



April 21, 2022

Questions and Answers Report



Mayor Steve Adler

Council Member Natasha Harper-Madison, District 1

Council Member Vanessa Fuentes, District 2

Council Member Sabino "Pio" Renteria, District 3

Council Member Josè "Chito" Vela, 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 #10: Authorize negotiation and execution of five multi-term contracts for unarmed security guard services with IPSA Security Services, LLC, Vets Securing America, Securitas Security Services, Starside Security & Investigation, Inc. (MBE), and Universal Protection Service LP, each for up to five years for total contract amounts not to exceed \$45,000,000 divided among the contractors.

COUNCIL MEMBER KELLY'S OFFICE

1) *Is this a continuation of an existing contract or a new one?*

This is a new contract set that will replace an existing set of citywide contracts that expire in July.

2) *What, if any contracts the City has that are similar?*

Here is a list of similar contracts:

- NC210000048 – Unarmed Security Guard Services
- NA190000096 – Security Patrol Services
- NA160000133 – Uniformed Security Guard Services
- NA140000148 – AE Physical Security Guard Services

Item #10: Authorize negotiation and execution of five multi-term contracts for unarmed security guard services with IPSA Security Services, LLC, Vets Securing America, Securitas Security Services, Starside Security & Investigation, Inc. (MBE), and Universal Protection Service LP, each for up to five years for total contract amounts not to exceed \$45,000,000 divided among the contractors. (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) *Did we submit IsoFac security guard charges for federal reimbursement?*

In regards to the security services to support COVID all the funding came from APH and is being tracked by them. They provided a FDU that is tied to COVID funding and/or work with HSEM for reimbursement. I can get a POC from APH if needed.

2) *Has APL received budget allocation and hired their vacant security positions?*

APL did receive the budget allocation for 6 additional security guards. As you know, this is a difficult position to fill. We are in the process of working with HRD to provide stipend,

incentives, and other options to recruit and retain these guards. Also, we are hosting a job fair just to recruit for this position

3) *As departments peel off, what is their reason for it? Why does Fleet no longer need to contract for these services?*

Fleet used security guards on a temporary basis until security gates/fencing and/or security monitoring devices were installed. At this time, we do not forecast a need for security guards at any of our locations since staff are on site during most hours of the day, which does help with security

Item #13: Authorize negotiation and execution of a professional services agreement with the following four staff recommended firms (or other qualified respondents) for Request for Qualifications Solicitation No. CLMP330: RPS Infrastructure, Inc.; MWM Design Group, Inc. (WBE); HDR Engineering, Inc.; and Pape-Dawson Consulting Engineers, Inc. for field engineering services for the 2021 Field Engineering Services Rotation List in an amount not to exceed \$10,000,000.

COUNCIL MEMBER FUENTES'S OFFICE

1) *Which projects from the 2016, 2018, and 2020 Mobility Bond Programs would be submitted for design as part of Item #13 on the 4/21 Council agenda?*

The Field Engineering Rotation List contract will enable the design and engineering services necessary to implement construction of a wide variety of multimodal projects in service to intersection safety, transit speed, reliability, and access as well as pedestrian safety, bicycle connectivity and speed management. It is anticipated that once a contract is executed with the chosen firms (anticipated in late May), staff will be developing a list of locations to issue assignments to the field engineering firms. Locations will be developed in an ongoing fashion over the life of the contract and move forward to construction following final design, constructability assessment and permitting.

Item #14: Authorize negotiation and execution of an amendment to the agreement with David B. Edelman, to lease approximately 8,000 square feet of warehouse and office space for Austin Energy's meter shop, located at 4122 Todd Lane, for a 24-month term with two additional 1-year extension options, in an amount not to exceed \$535,520.

MAYOR PRO TEM ALTER'S OFFICE

1) *Please provide details about the plans and status thereof to build a new warehouse facility.*

Austin Energy, through the Financial Services Department, is coordinating a new RFP solicitation through brokerage consultant CBRE for a new real estate transaction to engage a master developer to design and turn-key construct a new warehouse facility for Austin Energy operations. The following are high level timelines for the completion and anticipated closing on the new warehouse:

- Week of April 18th – Advertise RFP to Development Community
- April – July 2022 – RFP process to select developer and location
- August 2022 – Seek Council approval to enter Exclusive Negotiation Agreement (ENA)

- February 2023 – Seek Council approve to execute Purchase and Sale Agreement (PSA)
- February 2023 – May 2024 – Warehouse substantial completion, real estate transaction completed

Item #16: Authorize negotiation and execution of a contract with FII-National d/b/a UpTogether to administer a guaranteed income pilot program, for a term of one year in an amount not to exceed \$1,180,000.

COUNCIL MEMBER POOL'S OFFICE

- 1) *How much of the total \$1,180,000 will be spent for the 85 families and individuals in the guaranteed income pilot program, and how much will FII-National d/b/a UpTogether require to administer the pilot?*

\$1,028,000 is going directly to families to be spent for the 85 families and individuals in the guaranteed pilot program. The remainder will be administration and UpTogether.

- 2) *What is the length of the pilot and the \$1,000 monthly payments?*

The length of the pilot and the \$1,000 payments is 12 months.

- 3) *At the end of the pilot program, what is staff's plan for the participating families and individuals in terms of follow-up services or alternate programs?*

At the end of the pilot program the staff's plan for participating families and individuals in terms of follow-services is to work with the vendor to identify and provide access to other wraparound services as identified through participant check-ins. Guaranteed income programs are intended as a springboard for families to reach economic stability. The guaranteed income pilots across the country so far have shown that after 12 months of extra income, families and individuals have been able to achieve a level of stability and savings that allow them to move off of assistance programs like these.

- 4) *Please provide any information regarding the performance of UpTogether/Family Independence Initiative (FII) administering public dollars for guaranteed income programs in Texas, and in the U.S. Additionally, please share any third-party corroboration of the successful outcomes for families and individuals from UpTogether/FII's administration of public dollars in a guaranteed income program.*

UpTogether has a demonstrated body of work administering guaranteed income programs. Over their 18-year history they have distributed over \$135 Million to 200,000 households, with 200 to 300% increases in monthly savings, retirement savings, and overall liquidity, with additional social impacts including 88% of family participants reporting an improvement in children's grades and a 36% decrease in use of subsidies such as SNAP or TANF. Currently, they are separately partnering with researchers from Harvard, the University of Pennsylvania, the University of Chicago, Northwestern University, the University of California Santa Barbara, the University of Michigan, and the Social Policy Research Associates to conduct evaluations of their program; and with the City of Boston, the Massachusetts Department of Transitional Assistance, the City of Cambridge, the City of Richmond, and the State of New Hampshire in launching guaranteed income programs, in addition to beginning a multi-year partnership with the City of San Antonio and University of Texas San Antonio to pilot and evaluate. Finally, over the past year they have been working with the St. David's Foundation in a 12-month pilot with

households living in zip codes most vulnerable to gentrification, the most recent progress report is attached.

Much of the impact information provided is directly from UpTogether, and it would take significant additional time to source other corroborative or testimonial information. However, it is important to note that Austin already has direct experience with UpTogether as they were an essential part in the City's own success in providing needed pandemic relief through RISE. Through those efforts, UpTogether directly administered several million dollars in direct cash assistance to the Austin community. UpTogether has and is working with numerous other public entities to administer similar types of cash assistance programs, including several state level and municipal organizations. As noted, they have been working with the St. David's Foundation, which speaks highly of the organization and their work. Lastly, UpTogether has received an exceptional rating by Charity Navigator, one of the largest nonprofit evaluators.

- 5) *Has the City worked with UpTogether/FII before? If so, for which program, and how well did the organization meet expected selection criteria and delivered services outcomes?*

The City previously worked with UpTogether in distributing over \$15,000,000 of RISE direct cash assistance in 2020. The organization met selection criteria and service outcomes exceptionally well. 89% of recipients were people of color directly financially impacted by the COVID-19 pandemic, and 73% had a household size over 2 people. In working directly with the Equity Office, UpTogether was able to distribute \$2 Million in assistance in less than 72 hours, with less than 1% of the total contract amount going to administrative fees. The reports for these distributions are attached.

- 6) *Does the City have a framework for this pilot program in terms of participant selection criteria, expected outcomes, and any performance measures to ensure that expectations and anticipated deliverables are met?*

The City does have a framework for this pilot program based on previous experience working with the vendor in disbursing the RISE and BRIDGE funding. The details of the selection criteria, expected outcomes and performance measures for this pilot will need to be worked out with our vendor after the contract is approved. The City will work with the vendor to identify the specific criteria, but in doing so we will follow the direction given in the Council-adopted budget rider and focus on families facing housing insecurity or homelessness. Further, we anticipate some of the outcomes and performance measures to be guided by capacity assessments of participants throughout the program including their ability afford basic necessities, to establish savings, caretakers' ability to support family such as children, people with disabilities, and elders, and ability to earn more or achieve both short- and long-term career and life goals.

- 7) *Please list the measures the City is using to determine whether this program is deemed successful at the end of the pilot.*

The Equity Office will work with the proposed partner, UpTogether, to determine key performance indicators and benchmarks. Some of those metrics will be guided by capacity assessments of participants throughout the program including their ability afford basic necessities, to establish savings, caretakers' ability to support family such as children, people

with disabilities, and elders, and ability to earn more or achieve both short- and long-term career and life goals.

8) *Why was UpTogether chosen rather than United Way or another vendor?*

In addition to the previous Council direction to collaborate with this pilot organizer, UpTogether is also being recommended for this contract based on their demonstrated skills in managing a guaranteed income program and prior experience working with the City of Austin in administering other cash assistance programs. Due to their prior successful experience in providing very similar services to the City, staff determined that UpTogether is uniquely qualified to provide the required services.

9) *Was this a sole source?*

This contract is exempted from competition but not as a sole source. Rather, the services to be provided under the recommended contract are characterized as professional services, and as such are similarly exempt from competitive requirements.

