


MEMORANDUM

TO: AHFC Board of Directors

FROM: Rosie Truelove, Treasurer, Austin Housing Finance Corporation 

DATE: July 22, 2022

SUBJECT: AHFC Agenda Item #2 (July 28, 2022)

This memo provides a summary of Austin Housing Finance Corporation (AHFC) staff recommendation for the development of an AHFC-owned property at 3515 Manor Road. As detailed below, staff recommends that the AHFC Board authorize negotiation with NHP Foundation (NHP) for the development of the approximate three-acre site located at 3515 Manor Road.

This RFP was a joint solicitation by the Austin Housing Finance Corporation (AHFC) and Austin Public Health (APH). AHFC held three public engagement meetings with the surrounding community in the fall and winter of 2021 before drafting the RFP for release. The public engagement helped to inform the community priorities incorporated into the solicitation.ⁱ

Additionally, in 2021, APH met with the surrounding neighborhoods to discuss best strategies for addressing community homelessness. As a result of these conversations, one of the identified priorities for the 3515 Manor Road Solicitation was permanent supportive housing for the homeless.

Staff at AHFC greatly appreciated the feedback from the surrounding community during the public engagement process and sought to release an RFP that incorporated that input to the greatest extent possible. The RFP released included a “Community Priorities” section that requested, among other items:

1. Ground Floor non-residential space that serves a public purpose (including Live Work units)
2. Pedestrian connectivity
3. Environmental sustainability
4. Publicly accessible green space and open space
5. Partnerships with nearby businesses and organizations

Two AHFC staff and two APH staff comprised the four-person review panel. Those four panelists were asked to score each application according to 20 questions, with about half pertaining to housing questions and the other half pertaining to service provider questions for the homeless. Of the 20

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questions, five questions were directly or tangentially tied to describing how the proposal met the Community Priorities outlined in the RFP.

Following the scoring of the proposals and their presentations, staff invited the public to review the proposals, watch the presentations of the two invited respondents, and then vote for their preferred development. The city received 402 unique responses. Of the three proposals, the proposal selected by the panel was also supported by the community, with approximately 56% of the community members voting for the NHP Foundation proposal.

While all three respondents presented compelling proposals, the NHP Foundation is the most responsive to the identified community and affordable housing priorities. The NHP proposal maximizes the number of affordable units and the number of deeply affordable units. The NHP team is committed to permanent supportive housing and comprehensive onsite services, with a demonstrated commitment to serving people referred through the Coordinated Entry System. Additionally, the NHP team is comprised of a diverse group of organizations that each bring a unique perspective and expertise to the development.

Additional information, such as the panelist scoring matrix and the public survey summary, is provided in backup to this item. Additionally, solicitation information and all responsive proposals can be found on the RFP website: <https://www.austintexas.gov/page/request-proposals>

Should you have any questions, please do not hesitate to contact me or Mandy DeMayo mandy.demayo@austintexas.gov.

ⁱ It should be noted that the community priorities did not include a childcare facility. According to Children at Risk Child Care Desert Dashboard, the site is not located in a childcare desert.

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