



September 15, 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

AHFC Item #1: Authorize negotiation and execution of a one-year service agreement with the City of Austin to manage and operate various housing programs on the City of Austin's behalf during Fiscal Year 2022-2023 in an amount not to exceed \$34,887,251.

COUNCIL MEMBER KELLY'S OFFICE

1) *How many people have defaulted on the Home Rehabilitation Loan Program since its founding?*

The Home Rehabilitation Loan Program (HRLP) provides up to \$75,000 in 0% interest repair loans for low-income homeowners. In total, there are 243 HRLP and HRLP Shared Equity loans in the portfolio. Of those, 15 have non-compliant issues, including the following:

- Eight of the loans are currently due and payable because the borrower has passed away. (In the cases of these eight loans, the families have contacted our office and are either going through probate to clear title or have made arrangements to pay off the loans over a period of time).
- Two of the loans are both past due and the borrower has passed away. (In the cases of these two loans, the families have contacted our office and are either going through probate to clear title or have made arrangements to pay off the loans over a period of time).
- Five loans have met maturity and still have an outstanding balance.

Item #2: Approve a resolution declaring the City of Austin's official intent to reimburse itself from the proceeds of Certificates of Obligation in the amount of \$30,750,000 and Contractual Obligations in the amount of \$36,503,000.

COUNCIL MEMBER KITCHEN'S OFFICE

1) *Please provide a breakdown of what the \$32M for Fleet services will purchase. Does this issuance of COs impact the city's ability to issue COs for other priorities that Council has discussed like bridge shelter, AARC and DAC funding?*

Fleet's annual vehicle and equipment budget is supported by reimbursement resolutions for future issuance of contractual obligations and is used on general fund, support service and internal service departments. Below is a breakdown of the budget by department.

The future issuance of bonds supported by this reimbursement resolution does not impact the debt eligibility analysis of other projects.

Department	Budget	Number of Vehicles
ANIMAL CONTROL	190,000	6

BUILDING SERVICES	230,000	5
COMMUNICATIONS & TECH. MGT.	90,000	2
EMS OPERATING	3,145,000	25
FIRE OPERATING	8,640,000	26
FLEET	3,120,000	48
HEALTH OPERATING	110,000	3
LIBRARY OPERATING	165,000	3
MUNICIPAL COURT	345,000	8
PARKS & RECREATION	4,223,000	87
POLICE OPERATING	11,745,000	143
RADIO COMMUNICATIONS	120,000	3
Grand Total	32,123,000	359

Item #3: Approve an ordinance authorizing the issuance and sale of tax-exempt City of Austin, Texas, Water and Wastewater System Revenue Refunding Bonds, in one or more series, in an aggregate paramount not to exceed \$600,000,000, in accordance with the parameters set out in the ordinance, authorizing related documents, approving the payments of the costs of issuance, and providing that the issuance and sale be accomplished by March 15, 2023.

MAYOR PRO TEM ALTER'S OFFICE

1) Austin Water has been actively seeking savings for ratepayers via various debt management and defeasance strategies. To what extent is Austin Energy similarly taking steps to manage its debts to save ratepayers money?

Austin Energy considers refunding and advanced refunding of outstanding debt when the present value of savings of at least 4.25% of the principal amount of the refunded bonds is produced, as stated in Financial Policy #17. Austin Energy currently has Series 2012A and 2012B, which are callable and will be considered for refunding when Austin Energy sells revenue bonds in early 2023. Austin Energy has refunded all other available debt producing a weighted average cost of debt of 4.28% and significant savings in debt service for our customers.

Item #4: Approve an ordinance accepting grant funds from the Texas Department of Emergency Management; and amending the Fiscal Year 2021-2022 Budget Special Revenue Fund (Ordinance No. 20210811-001) in the amount of \$2,272,255 for the following departments: Austin Public Health, Austin Public Library, Communication and Technology Management, Emergency Medical Services, Fire, Management Services, Police, and Public Works.

COUNCIL MEMBER KELLY'S OFFICE

1) Who is providing the tests and how much is each test?
Pending

Item #18: Authorize negotiation and execution of two contracts with Capital Investing in Development & Employment of Adults Inc. d/b/a Capital IDEA and SkillPoint Alliance for workforce development training for target occupations, each for a term of two years in an amount not to exceed \$4,606,580, divided between the contractors.

COUNCIL MEMBER FUENTES'S OFFICE

1) Please provide a status update on the City's Day Labor Center.