10) *If not, is there a scoring matrix that can be shared at the meeting?*

As there was no competitive process, there is no scoring matrix to share.

11) *When you say they have a “demonstrated body of work” followed by how much money and how many people they have assisted, are you referring to UpTogether’s own statements of their work history? Also, I had asked if they have experience administering public dollars, as well as third-party corroboration of their performance administering those public dollars. In other words, do you have any third-party review of their work? Can you please address these specific parts of my questions?*

A “demonstrate body of work” followed by how much money and how many people that have been assisted refers to UpTogether and its work history. Much of the impact information provided is directly from UpTogether, and it would take significant additional time to source other corroborative or testimonial information. However, it is important to note that Austin already has direct experience with UpTogether as they were an essential part in the City’s own success in providing needed pandemic relief through RISE. Through those efforts, UpTogether directly administered several million dollars in direct cash assistance to the Austin community. UpTogether has and is working with numerous other public entities to administer similar types of cash assistance programs, including several state level and municipal organizations. As noted, they have been working with the St. David’s Foundation, which speaks highly of the organization and their work. Lastly, UpTogether has received an exceptional rating by Charity Navigator, one of the largest nonprofit evaluators.

12) *Is this contract going to be a continuation of the pilot program that UpTogether is conducting with St. David’s Foundation, as directed in the budget amendment?*

This contract will complement the work UpTogether is doing with the St. David’s Foundation pilot program. The City of Austin is conducting the pilot on a cohort that is slightly smaller, but more specific in scope, than that of the St. David’s Foundation. However, the final analysis will include assessment of the combined cohorts.

Item #16: Authorize negotiation and execution of a contract with FII-National d/b/a UpTogether to administer a guaranteed income pilot program, for a term of one year in an amount not to exceed \$1,180,000.

MAYOR PRO TEM ALTER'S OFFICE

- 1) *How long will the pilot last? How many months of support are anticipated per family / individual recipient? Who is eligible to apply? How will participants be chosen and what are the criteria for those choices?*

The pilot will last 12 months, with 12 months of support for the recipients. If approved, the City will work with the vendor to identify specific eligibility criteria, but in identifying these criteria the City will also follow the direction given in the Council - budget rider and focus on families facing housing insecurity or homelessness. See attached

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COUNCIL MEMBER VELA'S OFFICE

- 1) *Can you clarify what "85 families and individuals" means? (Is this 85 total families OR individuals?)*
85 families and individuals mean a cohort of 85 households, either families or individuals.

- 2) *How will potential pilot program participants be identified? Who will UpTogether work with to identify possible participants?*

Potential pilot program participants will be identified through the City and its partners working on selection criteria and spending time in the community. The City wants to form partnerships with community-based organizations that can help identify families facing housing insecurity, as this was an identified best practice in the RISE direct assistance distributions.

- 3) *What criteria will be used to select the 85 families who will be a part of this pilot program? What criteria/eligibility factors will be given a higher weight in making participant selection?*

The City will work with the vendor to identify specific criteria that will be used to select the 85 families who will be part of this pilot program. The criteria/eligibility factors that will be given a higher weight in making participant selection will focus on the direction given in the Council-adopted budget rider and families facing housing insecurity housing insecurity or homelessness.

- 4) *What data will be collected during the duration of the program? What analysis will take place after the program is complete?*

The data that will be collected during the duration of the program will include metrics that measure success which is based on an assessment of each household's ability to afford basic necessities such as groceries, rent, and utilities, ability to save, and ability to achieve financial and housing stability.

- 5) *How will the program's impact be measured? Besides UpTogether, who will be evaluating this program?*

The programs impact will be measured by the City's vendor, UpTogether, who will assess metrics, which are subject to change. Most likely, these metrics to measure success will

be based on an assessment of each household's ability to afford basic necessities such as groceries, rent, and utilities, ability to save, and ability to achieve financial and housing stability. In addition to UpTogether, researchers from the Urban Institute will also be completing analysis and evaluation of the pilot.

- 6) *How will you ensure transparency in the selection process and evaluation process? When will Council get the first update on the progress/results of this program?*

City will ensure transparency in the selection through the partnership with outside partners, leaning on the knowledge of organizations working directly with people impacted by the criteria identified in the budget rider. In the evaluation, we ensure transparency in the partnership with researchers from the Urban Institute with subject matter expertise who are not affiliated with the City of Austin or UpTogether. City expects to update City Council with the first progress report in September-October 2022.

Item #16: Authorize negotiation and execution of a contract with FII-National d/b/a UpTogether to administer a guaranteed income pilot program, for a term of one year in an amount not to exceed \$1,180,000.

COUNCIL MEMBER TOVO'S OFFICE

- 1) *Will the pilot program track how the funds are spent, in addition to other performance metrics and outcomes?*

The pilot program will track how funds are spent, in addition to other performance metrics and outcomes. The City Equity Office will work with the proposed partner, UpTogether, to determine tracking measures as well as key performance indicators and benchmarks. Some of those metrics will be guided by capacity assessments of participants throughout the program including their ability afford basic necessities, to establish savings, caretakers' ability to support family such as children, people with disabilities, and elders, and ability to earn more or achieve both short- and long-term career and life goals.

- 2) *Are there private funds being put forth toward the pilot program? If so, how much and from which source?*

There are no private funds being put forth toward the pilot program.

- 3) *Does the pilot program also provide navigation assistance for enrollment in other public subsidy, social service, or housing programs?*

Yes, the City and vendor will work together throughout the pilot period to identify and provide navigation assistance for access to other public wraparound services as identified through participant check-ins.

- 4) *When will the contractor's evaluation of the program be available? Will these findings be made available to the Council?*

The contractor's evaluation will be available after the end of the 12-month pilot, sometime in Summer of 2023. The report and all findings will be made available to Council.

- 5) *How will families be chosen for the pilot program? The budget amendment stated that the selection process would emphasize certain metrics, such as vulnerability to experiencing homelessness, displacement, as well as equity. Please provide a detailed description of the criteria, the tool, or the matrix that will be used for selection. Will any of the families be selected from among those who participated in UpTogether/Family Independence Initiative's Austin pilot?*

Families will be chosen for this pilot program by the City and vendor identifying and applying specific eligibility criteria. In identifying these criteria City will follow the direction given in the Council-adopted budget rider and focus on families facing housing insecurity or homelessness. City does not anticipate there being crossover with the previous cohort participants.

Item #18: Authorize negotiation and execution of a contract with Sherry Matthews, Inc. to provide marketing and public relations for COVID-19 response, for a term of five years in an amount not to exceed \$15,000,000.

MAYOR PRO TEM ALTER'S OFFICE

- 1) *Please provide details on the services provided through this contract (e.g. media buys, staffing), and their associated costs.*

Contracted marketing firms have the capacity to quickly leverage a variety of resources to implement long-term behavior change campaigns, especially given their ability to exert greater purchasing power to secure advertising. This contract would be utilized for COVID long-term behavior change campaign development including purchasing advertising and other campaign deliverables. The deliverables and performance metrics would be determined with each scope of work assigned to the contractor.

The authority requested is \$3 million per year based on public awareness advertising expenses required during previous surges or new vaccination periods. The contract would position APH to respond timely to large-scale COVID messaging/campaign needs while also supporting focused messaging to address disparities.

Item #18: Authorize negotiation and execution of a contract with Sherry Matthews, Inc. to provide marketing and public relations for COVID-19 response, for a term of five years in an amount not to exceed \$15,000,000.

COUNCIL MEMBER ELLIS'S OFFICE

- 1) *What are the services provided in this contract?*

This contract would be utilized for COVID long-term behavior change campaign development including purchasing advertising and other campaign deliverables. The deliverables and performance metrics would be determined with each scope of work assigned to the contractor.

- 2) *Are we expecting to still be dealing with COVID consistently over the next 5 years? If not, can this contract be used for other APH or city-wide needs?*

APH is unable to predict COVID future needs and would utilize this contract to respond timely to large-scale COVID messaging/campaign needs while also supporting focused messaging to address disparities.

This contract was solicited as a COVID only resource and therefore cannot be used for other APH or citywide needs. COVID is a viral disease that has similar prevention methods to other infections. There is general consistency in how we approach educating the public about preventing and managing disease such as respiratory illnesses. For example, flu cases decreased using the same prevention methods as COVID-19 last year. Through appropriate messaging, there will be opportunities to encourage behavior change to prevent the spread of other viral diseases, including respiratory illnesses.

Item #18: Authorize negotiation and execution of a contract with Sherry Matthews, Inc. to provide marketing and public relations for COVID-19 response, for a term of five years in an amount not to exceed \$15,000,000.

COUNCIL MEMBER TOVO'S OFFICE

- 1) *Please provide additional details as to why this work cannot be accomplished with existing City staff and resources, such as CPIO.*

Contracted marketing firms have the capacity to quickly leverage a variety of resources to implement long-term behavior change campaigns, especially given their ability to exert greater purchasing power to secure advertising. Existing staff and City resources, including CPIO, are not able to add this responsibility to their existing workloads, especially if and when COVID surges occur that require pivoting quickly.

When the pandemic began in 2020, the City activated the Emergency Operations Center (EOC) and the Joint Information System (JIS). The JIS was staffed by department PIOs from across the organization who had to suspend or delay their communications campaigns and initiatives so that the City could focus on the pandemic response. As we enter a third year of the pandemic, PIOs from across the organization have gradually returned to their departments to focus on departmental communication needs. The JIS is now staffed by two (2) regular and two (2) temporary staff within APH. APH temporary JIS staff are largely funded by federal dollars which is set to expire July 1st. APH regular staff must resume a variety of APH communications initiatives that are not COVID related.

