following:

Tenant Protections:

- Good/just cause eviction
- Fair chance housing and more equitable tenant screening
- Tenant protections for housing projects receiving public dollars
- Right to counsel or eviction counseling

Affordable Housing Preservation:

- Preservation funds
- Mobile home park preservation

Equitable Development:

- Community benefits agreements
- Assessment of fair housing in equitable development
- New or increased funding for affordable housing development

Community Ownership:

- Community land trusts
- Community control of public land

Business and Cultural Stabilization:

- Small business stabilization strategies
- Cultural districts

Institutionalizing Racial Equity:

- New or increased funding for grassroots organizations
- Ongoing anti-displacement team meetings
- Anti-displacement task force

7. *Please provide a copy of Capital Metro's Green Line TOD Study.*

The Green Line Study has not yet been finalized and published.

8. *Please provide a copy of Capital Metro's grant proposal for the Federal Transit Administration (FTA) to complete an Equitable Transit Oriented Development (eTOD) study. When will this study conclude and when will the results be released?*

Capital Metro presented the eTOD Study to the City of Austin Mobility Committee in April. The presentation, including purpose and timeline, is [available here](#), along with [video of the presentation and discussion](#).

9. *Please describe how passage of a citywide eTOD Policy Plan would legally impact, for example, the Plaza Saltillo Transit-Oriented Development (TOD) Station Area and Regulating Plan.*

Existing TOD Station Area Plans and Regulating Plans, including the Plaza Saltillo TOD Station Area and Regulating Plan are adopted as attachments to Imagine Austin and would continue to apply in those station areas until Council took specific action to repeal or replace them. The citywide eTOD Policy Plan could recommend amendments to these plans or could recommend repeal and replacement of these plans with new regulations if appropriate.

10. *The resolution directs the City Manager to bring forward requests for resources to support the study and creation of an eTOD Policy Plan during the budget process. Please describe what resources Capital Metro will be providing toward the creation of an eTOD Policy Plan.*

Capital Metro applied for and secured \$1.5M in FTA grants (\$600k for Green Line, and \$900k for eTOD with a \$350k match from Capital Metro) and is leading those studies. Capital Metro will continue to support and lend expertise and resources to the creation of TODs throughout the service area as part of our normal course of business.

11. *Please provide information about best practices of successful eTOD policies in cities without inclusionary zoning (such as Miami).*

Should this resolution be adopted by Council, this type of research that will be conducted in developing the eTOD policy.

12. *Please provide information about the Dallas TOD TIF District and a breakdown of what percentage stays in the station area, what percentage goes to a lower value area, and what percentage goes to affordable housing within the corridor.*

While it is not possible to provide a full response in this short time, we have collected the information below about Dallas' TIF Districts.

Dallas TOD Affordable Housing Policy

All Dallas TIF Districts created or amended after 2005 require an affordable housing set-aside:

- 20% of all housing receiving TIF funding must be set-aside for families earning less than 80% of Area Median Family Income (AMFI) for a period of 15 years (except City Center and Downtown Connection TIF Districts, which have a 10% set-aside);
- Affordable units must be distributed geographically and by unit size;
- Maximum affordable rents set at 30% of 80% of AMFI, adjusted annually;
- All units must share access to same amenities.

Between 2005 and beginning of 2016, the TIF Program has helped facilitate 2300 affordable housing units. In FY 19-20, of the \$10 million allocated, \$4.3 was for affordable housing.