The City's Day Labor Center is operated and managed by Austin Public Health (APH). The operational status for the City's Day Labor Center is as follows:

Currently, the Day Labor center is up and running in a limited capacity, providing services to Bridge Shelter Clients only. In March 2020, an operational change due to COVID-19 warranted the closure of the Day Labor Center. Additionally, during the winter storm in January 2021, the facility received considerable storm damage, which resulted in lease compliance issues with the landlord. In January 2022, Real Estate issued an Intent to Terminate the lease, and in March of 2022 the program vacated the facility. APH is working with Real Estate to secure and negotiate a new lease. During this transition, APH Program staff continues to provide client referral efforts, rent assistance, and other social service needs.

Item #18: Authorize negotiation and execution of two contracts with Capital Investing in Development & Employment of Adults Inc. d/b/a Capital IDEA and SkillPoint Alliance for workforce development training for target occupations, each for a term of two years in an amount not to exceed \$4,606,580, divided between the contractors.

MAYOR PRO TEM ALTER'S OFFICE

1) How many individuals are anticipated to be assisted by each of these contracts?

SkillPoint Program C (Skilled Trades and Advanced Manufacturing) will serve 200 individuals over the course of the 24-month term.

SkillPoint Program D (Staffing Support) will provide salaries and benefits for one case manager and one career coach over the course of the 24-month term. Funded staff will assist all SkillPoint clients, regardless of client funding source.

Capital IDEA Program A (Healthcare) will serve 605 individuals over the course of the 24-month term.

Capital IDEA Program B (Information Technology) will serve 375 individuals over the course of the 24-month term.

The total number of individuals served by SkillPoint will be 200.

The total number of individuals served by Capital IDEA will be 980.

The total number of individuals served by both organizations, combined, will be 1180.

2) What is the timeline for the workforce development RFP being funded using the general fund dollars allocated in the FY22-23 budget?

The Economic Development Department is currently developing proposals for the general fund dollars allocated in the Fiscal Year 2022-2023 budget and expect to receive responses in Spring 2023 for potential Council approval of contracts in the Summer of 2023.

Item #18: Authorize negotiation and execution of two contracts with Capital Investing in Development & Employment of Adults Inc. d/b/a Capital IDEA and SkillPoint Alliance for workforce development training for target occupations, each for a term of two years in an amount not to exceed \$4,606,580, divided between 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 KELLY'S OFFICE

1) *Year-to-date how many individuals have SkillPoint Alliance and Capital Idea training and have been placed into new jobs?*

Year-to-date the following number of individuals have been trained and placed into jobs by SkillPoint Alliance and Capital IDEA:

SkillPoint Alliance:

- Year-to-date SkillPoint Alliance has trained 63 people thus far, with a goal of 84 to be reached by September 30, 2022. Number employed is an annual measure to be reported in the contract summary report.

Capital IDEA:

- Year-to-date Capital IDEA has trained 1,013 people thus far, with a goal of 1,043 to be reached by September 30, 2022. The number employed thus far is 58.

Item #29: Authorize negotiation and execution of an interlocal agreement with the University of Texas at Austin for the Austin Police Department to provide assistance in the planning and execution of street closures and related activities for parades, protests, sporting, and other special events, in an amount not to exceed \$900,000.

MAYOR PRO TEM ALTER'S OFFICE

1) *What is the hourly rate for police officer assistance assumed in this agreement? How is that rate linked to any wage changes that may arise out of the ongoing contract negotiations? If available, please provide a copy of the agreement. If this year's agreement is not available, please provide last year's agreement.*

The Fees charged under this agreement are from the fee Schedule of the FY2022-23 approved budget. For a police officer, the rate is \$75.00 per hour. The agreement includes the following language allowing APD to notify the University of Texas 30 days prior to any fee increases that may arise during the term of the agreement:

* Performing Party's Fees may be adjusted, pursuant to applicable changes in the Performing Party's rates, as determined by the City of Austin, City Council and memorialized in the City of Austin fee schedule. APD agrees to notify UT Austin thirty (30) days prior to an effective fee

increase. APD agrees to provide UT Austin a single point of contact for reaching out to APD finance, to respond to UT Austin inquiries concerning requested fee increases in budget planning period.

Item #29: Authorize negotiation and execution of an interlocal agreement with the University of Texas at Austin for the Austin Police Department to provide assistance in the planning and execution of street closures and related activities for parades, protests, sporting, and other special events, in an amount not to exceed \$900,000.

COUNCIL MEMBER KELLY'S OFFICE

1) *How many times has the City of Austin either allocated money or initiated some form of assistance to the University of Texas at Austin? What were the reasons? And what are the amounts of funding assistance?*

During FY22 UT was billed approximately \$350,000 for approximately 60 separate events including UT Football games, UT Basketball games, UT Relays, and UT Commencement Ceremonies. These events are billed through APD Special Events as overtime assignments and reimbursed in full by UT. No funding is allocated from APD's General Fund.