- 2) *Please provide a breakdown of costs related to the \$15M allocation for this contract.*

This item provides the department with the authority to spend up to \$15 million over five (5) years and will only be expended as response needs dictate. The authority requested is \$3 million per year based on public awareness advertising expenses required during previous surges or new vaccination periods. The contract would position APH to respond timely to large-scale COVID messaging/campaign needs while also supporting focused messaging to address disparities.

- 3) *Please provide a list of deliverables and any identified performance metrics associated with this contract.*

This contract would be utilized for COVID long-term behavior change campaign development including purchasing advertising and other campaign deliverables. The deliverables and performance metrics would be determined with each scope of work assigned to the contractor.

- 4) *Are any of the costs related to this contract reimbursable?*

Potentially. The current FEMA reimbursement is scheduled to end 100% reimbursement of COVID expenses on July 1st. After July 1st, reimbursement will be available at 90% and continue to reduce over time.

In addition to pursuing FEMA reimbursement where possible, APH intends to use a portion of the funds it received from ARPA allocations to fund COVID behavior change communications campaigns and related mitigation strategies.

Item #19: Authorize negotiation and execution of an amended and restated lease agreement for an initial term of 10 years with two 5-year renewal options with The Escape Game Austin, LLC, for approximately 7,110 square feet of retail space located at 405 and 407 Red River St., on the ground floor of the Austin Convention Center parking garage.

COUNCIL MEMBER TOVO'S OFFICE

1) *Please provide comparable retail rents in the area of 4th and Red River. Is the proposed \$19/square foot lower than comparable rents in this area?*

The rental agreement as proposed is justified by a third-party Fair Market Rent study. Public disclosure of the requested information may compromise our negotiation position, therefore a confidential memo with additional context will be provided to Council.

Item #33: Conduct a public hearing and consider an ordinance amending City Code Chapter 25-2, Subchapter E, Section 4.3 relating to Vertical Mixed Use buildings.

COUNCIL MEMBER KITCHEN'S OFFICE

1) *Please provide the most current summary data on VMU units.*

| 1. VMU Developments | In Planning | Under Construction | Completed | Total |
|-------------------------------|--------------|--------------------|--------------|---------------|
| Certified VMU Projects | 25 | 11 | 37 | 73 |
| VMU Housing Units | 6,345 | 2,563 | 6,793 | 15,701 |
| Income-Restricted Units | 641 | 549 | 678 | 1,868 |
| Market-Rate Units | 5,704 | 2,014 | 6,115 | 13,833 |
| Rental | 100% | 98% | 95% | 97% |
| Ownership | 0% | 2% | 5% | 3% |

Data source: [Affordable Housing Inventory](#) (accessed 4/18/22)

Item #33: Conduct a public hearing and consider an ordinance amending City Code Chapter 25-2, Subchapter E, Section 4.3 relating to Vertical Mixed Use buildings.

MAYOR ADLER'S OFFICE

1) *What is the impact of compatibility on properties currently zoned VMU? Please include an analysis of what percentage of properties can realize VMU1, VMU2, and which properties have recently redeveloped (and will likely not be redeveloped soon). How do other cities enact policies similar to our compatibility rules?*

Staff created an [interactive map to view the relationship between VMU-zoned sites and current Compatibility Standards](#). This map identifies where VMU-zoned sites are located as well as where VMU buildings are in development or completed. The map also demonstrates allowable heights of VMU-zoned sites after compatibility standards were applied.

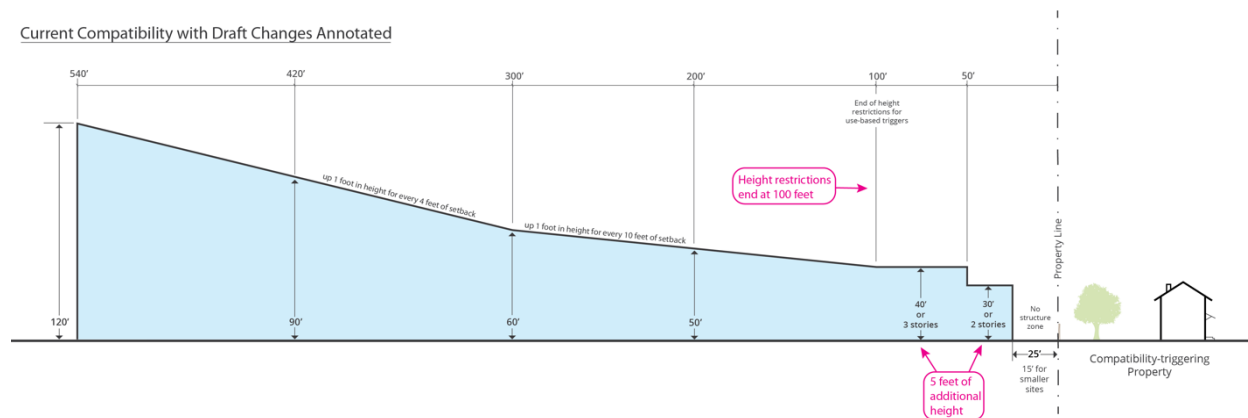
In an analysis of VMU-zoned parcels that have not developed since VMU regulations were adopted, staff found that 53% could not build to their base zoning height due to current compatibility standards. Additionally, more than 66% of those sites could not utilize the 30 foot height bonus offered in VMU2 due to current compatibility standards.

The City of Austin's current compatibility standards apply to sites that are within 540 feet (or nearly two downtown blocks) of the property line of an urban family residence (SF-5) or more restrictive zoning district. Compatibility standards also apply when a site is adjacent to a lot on which a use permitted in an SF-5 or more restrictive zoning district is located.

Current compatibility standards include:

- Height and Setback Limitations
- Scale and Clustering Requirements
- Screening Requirements
- Design Regulations

The dimensional characteristics of the City's current compatibility standards are shown in the image below with annotations in pink text showing the proposed compatibility standards in the Land Development Code Revision Draft 2:



The table below shows the dimensional characteristics of the City's current compatibility standards and what was proposed in the LDC Revision Draft 2.

| Side Setback | Rear Setback | Height limit within 50' | Height limit within 100' | Height limit beyond 100' |
|--------------|--------------|-------------------------|--------------------------|--------------------------|
| | | | | |

| | | | | | |
|--|----------------------------|----------------------------|----------------------|----------------------|--|
| Austin's Current Standards | 15 to 25 feet ⁴ | 15 to 25 feet ⁴ | 30 feet & 2 stories | 40 feet & 3 stories | Gradually increases until 540' from triggering property ⁵ |
| LDC Revision Draft 2 Proposed Standards | 15 to 20 feet ¹ | 30 feet ² | 35 feet ³ | 45 feet ³ | Height max. of zone |

¹ Dependent on lot width and zone, higher for industrial zones

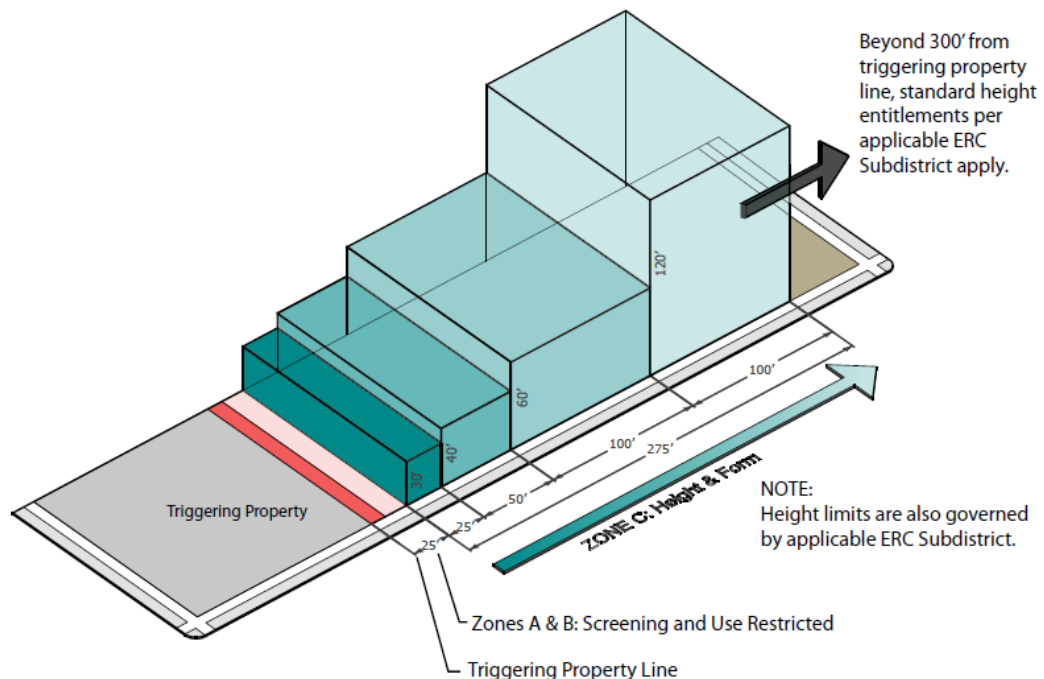
² Greater for some industrial zones

³ Some zones with a higher base/bonus height not subject to compatibility

⁴ Dependent on length of street frontage and site size

⁵ Height limit ends at 100' if the triggering property is based on use rather than zoning

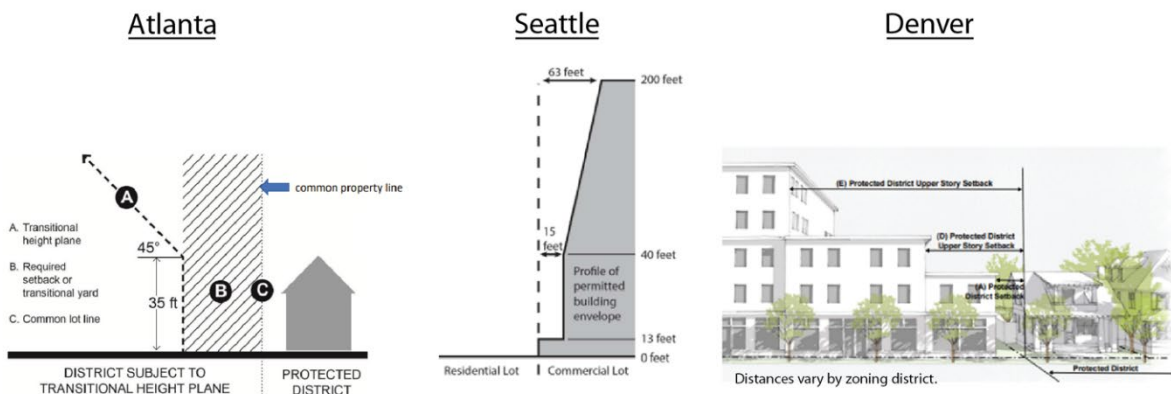
There are examples of modified compatibility standards in Austin; the East Riverside Corridor Regulating Plan uses specific, less restrictive compatibility standards in lieu of the citywide regulations. These standards are slightly more restrictive than the Draft 2 proposal but similar in concept. As shown below, 60 feet in height is allowed 100 feet from the triggering property line.



