



Sanctioned Encampment Strategy Update

City Council Work Session

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Briefing Topics

- Homeless Strategy Division Overview and Priorities
 - Community Partnerships & Planning
 - Permanent Supportive Housing (PSH)
 - HEAL
 - Crisis Resources
- Potential City Designated Encampment Locations
 - Zoning Status
 - Permitting Options
 - Community Engagement
- Summary and Conclusion



Community Partnerships & Planning

- Summit to Address Unsheltered Homelessness
- ECHO/City of Austin Collaboration Team
- Emergency Housing Vouchers: Housing Authority of the City of Austin, Housing Authority of Travis County, and ECHO
- Redesign of the Pay for Success collaborative PSH project



Permanent Supportive Housing

- PSH Pipeline Working Group
- Over 400 capital development units in AHFC pipeline
- Multiple other projects in pre-development by private developers
- Commitment of \$6.5M to support PSH services
- This month
 - Espero Austin at Rutland (Caritas/Vecino Group): August 9th groundbreaking
 - Closing dates for two hotel acquisitions



Housing-Focused Encampment Assistance Link (HEAL) Initiative

- Resolution passed February 4th, 2021
- Phase I: four encampments in northwest, south, central, and east Austin.
- Interim shelter and connection to long-term housing
- Focus on voluntary compliance for site clearance
- HSD to recommend prioritization for future encampments
- ~ Six-month timeline to plan, contract, and execute

Housing-Focused Encampment Assistance Link (HEAL) Initiative



- HEAL Collaborative
 - Coordination & community engagement – Homeless Strategy Division
 - Outreach via HOST and PATH teams
 - RRH via Family Eldercare and Integral Care
 - 75 rooms of new bridge shelter at Southbridge (former Rodeway Hotel) opened by HSD staff in mid-June, now operated by Front Steps
 - ECHO, Downtown Austin Community Court, Austin Resource Recovery, Public Works, Parks and Recreation, Austin Public Library
- Terrazas Library, Ben White/Menchaca underpass sites completed June/July
- Final two sites will be completed as bridge shelter is available



Shelter Capacity Update

- Congregate Shelter
 - o City staff are in contact with Front Steps, Salvation Army, and Austin Resource Center for Homelessness (ARCH) to determine the safest way to restore lost capacity of ~ 250 beds for single individuals.
 - o Progress will be influenced by fluctuating COVID-19 risk levels, rates of vaccination among shelter guests, and practical opportunities for risk mitigation at each facility.
- Southbridge Shelter
 - o Opened on June 15, 2021
 - o Residents for this site were relocated from Terrazas Library & Ben White
 - o Facility is at approximately 90% capacity (69 of 75 rooms)
 - o Currently single occupancy

Background



On May 6, 2021, Austin City Council adopted Resolution No. 20210506-070, directing the City Manager to provide information and analysis regarding possible sanctioned encampments for people experiencing homelessness in the City of Austin.



Potential City of Austin Property for Designated Encampments

The following two sites meet most of the criteria and provide the accommodations needed for a temporary City designated encampment.

Site 1: 3511 Manor Road

Estimated cost for Site 1: \$1,331,100

Site 2: 4011 Convict Hill Road

Estimated cost for Site 2: \$1,668,300



Zoning Status and Options

Site 1 – 3511 Manor Road

Property zoned GR-V-NP. Zoning established in 2002 and V added in 2008.

Site 2 – 4011 Convict Hill

Property zoned SF-6-CO. Zoning established in 2020.

Zoning Options

- A campground is not permitted as a temporary use exempt from zoning.
- The existing zoning on both sites does not allow a campground use. A rezoning to CS-General Commercial Services would be required.
- Rezoning process generally takes 3 to 6 months, includes notification to adjacent property owners, and public hearings.



Permitting Options

The properties require a Land Status Determination and possibly platting. The standard platting process would *take up to 4 months*. A full Site Plan application is necessary (~ 6 – 12 months is the standard) and requires a Civil Engineer.

Site 1 - Manor Road

- Site Plan Exemption recommended (approximately 1 month)
- LDC § 25-5-2 Site Plan Exemptions must be amended to include language specific to the temporary encampments structures, otherwise a full Site Plan is required.

Site 2 - Convict Hill

- Located within the Barton Springs Zone which does not allow Site Plan Exemptions.
 - o The Barton Springs Zone overlay has additional regulations to protect water quality and allows minimal impervious cover (15%).
 - o Modifications to the Save our Springs ordinance require a super majority vote at City Council.



Permitting Options (continued...)

- Pre-fabricated units require certification through the Texas Industrialized Housing and Building program unless assembled on-site to allow for inspections. Structures must have a permanent foundation which may consist of tie-downs.
- Fire access and building separation requirements must be met.
- DSD can provide a standard Building Plan Review process to run concurrently with the Site Plan or Site Plan Exemption process. Permitting and inspections will be prioritized by City departments.

Community Engagement



If Council opts to continue exploring sites for use as temporary encampments, engagement would include the following:

- **Informational process** - Provide information to clarify community understandings of the proposed project under Council consideration.
- **Consult** - Listen to community feedback to better understand challenges and opportunities from the community perspective.
- **Provide a feedback loop** – Report back on the City’s understanding of the community feedback and provide opportunities to clarify the collective meaning.

Requires two (2) additional communications staff dedicated to this effort and a minimum of 6 months to perform adequate engagement.

Designated Encampment and Complementary Efforts



Continued Exploration of Designated Encampments on City Owned Property

- Minimum 6 months for zoning, platting, site plan, & other permitting
- Community Engagement: 6 months and recommended 3 FTEs
- TDHCA approval will be required, as per HB1925
- Additional funding is required

Complementary Efforts to Increase Crisis Bed Capacity

- Ongoing monitoring of opportunities to restore capacity at congregate shelters
- Exploration of other bridge shelter sites, including former ProLodges
- Assertive pursuit of community partnerships and funding leverage
- Increase in permanent housing resources

Discussion