Item #29: Authorize negotiation and execution of an interlocal agreement with the University of Texas at Austin for the Austin Police Department to provide assistance in the planning and execution of street closures and related activities for parades, protests, sporting, and other special events, in an amount not to exceed \$900,000.

COUNCIL MEMBER TOVO'S OFFICE

1) *How does providing assistance to UT for planning and execution of street closures impact APD staffing?*

Providing assistance for preplanned UT event street closures does not impact APD staffing. UT events are staffed with overtime officers through the Special Events Unit.

Item #29: Authorize negotiation and execution of an interlocal agreement with the University of Texas at Austin for the Austin Police Department to provide assistance in the planning and execution of street closures and related activities for parades, protests, sporting, and other special events, in an amount not to exceed \$900,000.

COUNCIL MEMBER ELLIS'S OFFICE

1) *Please explain why UTPD is not able to perform this work, as well as what impacts this ILA would have on APD's availability to perform their normal functions.*

APD supplements UTPD with additional officers for large events that require more staff than UTPD has. Requests are preplanned and filled by overtime paid by UT. There is no impact on APD normal functions.

Item #30: Authorize negotiation and execution of an interlocal agreement with the Texas Department of Transportation for security services.

COUNCIL MEMBER KELLY'S OFFICE

1) *How many officers are requested to staff the commissioner meetings?*

The standard/standing request is for two APD Officers for each meeting. However, the requested number may increase based on the meeting agenda.

Item #30: Authorize negotiation and execution of an interlocal agreement with the Texas Department of Transportation for security services.

COUNCIL MEMBER ELLIS'S OFFICE

1) *Please explain why State Troopers are not able to perform this work, as well as what impacts this ILA would have APD's availability to perform their normal functions.*

APD cannot speak on behalf of DPS operations and allocation of resources. The TxDOT assistance request is preplanned and filled on an overtime basis paid by TxDOT. There is no impact to normal APD functions.

Item #31: Authorize negotiation and execution of an amendment to the interlocal agreement with Travis County to extend the term for one year for operation of a central booking facility and related services in an amount not to exceed \$7,661,323.

MAYOR PRO TEM ALTER'S OFFICE

1) *Please provide detail on how Travis County charges other jurisdictions or other police agencies within Travis County for similar services.*

In 2000, the City of Austin and Travis County entered into an agreement that governed the administration and operations of the central booking facility. The County provides booking and detention services and the City provides magistration and identification services. We are not aware of other agreements between Travis County and other jurisdictions or police agencies for these services.

Item #32: Authorize negotiation and execution of an agreement with Jane's Due Process to provide sexual and reproductive health and wellness education and service navigation, for a 12-month term beginning October 1, 2022 in an amount not to exceed \$150,000, with four 12-month extension options each in an amount not to exceed \$150,000, for a total agreement amount not to exceed \$750,000.

COUNCIL MEMBER KELLY'S OFFICE

1) *Can you please provide a copy of the contract with Jane's Due Process?*

The contract with Jane's Due Process is still under negotiation and is not available.

2) *Can you please provide a copy of the RFP and scoring matrix for Jane's Due Process?*

Jane's Due Process was originally awarded an agreement through a competitive process conducted in May of 2020 to provide abortion logistical support services, which included support services, travel, and lodging. Based on changes in the law, the City opted to no longer continue the original agreement. To address a gap in reproductive health services, Austin Public Health decided to execute a new agreement with Jane's Due Process with the \$150,000 of ongoing funding to provide resources and practical support related to sexual and reproductive health and overcoming barriers that impede access to healthcare.

Item #33: Authorize negotiation and execution of Amendment No. 7 to an interlocal agreement with Austin-Travis County and the Sobriety Center Local Government Corporation for the operation and management of the Sobering Center, to add funding in an amount not to exceed \$67,178 for the term beginning October 1, 2022, for a revised total agreement amount not to exceed \$8,863,945.

MAYOR PRO TEM ALTER'S OFFICE

1) Please explain how this action relates to the previously identified funding gap and additional funding that was allocated to the Sobering Center during FY22-23 budget adoption.

This action was set in motion prior to the FY22-23 budget adoption process to ensure that there was an active agreement and funding available for the Sobering Center to avoid a disruption in services when the current term ends on September 30, 2022. After Amendment #7 is executed, negotiations will begin on Amendment #8 to add the additional funding allocated during the FY22-23 budget adoption process.