Compatibility standards in other cities:

Compared to similar regulations in Atlanta, Denver, and Seattle, Austin's compatibility standards are significantly more restrictive. All three cities have regulations that require additional setbacks and height limits adjacent to low-density residential zoning districts, known as "protected districts". In Atlanta, setbacks vary by zoning district, but under the 45-degree plane (see below) a building can reach at least 110 feet in height at 100 feet from the protected district's property line. Seattle has the least restrictive height restrictions with buildings able to reach over 300 feet in height at 100 feet from the residential property line. In Denver, zoning districts with a height maximum of 70 feet can reach full height at 40 feet from protected district's property line. Generally, zoning districts that allow more height are limited to 75 feet within 175 feet of the protected district; however, this height restriction does not apply to all zoning districts, building forms, and contexts.

Other cities researched do not include use-based compatibility standards and rely solely on zoning districts to trigger compatibility standards; Austin currently utilizes both zoning district and existing uses to trigger compatibility. Additional research is needed to examine potential unintended consequences of amending use-based compatibility standards. Single family uses within Commercial Zoning Districts appear to be more frequently located within the Eastern Crescent and track with historically liberal application of higher intensity zoning districts within Communities of Color.



2) *What changes to the LDC or otherwise would have the greatest impact on housing supply and housing affordability that could be broadly supported?*

Several potential code changes related to housing supply and affordability were considered during the LDC Revision process, with additional ideas identified throughout 2020-2021. While staff cannot gauge level of support for particular proposals, following is a brief summary of more significant items emphasizing level of impact and overall areas of consensus.

- ***Allowing more high-density residential uses along identified corridors distributed equitably throughout Austin, through the use of affordable housing incentives.***
 - Supported in concept during the LDC Revision Process, though perspectives differed on the extent and location of proposed changes.
 - Could be implemented through wider application of existing or revised Vertical Mixed Use (VMU) zoning regulations or modified MF zoning regulations that

increase height limits (potentially from 60 to 75 feet) through the use of affordability incentives.

- Positive impact on affordability and housing supply, as well as transit-supportive density. Identifying additional corridors in West Austin proved to be a challenge during the LDC Revision process but would increase housing supply and affordable housing more equitably throughout Austin.
- Supported by in-process code amendments to increase allowable heights for vertical mixed-use projects that provide income-restricted housing benefits and allow residential in commercially-zoned parcels that provide income-restricted housing benefits
- ***Modify compatibility standards for properties along corridors.***
 - Supported in concept during the LDC Revision Process, though perspectives differed on the extent and location of proposed changes.
 - Based on review of peer-city compatibility regulations, the most impactful change to increase housing capacity would be to adjust and reduce the building height restrictions. Adjusting height restrictions could also increase opportunities for housing affordability for developments that would be able to take advantage of additional height to provide affordable units.
- ***Changing parking regulations to increase residential units.***
 - Reducing minimum parking requirements was supported in concept during the LDC Revision process, though perspectives differed on the location and extent of proposed reductions. In general, while reduced parking minimums may facilitate additional residential housing options and transit-supportive density, they do not significantly impact housing capacity or affordability.
 - Greater use of parking maximums, especially near Project Connect lines, has the potential to positively impact housing capacity and affordability, as well as transit-supportive density. However, this idea was opposed by the development community throughout the LDC Revision process.
- ***Allowing accessory dwelling units (ADUs) by-right in all single-family zoning districts.***
 - Greater allowance for ADUs (detached and internal) was supported in concept during the LDC Revision process, though perspectives differed as to appropriate site development standards, parking requirements, number of units, and effect of the "Preservation Incentive."
 - While unlikely to significantly impact overall housing capacity or affordability, ADUs provide greater choice in housing types and more transit-supportive density.
 - In response to Resolution No. 20211209-064, staff will propose changes to ADU regulations for Council to consider later this year.
- ***Changes to lot sizes and subdivision regulations.***
 - Reducing minimum lot sizes will facilitate "fee simple" ownership for residential units, rather than requiring use of a condominium regime. Reduced lot sizes for ADUs and townhomes were supported in concept during the LDC Revision process, though perspectives differed on the level of reduction.

- Apart from lot size reductions, allowing use of a streamlined “amended plat” process to create residential lots may also help facilitate fee-simple ownership as an alternative to condo regimes. This idea was supported in concept during the LDC Revision process.
- ***Optimize affordable housing in Planned Unit Developments (PUDs).***
 - Include affordable housing as a required “Tier 1” community benefit.
 - Enhance affordable housing requirements in “Tier 2.”
 - Add provisions to affirmatively further Fair Housing and improve inclusive, equitable outcomes within PUDs.
- ***Allowing fourplexes by-right in all single-family zoning districts within a specified distance of identified corridor types.***
 - With appropriate consideration for areas most at risk for displacement, this proposal may help increase housing options and provide more transit-supportive density.
 - Depending on how widely this proposal is applied, it may improve affordability and/or help to reduce the pace of increases in housing prices relative to new single-family houses that are easiest to build under the City’s current LDC.

Item #33: Conduct a public hearing and consider an ordinance amending City Code Chapter 25-2, Subchapter E, Section 4.3 relating to Vertical Mixed Use buildings.

MAYOR PRO TEM ALTER’S OFFICE

- 1) *Of the estimated 34% of VMU-zoned sites that could potentially build to the bonus height under VMU2 after compatibility standards are applied, how many of those parcels have single family zoning or uses within 200 feet of the parcel?*

In an analysis of VMU-zoned parcels that have not developed since VMU regulations were adopted, staff found that 34% might be able utilize the 30 foot height bonus offered in VMU2 with current compatibility standards on at least part of the site. Thirty-six percent of those parcels are within 200 feet of a single family zoning district or single family use. Therefore, approximately 12% of the total number of VMU-zoned parcels that haven’t redeveloped since 2010 may be able to utilize the 30 foot height bonus *and* are within 200 feet of a single family zoning district or single family use.

- 2) *Of the properties that meet the conditions listed above, how many of those VMU properties have a sufficient amount of single family zoned land or uses within 200 feet of their parcel that would allow those properties to constitute at least 20% of the total property within 200 feet of the VMU parcel?*

Any calculations of applicable rezoning protests would be conducted on applicable cases after formal protests have been received.

- 3) *Please provide a map of both of these scenarios.*

Additional staff capacity would be needed for the level of detail requested.

Item #47: C14-2021-0189 - 4833 Spicewood Springs - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 4833 Spicewood Springs Road (Bull Creek Watershed). Applicant Request: To rezone from limited office (LO) district zoning and family residence (SF-3) district zoning to limited office-mixed use-conditional overlay (LO-MU-CO) combining district zoning, as amended. Staff Recommendation: To grant limited office-mixed use (LO-MU) combining district zoning. Zoning and Platting Commission Recommendation: To deny the rezoning. Owner/Applicant: Spicewood Canyon, LP (Juan Creixell). Agent: Keepers Land Planning (Ricca Keepers). City Staff: Sherri Sirwaitis, 512-974-3057.

MAYOR PRO TEM ALTER'S OFFICE

- 1) *Is the impervious cover limit in this watershed area 40%?*
Yes, for multi-family, mixed use, or commercial development.
- 2) *Do we know how much impervious cover exists on the tract currently zoned LO today?*
City staff overseeing administration of the drainage utility fee states that for drainage charge purposes, the impervious cover on the subject property is 19,098 square feet and the lot size is 25,645 square feet. Therefore, the existing impervious cover would be approximately 74%.
Please note that this figure does count the roof eaves, whereas roof eaves are not counted per the Land Development Code.
- 3) *Does our Environmental/Land Use Review Division have any estimate as to the steepness of the slopes for the property currently zoned SF-3?*
Yes, see attached.
- 4) *Do we have limitations on the amount of impervious cover we allow on slopes that steep?*
Yes; 10% of the slopes from 15 to 25% may have impervious cover for buildings/garages. For example, if there were 10 acres of slopes from 15 to 25% then there could be 1 acre of impervious cover associated with buildings/garages. This limit is independent of the 40% impervious cover limit. Construction on slopes over 15% for roads or driveways is limited to access for at least 5 residential units. Parking lots are not allowed on slopes over 15%.
- 5) *Based on the amount of impervious cover allowed on slopes, do we have any sense of the amount of impervious cover that could be added to the property currently zoned SF-3?*
The slopes will be a substantial limiting factor due to the 10% regulation referenced above.



Council Question and Answer

Related To

Item #10

Meeting Date

April 21, 2022

Additional Answer Information

Authorize negotiation and execution of five multi-term contracts for unarmed security guard services with IPSA Security Services, LLC, Vets Securing America, Securitas Security Services, Starside Security & Investigation, Inc. (MBE), and Universal Protection Service LP, each for up to five years for total contract amounts not to exceed \$45,000,000 divided among the contractors. (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).

QUESTION/ANSWER: Council Member Tovo's Office

1. *Did we submit IsoFac security guard charges for federal reimbursement?*

In regards to the security services to support COVID all the funding came from APH and is being tracked by them. They provided a FDU that is tied to COVID funding and/or work with HSEM for reimbursement. I can get a POC from APH if needed.

2. *Has APL received budget allocation and hired their vacant security positions?*

APL did receive the budget allocation for 6 additional security guards. As you know, this is a difficult position to fill. We are in the process of working with HRD to provide stipend, incentives, and other options to recruit and retain these guards. Also, we are hosting a job fair just to recruit for this position

3. *As departments peel off, what is their reason for it? Why does Fleet no longer need to contract for these services?*

Fleet used security guards on a temporary basis until security gates/fencing and/or security monitoring devices were installed. At this time, we do not forecast a need for security guards at any of our locations since staff are on site during most hours of the day, which does help with security



Council Question and Answer

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QUESTION/ANSWER: Council Member Kelly's Office

1. *Is this a continuation of an existing contract or a new one?*

This is a new contract set that will replace an existing set of citywide contracts that expire in July.

2. *What, if any contracts the City has that are similar?*

Here is a list of similar contracts:

- NC210000048 – Unarmed Security Guard Services
- NA190000096 – Security Patrol Services
- NA160000133 – Uniformed Security Guard Services
- NA140000148 – AE Physical Security Guard Services



Council Question and Answer

Related To

Item #13

Meeting Date

April 21, 2022

Additional Answer Information

Authorize negotiation and execution of a professional services agreement with the following four staff recommended firms (or other qualified respondents) for Request for Qualifications Solicitation No. CLMP330: RPS Infrastructure, Inc.; MWM Design Group, Inc. (WBE); HDR Engineering, Inc.; and Pape-Dawson Consulting Engineers, Inc. for field engineering services for the 2021 Field Engineering Services Rotation List in an amount not to exceed \$10,000,000. [Note: This contract will be awarded in compliance with City Code Chapter 2-9B (Minority Owned and Women Owned Business Enterprise Procurement Program) by meeting the goals with 15.80% MBE and 15.80% WBE participation.].

QUESTION/ANSWER: Council Member Fuentes's Office

1. *Which projects from the 2016, 2018, and 2020 Mobility Bond Programs would be submitted for design as part of Item #13 on the 4/21 Council agenda?*

The Field Engineering Rotation List contract will enable the design and engineering services necessary to implement construction of a wide variety of multimodal projects in service to intersection safety, transit speed, reliability, and access as well as pedestrian safety, bicycle connectivity and speed management. It is anticipated that once a contract is executed with the chosen firms (anticipated in late May), staff will be developing a list of locations to issue assignments to the field engineering firms. Locations will be developed in an ongoing fashion over the life of the contract and move forward to construction following final design, constructability assessment and permitting.



Council Question and Answer

Related To

Item #14

Meeting Date

April 21, 2022

Additional Answer Information

Authorize negotiation and execution of an amendment to the agreement with David B. Edelman, to lease approximately 8,000 square feet of warehouse and office space for Austin Energy's meter shop, located at 4122 Todd Lane, for a 24-month term with two additional 1-year extension options, in an amount not to exceed \$535,520.

QUESTION/ANSWER: Mayor Pro Tem Alter's Office

1. Please provide details about the plans and status thereof to build a new warehouse facility.

Austin Energy, through the Financial Services Department, is coordinating a new RFP solicitation through brokerage consultant CBRE for a new real estate transaction to engage a master developer to design and turn-key construct a new warehouse facility for Austin Energy operations. The following are high level timelines for the completion and anticipated closing on the new warehouse:

- Week of April 18th – Advertise RFP to Development Community
- April – July 2022 – RFP process to select developer and location
- August 2022 – Seek Council approval to enter Exclusive Negotiation Agreement (ENA)
- February 2023 – Seek Council approve to execute Purchase and Sale Agreement (PSA)
- February 2023 – May 2024 – Warehouse substantial completion, real estate transaction completed



Council Question and Answer

Related To

Item #16

Meeting Date

April 21, 2022

Additional Answer Information

Authorize negotiation and execution of a contract with FII-National d/b/a UpTogether to administer a guaranteed income pilot program, for a term of one year in an amount not to exceed \$1,180,000. (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: Mayor Pro Tem Alter's Office

1) *How long will the pilot last? How many months of support are anticipated per family / individual recipient? Who is eligible to apply? How will participants be chosen and what are the criteria for those choices?*

The pilot will last 12 months, with 12 months of support for the recipients. If approved, the City will work with the vendor to identify specific eligibility criteria, but in identifying these criteria the City will also follow the direction given in the Council - budget rider and focus on families facing housing insecurity or homelessness. See attached

FY 2021-22 Budget Amendment Form

Budget Amendment

Guaranteed Income Pilot

Strategic Outcome Alignment

Health & Environment, Economic Opportunity & Affordability

Lead Sponsor

Mayor Adler

Cosponsors (optional)

Council Member Greg Casar

Amount and Source of Funding

| Ongoing | One-Time | FTEs | Source of Funds |
|---------|------------|------|-------------------------------|
| | \$ 888,000 | | Revised Sales Tax Projections |
| | | | |
| | | | |

Additional Information

FY 2021-22 Budget Amendment Form

Budget Amendment

Guaranteed Income Pilot

Strategic Outcome Alignment

Health & Environment, Economic Opportunity & Affordability

Lead Sponsor

Mayor Adler

Cosponsors (optional)

Council Member Greg Casar

This amendment is in response to the direction given by Council in Resolution No. 20210603-073 regarding Guaranteed Income programs. The City Manager's proposed budget includes a line item of \$250,000 to study and develop a guaranteed income program in Austin. There is currently a pilot being conducted locally in conjunction with the Family Independence Initiative (FII), Up Together and philanthropic partners. This privately funded pilot is assisting 115 Austin families for 12 months for a cost of \$1,138,000. This budget amendment would re-purpose the existing \$250,000 line item and add \$888,000 in one-time funding to contribute to the existing pilot and expand the sample size at the same \$1,138,000 level. It is the expectation that City staff would collaborate with the pilot organizers and develop a repeatable program design that integrates guaranteed income with other public support services and a participant selection process that emphasizes areas of key priority to the City such as homelessness, displacement, and equity.



Council Question and Answer

Related To

Item #16

Meeting Date

April 21, 2022

Additional Answer Information

How will families be chosen for the pilot program? The budget amendment stated that the selection process would emphasize certain metrics, such as vulnerability to experiencing homelessness, displacement, as well as equity. Please provide a detailed description of the criteria, the tool, or the matrix that will be used for selection. Will any of the families be selected from among those who participated in UpTogether/Family Independence Initiative's Austin pilot?

QUESTION/ANSWER: Council Member Tovo's Office

1. Will the pilot program track how the funds are spent, in addition to other performance metrics and outcomes?

The pilot program will track how funds are spent, in addition to other performance metrics and outcomes. The City Equity Office will work with the proposed partner, UpTogether, to determine tracking measures as well as key performance indicators and benchmarks. Some of those metrics will be guided by capacity assessments of participants throughout the program including their ability afford basic necessities, to establish savings, caretakers' ability to support family such as children, people with disabilities, and elders, and ability to earn more or achieve both short- and long-term career and life goals.

2. Are there private funds being put forth toward the pilot program? If so, how much and from which source?

There are no private funds being put forth toward the pilot program.

3. Does the pilot program also provide navigation assistance for enrollment in other public subsidy, social service, or housing programs?

Yes, the City and vendor will work together throughout the pilot period to identify and provide navigation assistance for access to other public wraparound services as identified through participant check-ins.

4. When will the contractor's evaluation of the program be available? Will these findings be made available to the Council?

The contractor's evaluation will be available after the end of the 12-month pilot, sometime in Summer of 2023. The report and all findings will be made available to Council.

5. How will families be chosen for the pilot program? The budget amendment stated that the selection process would emphasize certain metrics, such as vulnerability to experiencing homelessness, displacement, as well as equity. Please provide a detailed description of the criteria, the tool, or the matrix that will be used for selection. Will any of the families be selected from among those who participated in UpTogether/Family Independence Initiative's Austin pilot?

Families will be chosen for this pilot program by the City and vendor identifying and applying specific eligibility criteria. In identifying these criteria City will follow the direction given in the Council-adopted budget rider and focus on families facing housing insecurity or homelessness. City does not anticipate there being crossover with the previous cohort participants.



Council Question and Answer

Related To

Item #16

Meeting Date

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Additional Answer Information

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QUESTION/ANSWER: Council Member Vela's Office

1. *Can you clarify what "85 families and individuals" means? (Is this 85 total families OR individuals?)*
85 families and individuals mean a cohort of 85 households, either families or individuals.
2. *How will potential pilot program participants be identified? Who will UpTogether work with to identify possible participants?*
Potential pilot program participants will be identified through the City and its partners working on selection criteria and spending time in the community. The City wants to form partnerships with community-based organizations that can help identify families facing housing insecurity, as this was an identified best practice in the RISE direct assistance distributions.
3. *What criteria will be used to select the 85 families who will be a part of this pilot program? What criteria/eligibility factors will be given a higher weight in making participant selection?*
The City will work with the vendor to identify specific criteria that will be used to select the 85 families who will be part of this pilot program. The criteria/eligibility factors that will be given a higher weight in making participant selection will focus on the direction given in the Council-adopted budget rider and families facing housing insecurity housing insecurity or homelessness.
4. *What data will be collected during the duration of the program? What analysis will take place after the program is complete?*
The data that will be collected during the duration of the program will include metrics that measure success which is based on an assessment of each household's ability to afford basic necessities such as groceries, rent, and utilities, ability to save, and ability to achieve financial and housing stability.
5. *How will the program's impact be measured? Besides UpTogether, who will be evaluating this program?*
The programs impact will be measured by the City's vendor, UpTogether, who will assess metrics, which are subject to change. Most likely, these metrics to measure success will be based on an assessment of each household's ability to afford basic necessities such as groceries, rent, and utilities, ability to save, and ability to achieve financial and housing stability. In addition to UpTogether, researchers from the Urban Institute will also be completing analysis and evaluation of the pilot.

6. *How will you ensure transparency in the selection process and evaluation process? When will Council get the first update on the progress/results of this program?*

City will ensure transparency in the selection through the partnership with outside partners, leaning on the knowledge of organizations working directly with people impacted by the criteria identified in the budget rider. In the evaluation, we ensure transparency in the partnership with researchers from the Urban Institute with subject matter expertise who are not affiliated with the City of Austin or UpTogether. City expects to update City Council with the first progress report in September-October 2022.



Council Question and Answer

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QUESTION/ANSWER: Council Member Pool's Office

1. *How much of the total \$1,180,000 will be spent for the 85 families and individuals in the guaranteed income pilot program, and how much will FII-National d/b/a UpTogether require to administer the pilot?*

\$1,028,000 is going directly to families to be spent for the 85 families and individuals in the guaranteed pilot program. The remainder will be administration and UpTogether.

2. *What is the length of the pilot and the \$1,000 monthly payments?*

The length of the pilot and the \$1,000 payments is 12 months.

3. *At the end of the pilot program, what is staff's plan for the participating families and individuals in terms of follow-up services or alternate programs?*

At the end of the pilot program the staff's plan for participating families and individuals in terms of follow-services is to work with the vendor to identify and provide access to other wraparound services as identified through participant check-ins. Guaranteed income programs are intended as a springboard for families to reach economic stability. The guaranteed income pilots across the country so far have shown that after 12 months of extra income, families and individuals have been able to achieve a level of stability and savings that allow them to move off of assistance programs like these.

4. *Please provide any information regarding the performance of UpTogether/Family Independence Initiative (FII) administering public dollars for guaranteed income programs in Texas, and in the U.S. Additionally, please share any third-party corroboration of the successful outcomes for families and individuals from UpTogether/FII's administration of public dollars in a guaranteed income program.*

UpTogether/Family Independence Initiative (FII) have a long and successful history of administering public dollars for guaranteed income programs in Texas, and in the US. Over their 18-year history they have distributed over \$135 Million to 200,000 households, with 200 to 300% increases in monthly savings, retirement savings, and overall liquidity, with additional social impacts including 88% of family participants reporting an improvement in children's grades and a 36% decrease in use of subsidies such as SNAP or TANF. Currently, they are separately partnering with researchers from Harvard, the University of Pennsylvania, the University of Chicago, Northwestern University, the University of California Santa Barbara, the University of Michigan, and the Social Policy Research Associates to conduct evaluations of their program; and with the City of Boston, the Massachusetts Department of

Transitional Assistance, the City of Cambridge, the City of Richmond, and the State of New Hampshire in launching guaranteed income programs, in addition to beginning a multi-year partnership with the City of San Antonio and University of Texas San Antonio to pilot and evaluate. Finally, over the past year they have been working with the St. David's Foundation in a 12-month pilot with households living in zip codes most vulnerable to gentrification, the most recent progress report is attached.

5. *Has the City worked with UpTogether/FII before? If so, for which program, and how well did the organization meet expected selection criteria and delivered services outcomes?*

The City previously worked with UpTogether in distributing over \$15,000,000 of RISE direct cash assistance in 2020. The organization met selection criteria and service outcomes exceptionally well. 89% of recipients were people of color directly financially impacted by the COVID-19 pandemic, and 73% had a household size over 2 people. In working directly with the Equity Office, UpTogether was able to distribute \$2 Million in assistance in less than 72 hours, with less than 1% of the total contract amount going to administrative fees. The reports for these distributions are attached.

6. *Does the City have a framework for this pilot program in terms of participant selection criteria, expected outcomes, and any performance measures to ensure that expectations and anticipated deliverables are met?*

The City does have a framework for this pilot program based on previous experience working with the vendor in disbursing the RISE and BRIDGE funding. The details of the selection criteria, expected outcomes and performance measures for this pilot will need to be worked out with our vendor after the contract is approved. The City will work with the vendor to identify the specific criteria, but in doing so we will follow the direction given in the Council-adopted budget rider and focus on families facing housing insecurity or homelessness. Further, we anticipate some of the outcomes and performance measures to be guided by capacity assessments of participants throughout the program including their ability afford basic necessities, to establish savings, caretakers' ability to support family such as children, people with disabilities, and elders, and ability to earn more or achieve both short- and long-term career and life goals.

7. *Please list the measures the City is using to determine whether this program is deemed successful at the end of the pilot.*

The measures the City will use to determine whether this program is deemed successful will include key performance indicators and benchmarks that have been developed by the City and its proposed partner. Some of those metrics will be guided by capacity assessments of participants throughout the program including their ability afford basic necessities, to establish savings, caretakers' ability to support family such as children, people with disabilities, and elders, and ability to earn more or achieve both short- and long-term career and life goals.

8. *Why was UpTogether chosen rather than United Way or another vendor?*

In addition to the previous Council direction to collaborate with this pilot organizer, UpTogether is also being recommended for this contract based on their demonstrated skills in managing a guaranteed income program and prior experience working with the City of Austin in administering other cash assistance programs. Due to their prior successful experience in providing very similar services to the City, staff determined that UpTogether is uniquely qualified to provide the required services.

9. *Was this a sole source?*

This contract is exempted from competition but not as a sole source. Rather, the services to be provided under the recommended contract are characterized as professional services, and as such are similarly exempt from competitive requirements.

10. *If not, is there a scoring matrix that can be shared at the meeting?*

As there was no competitive process, there is no scoring matrix to share.

11. *When you say they have a “demonstrated body of work” followed by how much money and how many people they have assisted, are you referring to UpTogether’s own statements of their work history? Also, I had asked if they have experience administering public dollars, as well as third-party corroboration of their performance administering those public dollars. In other words, do you have any third-party review of their work? Can you please address these specific parts of my questions?*

A “demonstrate body of work” followed by how much money and how many people that have been assisted refers to UpTogether and its work history. Much of the impact information provided is directly from UpTogether, and it would take significant additional time to source other corroborative or testimonial information. However, it is important to note that Austin already has direct experience with UpTogether as they were an essential part in the City’s own success in providing needed pandemic relief through RISE. Through those efforts, UpTogether directly administered several million dollars in direct cash assistance to the Austin community. UpTogether has and is working with numerous other public entities to administer similar types of cash assistance programs, including several state level and municipal organizations. As noted, they have been working with the St. David’s Foundation, which speaks highly of the organization and their work. Lastly, UpTogether has received an exceptional rating by Charity Navigator, one of the largest nonprofit evaluators.

12. *Is this contract going to be a continuation of the pilot program that UpTogether is conducting with St. David’s Foundation, as directed in the budget amendment?*

This contract will complement the work UpTogether is doing with the St. David’s Foundation pilot program. The City of Austin is conducting the pilot on a cohort that is slightly smaller, but more specific in scope, than that of the St. David’s Foundation. However, the final analysis will include assessment of the combined cohorts.



Council Question and Answer

Related To

Item #18

Meeting Date

April 21, 2022

Additional Answer Information

Authorize negotiation and execution of a contract with Sherry Matthews, Inc. to provide marketing and public relations for COVID-19 response, for a term of five years in an amount not to exceed \$15,000,000.

QUESTION/ANSWER: Mayor Pro Tem Alter's Office

1) *Please provide details on the services provided through this contract (e.g. media buys, staffing), and their associated costs.*

Contracted marketing firms have the capacity to quickly leverage a variety of resources to implement long-term behavior change campaigns, especially given their ability to exert greater purchasing power to secure advertising. This contract would be utilized for COVID long-term behavior change campaign development including purchasing advertising and other campaign deliverables. The deliverables and performance metrics would be determined with each scope of work assigned to the contractor.

The authority requested is \$3 million per year based on public awareness advertising expenses required during previous surges or new vaccination periods. The contract would position APH to respond timely to large-scale COVID messaging/campaign needs while also supporting focused messaging to address disparities.



Council Question and Answer

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QUESTION/ANSWER: Council Member Ellis' Office

1) What are the services provided in this contract?

This contract would be utilized for COVID long-term behavior change campaign development including purchasing advertising and other campaign deliverables. The deliverables and performance metrics would be determined with each scope of work assigned to the contractor.

2) Are we expecting to still be dealing with COVID consistently over the next 5 years? If not, can this contract be used for other APH or city-wide needs?

APH is unable to predict COVID future needs and would utilize this contract to respond timely to large-scale COVID messaging/campaign needs while also supporting focused messaging to address disparities.

This contract was solicited as a COVID only resource and therefore cannot be used for other APH or citywide needs. COVID is a viral disease that has similar prevention methods to other infections. There is general consistency in how we approach educating the public about preventing and managing disease such as respiratory illnesses. For example, flu cases decreased using the same prevention methods as COVID-19 last year. Through appropriate messaging, there will be opportunities to encourage behavior change to prevent the spread of other viral diseases, including respiratory illnesses.

1.



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QUESTION/ANSWER: Council Member Tovo's Office

1. *Please provide additional details as to why this work cannot be accomplished with existing City staff and resources, such as CPIO.*

Contracted marketing firms have the capacity to quickly leverage a variety of resources to implement long-term behavior change campaigns, especially given their ability to exert greater purchasing power to secure advertising. Existing staff and City resources, including CPIO, are not able to add this responsibility to their existing workloads, especially if and when COVID surges occur that require pivoting quickly.

When the pandemic began in 2020, the City activated the Emergency Operations Center (EOC) and the Joint Information System (JIS). The JIS was staffed by department PIOs from across the organization who had to suspend or delay their communications campaigns and initiatives so that the City could focus on the pandemic response. As we enter a third year of the pandemic, PIOs from across the organization have gradually returned to their departments to focus on departmental communication needs. The JIS is now staffed by two (2) regular and two (2) temporary staff within APH. APH temporary JIS staff are largely funded by federal dollars which is set to expire July 1st. APH regular staff must resume a variety of APH communications initiatives that are not COVID related.

2. *Please provide a breakdown of costs related to the \$15M allocation for this contract.*

This item provides the department with the authority to spend up to \$15 million over five (5) years and will only be expended as response needs dictate. The authority requested is \$3 million per year based on public awareness advertising expenses required during previous surges or new vaccination periods. The contract would position APH to respond timely to large-scale COVID messaging/campaign needs while also supporting focused messaging to address disparities.

3. *Please provide a list of deliverables and any identified performance metrics associated with this contract.*

This contract would be utilized for COVID long-term behavior change campaign development including purchasing advertising and other campaign deliverables. The deliverables and performance metrics would be determined with each scope of work assigned to the contractor.

4. *Are any of the costs related to this contract reimbursable?*

Potentially. The current FEMA reimbursement is scheduled to end 100% reimbursement of COVID expenses on July 1st. After July 1st, reimbursement will be available at 90% and continue to reduce over time.

In addition to pursuing FEMA reimbursement where possible, APH intends to use a portion of the funds it received from ARPA allocations to fund COVID behavior change communications campaigns and related mitigation strategies.



Council Question and Answer

Related To

Item #19

Meeting Date

April 21, 2022

Additional Answer Information

Authorize negotiation and execution of an amended and restated lease agreement for an initial term of 10 years with two 5-year renewal options with The Escape Game Austin, LLC, for approximately 7,110 square feet of retail space located at 405 and 407 Red River St., on the ground floor of the Austin Convention Center parking garage.

QUESTION/ANSWER: Council Member Tovo's Office

1. *Please provide comparable retail rents in the area of 4th and Red River. Is the proposed \$19/square foot lower than comparable rents in this area?*
 The rental agreement as proposed is justified by a third-party Fair Market Rent study. Public disclosure of the requested information may compromise our negotiation position, therefore a confidential memo with additional context will be provided to Council.



Council Question and Answer

Related To

Item #33

Meeting Date

April 21, 2022

Additional Answer Information

Conduct a public hearing and consider an ordinance amending City Code Chapter 25-2, Subchapter E, Section 4.3 relating to Vertical Mixed Use buildings.

QUESTION/ANSWER: Mayor Adler's Office

1. *What is the impact of compatibility on properties currently zoned VMU? Please include an analysis of what percentage of properties can realize VMU1, VMU2, and which properties have recently redeveloped (and will likely not be redeveloped soon). How do other cities enact policies similar to our compatibility rules?*

Staff created an [interactive map to view the relationship between VMU-zoned sites and current Compatibility Standards](#). This map identifies where VMU-zoned sites are located as well as where VMU buildings are in development or completed. The map also demonstrates allowable heights of VMU-zoned sites after compatibility standards were applied.

In an analysis of VMU-zoned parcels that have not developed since VMU regulations were adopted, staff found that 53% could not build to their base zoning height due to current compatibility standards. Additionally, more than 66% of those sites could not utilize the 30 foot height bonus offered in VMU2 due to current compatibility standards.

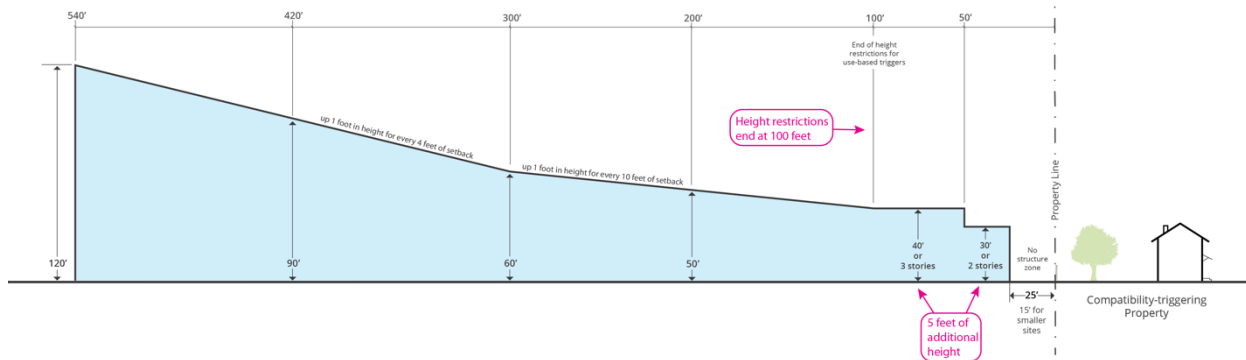
The City of Austin's current compatibility standards apply to sites that are within 540 feet (or nearly two downtown blocks) of the property line of an urban family residence (SF-5) or more restrictive zoning district. Compatibility standards also apply when a site is adjacent to a lot on which a use permitted in an SF-5 or more restrictive zoning district is located.

Current compatibility standards include:

- Height and Setback Limitations
- Scale and Clustering Requirements
- Screening Requirements
- Design Regulations

The dimensional characteristics of the City's current compatibility standards are shown in the image below with annotations in pink text showing the proposed compatibility standards in the Land Development Code Revision Draft 2:

Current Compatibility with Draft Changes Annotated



The table below shows the dimensional characteristics of the City's current compatibility standards and what was proposed in the LDC Revision Draft 2.

| | Side Setback | Rear Setback | Height limit within 50' | Height limit within 100' | Height limit beyond 100' |
|--|----------------------------|----------------------------|-------------------------|--------------------------|--|
| Austin's Current Standards | 15 to 25 feet ⁴ | 15 to 25 feet ⁴ | 30 feet & 2 stories | 40 feet & 3 stories | Gradually increases until 540' from triggering property ⁵ |
| LDC Revision Draft 2 Proposed Standards | 15 to 20 feet ¹ | 30 feet ² | 35 feet ³ | 45 feet ³ | Height max. of zone |

¹ Dependent on lot width and zone, higher for industrial zones

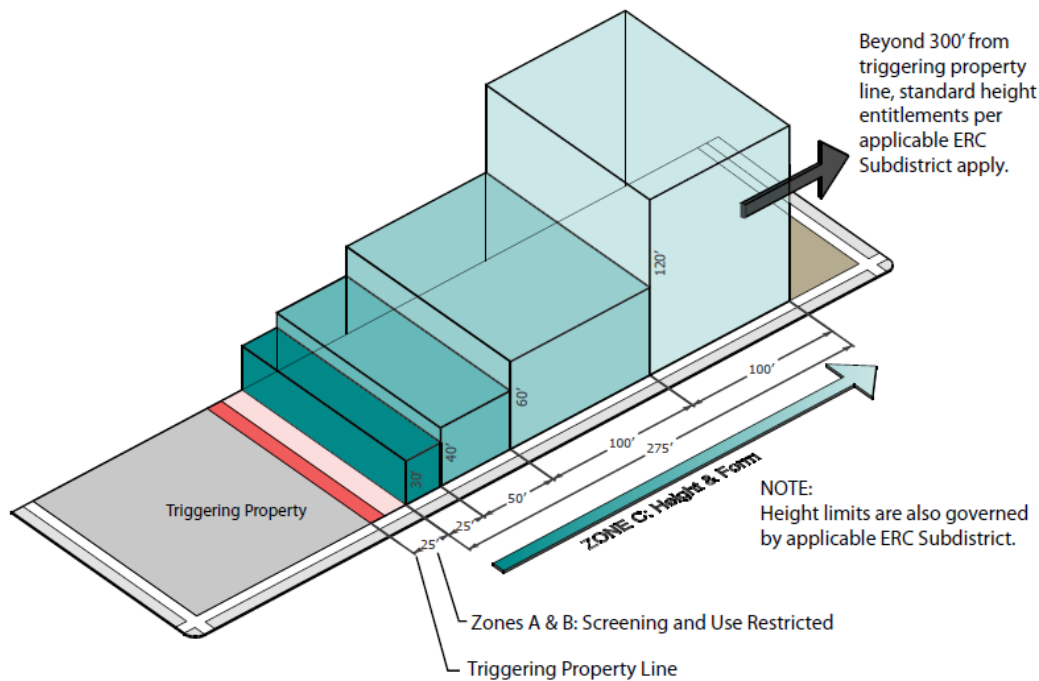
² Greater for some industrial zones

³ Some zones with a higher base/bonus height not subject to compatibility

⁴ Dependent on length of street frontage and site size

⁵ Height limit ends at 100' if the triggering property is based on use rather than zoning

There are examples of modified compatibility standards in Austin; the East Riverside Corridor Regulating Plan uses specific, less restrictive compatibility standards in lieu of the citywide regulations. These standards are slightly more restrictive than the Draft 2 proposal but similar in concept. As shown below, 60 feet in height is allowed 100 feet from the triggering property line.

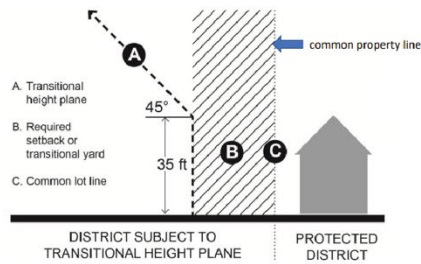


Compatibility standards in other cities:

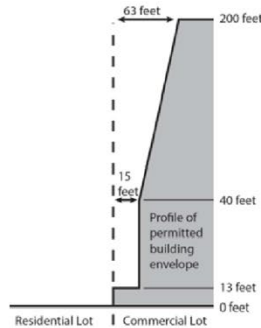
Compared to similar regulations in Atlanta, Denver, and Seattle, Austin's compatibility standards are significantly more restrictive. All three cities have regulations that require additional setbacks and height limits adjacent to low-density residential zoning districts, known as "protected districts". In Atlanta, setbacks vary by zoning district, but under the 45-degree plane (see below) a building can reach at least 110 feet in height at 100 feet from the protected district's property line. Seattle has the least restrictive height restrictions with buildings able to reach over 300 feet in height at 100 feet from the residential property line. In Denver, zoning districts with a height maximum of 70 feet can reach full height at 40 feet from protected district's property line. Generally, zoning districts that allow more height are limited to 75 feet within 175 feet of the protected district; however, this height restriction does not apply to all zoning districts, building forms, and contexts.

Other cities researched do not include use-based compatibility standards and rely solely on zoning districts to trigger compatibility standards; Austin currently utilizes both zoning district and existing uses to trigger compatibility. Additional research is needed to examine potential unintended consequences of amending use-based compatibility standards. Single family uses within Commercial Zoning Districts appear to be more frequently located within the Eastern Crescent and track with historically liberal application of higher intensity zoning districts within Communities of Color.

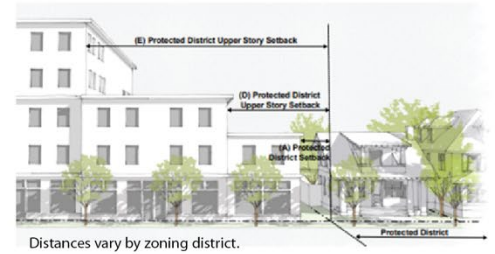
Atlanta



Seattle



Denver



2. What changes to the LDC or otherwise would have the greatest impact on housing supply and housing affordability that could be broadly supported?

Several potential code changes related to housing supply and affordability were considered during the LDC Revision process, with additional ideas identified throughout 2020-2021. While staff cannot gauge level of support for particular proposals, following is a brief summary of more significant items emphasizing level of impact and overall areas of consensus.

- **Allowing more high-density residential uses along identified corridors distributed equitably throughout Austin, through the use of affordable housing incentives.**
 - Supported in concept during the LDC Revision Process, though perspectives differed on the extent and location of proposed changes.
 - Could be implemented through wider application of existing or revised Vertical Mixed Use (VMU) zoning regulations or modified MF zoning regulations that increase height limits (potentially from 60 to 75 feet) through the use of affordability incentives.
 - Positive impact on affordability and housing supply, as well as transit-supportive density. Identifying additional corridors in West Austin proved to be a challenge during the LDC Revision process but would increase housing supply and affordable housing more equitably throughout Austin.
 - Supported by in-process code amendments to increase allowable heights for vertical mixed-use projects that provide income-restricted housing benefits and allow residential in commercially-zoned parcels that provide income-restricted housing benefits
- **Modify compatibility standards for properties along corridors.**
 - Supported in concept during the LDC Revision Process, though perspectives differed on the extent and location of proposed changes.
 - Based on review of peer-city compatibility regulations, the most impactful change to increase housing capacity would be to adjust and reduce the building height restrictions. Adjusting height restrictions could also increase opportunities for housing affordability for developments that would be able to take advantage of additional height to provide affordable units.
- **Changing parking regulations to increase residential units.**
 - Reducing minimum parking requirements was supported in concept during the LDC Revision process, though perspectives differed on the location and extent of proposed reductions. In general, while reduced parking minimums may facilitate additional residential housing options and transit-supportive density, they do not significantly impact housing capacity or affordability.
 - Greater use of parking maximums, especially near Project Connect lines, has the potential to positively impact housing capacity and affordability, as well as transit-supportive density.

However, this idea was opposed by the development community throughout the LDC Revision process.

- ***Allowing accessory dwelling units (ADUs) by-right in all single-family zoning districts.***
 - Greater allowance for ADUs (detached and internal) was supported in concept during the LDC Revision process, though perspectives differed as to appropriate site development standards, parking requirements, number of units, and effect of the "Preservation Incentive."
 - While unlikely to significantly impact overall housing capacity or affordability, ADUs provide greater choice in housing types and more transit-supportive density.
 - In response to Resolution No. 20211209-064, staff will propose changes to ADU regulations for Council to consider later this year.
- ***Changes to lot sizes and subdivision regulations.***
 - Reducing minimum lot sizes will facilitate "fee simple" ownership for residential units, rather than requiring use of a condominium regime. Reduced lot sizes for ADUs and townhomes were supported in concept during the LDC Revision process, though perspectives differed on the level of reduction.
 - Apart from lot size reductions, allowing use of a streamlined "amended plat" process to create residential lots may also help facilitate fee-simple ownership as an alternative to condo regimes. This idea was supported in concept during the LDC Revision process.
- ***Optimize affordable housing in Planned Unit Developments (PUDs).***
 - Include affordable housing as a required "Tier 1" community benefit.
 - Enhance affordable housing requirements in "Tier 2."
 - Add provisions to affirmatively further Fair Housing and improve inclusive, equitable outcomes within PUDs.
- ***Allowing fourplexes by-right in all single-family zoning districts within a specified distance of identified corridor types.***
 - With appropriate consideration for areas most at risk for displacement, this proposal may help increase housing options and provide more transit-supportive density.
 - Depending on how widely this proposal is applied, it may improve affordability and/or help to reduce the pace of increases in housing prices relative to new single-family houses that are easiest to build under the City's current LDC.



Council Question and Answer

Related To

Item #33

Meeting Date

April 21, 2022

Additional Answer Information

Conduct a public hearing and consider an ordinance amending City Code Chapter 25-2, Subchapter E, Section 4.3 relating to Vertical Mixed Use buildings.

QUESTION/ANSWER: Mayor Pro-Tem Alter's Office

1) *Of the estimated 34% of VMU-zoned sites that could potentially build to the bonus height under VMU2 after compatibility standards are applied, how many of those parcels have single family zoning or uses within 200 feet of the parcel?*

In an analysis of VMU-zoned parcels that have not developed since VMU regulations were adopted, staff found that 34% might be able to utilize the 30 foot height bonus offered in VMU2 with current compatibility standards on at least part of the site. Thirty-six percent of those parcels are within 200 feet of a single family zoning district or single family use. Therefore, approximately 12% of the total number of VMU-zoned parcels that haven't redeveloped since 2010 may be able to utilize the 30 foot height bonus *and* are within 200 feet of a single family zoning district or single family use.

2) *Of the properties that meet the conditions listed above, how many of those VMU properties have a sufficient amount of single family zoned land or uses within 200 feet of their parcel that would allow those properties to constitute at least 20% of the total property within 200 feet of the VMU parcel?*

Any calculations of applicable rezoning protests would be conducted on applicable cases after formal protests have been received.

3) *Please provide a map of both of these scenarios.*

Additional staff capacity would be needed for the level of detail requested.



Council Question and Answer

Related To

Item #33

Meeting Date

April 21, 2022

Additional Answer Information

Conduct a public hearing and consider an ordinance amending City Code Chapter 25-2, Subchapter E, Section 4.3 relating to Vertical Mixed Use buildings.

QUESTION/ANSWER: Council Member Kitchen's Office

1. Please provide the most current summary data on VMU units.

| 2. VMU Developments | In Planning | Under Construction | Completed | Total |
|-------------------------------|--------------|--------------------|--------------|---------------|
| Certified VMU Projects | 25 | 11 | 37 | 73 |
| VMU Housing Units | 6,345 | 2,563 | 6,793 | 15,701 |
| Income-Restricted Units | 641 | 549 | 678 | 1,868 |
| Market-Rate Units | 5,704 | 2,014 | 6,115 | 13,833 |
| Rental | 100% | 98% | 95% | 97% |
| Ownership | 0% | 2% | 5% | 3% |

Data source: [Affordable Housing Inventory](#) (accessed 4/18/22)



Council Question and Answer

Related To

Item #47

Meeting Date

April 21, 2022

Additional Answer Information

C14-2021-0189 - 4833 Spicewood Springs - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 4833 Spicewood Springs Road (Bull Creek Watershed). Applicant Request: To rezone from limited office (LO) district zoning and family residence (SF-3) district zoning to limited office-mixed use-conditional overlay (LO-MU-CO) combining district zoning, as amended. Staff Recommendation: To grant limited office-mixed use (LO-MU) combining district zoning. Zoning and Platting Commission Recommendation: To deny the rezoning. Owner/Applicant: Spicewood Canyon, LP (Juan Creixell). Agent: Keepers Land Planning (Ricca Keepers). City Staff: Sherri Sirwaitis, 512-974-3057.

QUESTION/ANSWER: Mayor Pro Tem Alter's Office

1) *Is the impervious cover limit in this watershed area 40%?*

Yes, for multi-family, mixed use, or commercial development.

2) *Do we know how much impervious cover exists on the tract currently zoned LO today?*

City staff overseeing administration of the drainage utility fee states that for drainage charge purposes, the impervious cover on the subject property is 19,098 square feet and the lot size is 25,645 square feet. Therefore, the existing impervious cover would be approximately 74%. Please note that this figure does count the roof eaves, whereas roof eaves are not counted per the Land Development Code.

3) *Does our Environmental/Land Use Review Division have any estimate as to the steepness of the slopes for the property currently zoned SF-3?*

See attached.

4) *Do we have limitations on the amount of impervious cover we allow on slopes that steep?*

Yes; 10% of the slopes from 15 to 25% may have impervious cover for buildings/garages. For example, if there were 10 acres of slopes from 15 to 25% then there could be 1 acre of impervious cover associated with buildings/garages. This limit is independent of the 40% impervious cover limit. Construction on slopes over 15% for roads or driveways is limited to access for at least 5 residential units. Parking lots are not allowed on slopes over 15%.

5) *Based on the amount of impervious cover allowed on slopes, do we have any sense of the amount of impervious cover that could be added to the property currently zoned SF-3?*

The slopes will be a substantial limiting factor due to the 10% regulation referenced above.



Property Profile

A DEVELOPMENT SERVICES TOOL

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