Item #36: Authorize negotiation and execution of agreements with three social service agencies to provide emergency shelter services for an initial 12-month term beginning October 1, 2022 in a combined amount not to exceed \$2,492,168, with one 12-month extension option in a combined amount not to exceed \$2,492,168, for a total agreement amount not to exceed \$4,984,336 divided among the agencies.

MAYOR PRO TEM ALTER'S OFFICE

1) Please provide additional detail on the services planned and the number of individuals who will be served by each of these awards.

The services planned for these awards from the Homeless Crisis Response solicitation include the provision of emergency lodging in congregate or non-congregate settings for households who are experiencing homelessness with additional support to help households access mainstream benefits, housing opportunities, and community resources to end their homelessness. The number of individuals to be served by each award is not currently available as agreements are under negotiation.

Item #37: Authorize negotiation and execution of agreements with four social service agencies to provide street outreach services for an initial 12-month term beginning October 1, 2022 in a combined amount not to exceed \$2,007,832, with one 12-month extension option in a combined amount not to exceed \$2,007,832, for a total agreement amount not to exceed \$4,015,664 divided among the agencies.

MAYOR PRO TEM ALTER'S OFFICE

1) Please provide additional detail on the services planned and the number of individuals who will be served by each of these awards.

The services planned for these awards stem from the recently released Homeless Crisis Response Solicitation. Through these agreements, the programs will actively identify, engage, and help individuals or households who are experiencing unsheltered homelessness connect to emergency shelter, permanent housing, or support services to help resolve their homelessness. Programs can also negotiate to provide urgent, non-facility-based care to unsheltered households who are unwilling or unable to access emergency shelter, housing, or an appropriate health facility. The number of individuals to be served by each award is not currently available as agreements are under negotiation.

Item #38: Authorize negotiation and execution of an agreement with Sunrise Community Church to provide street outreach services for an initial 12-month term beginning October 1, 2022 with four 12-month extension options, each in an amount not to exceed \$150,000, for a total agreement amount not to exceed \$750,000.

MAYOR PRO TEM ALTER'S OFFICE

1) Please provide additional detail on how items 38 and 37 relate to one another and the differences between the awards for Sunrise Community Church, which is included in both items. What is the difference between the agreements and services being delivered by Sunrise Community Church across these two awards?

- Both agenda items #37 and #38 propose to negotiate Street Outreach contracts but utilizing different funding sources and contract terms.
 - Item #37 will be funded with American Rescue Plan Act funds and have a 1-year initial term with 1, 12-month extension option.
 - Item #38 will be funded with general funds and have a 1-year initial term and 4, 12-month extension options

Item #39: Authorize negotiation and execution of Amendment No. 9 to the agreement with Catholic Charities of Central Texas to provide housing stability services to households at risk of homelessness, to add one six-month extension option in an amount not to exceed \$850,000, for a revised total agreement amount not to exceed \$6,516,750.00.

MAYOR PRO TEM ALTER'S OFFICE

1) Please provide additional detail on the funding source(s) for this agreement.

The funding for these negotiations and contract execution will be supported by the FY22 Austin Public Health general operating funds that are in the homeless spending category.

Item #53 and 66:

53. Approve an ordinance amending City Code Chapter 25-1 relating to residential and commercial parkland dedication regulations, waiving the requirements of City Code Sections 25-1-501 (Initiation of Amendment) and 25-1-502 (Amendment; Review) related to Planning Commission review and public

hearing requirements and providing direction regarding administrative rules implementing parkland dedication Code regulations.

66. Conduct a public hearing and consider an ordinance amending City Code Chapter 25-1 to require parkland dedication for commercial developments.

COUNCIL MEMBER TOVO, MAYOR PRO TEM ALTER, COUNCIL MEMBER HARPER-MADISON, COUNCIL MEMBER VELA, COUNCIL MEMBER FUENTES, MAYOR ADLER'S OFFICE

- 1) *Question: Provide list of MDAs that are currently under review that are contemplated to be exempt from the ordinance.*

EDD is the lead on this response. EDD previously listed the following projects with an MDA that had been negotiated prior August 1, 2022: Mueller Redevelopment; Seaholm District; Colony Park Sustainable Community; 6909 Ryan Drive; 906 Saint Johns Ave and 7309 North IH 35; 1215 Red River Street & 606 East Twelfth Street (HealthSouth).

- 2) *What is the financial impact of locking in the fees at the time of submittal?*

Based on assumptions below, we anticipate an estimated \$3.38 million loss in revenue if fees were locked in at the time of site plan submittal, with a 25 percent increase in fees for the next fiscal year.

Assuming that ¼ of plan reviews annually span a fee change in October (anything submitted after January 1); and, assuming an annual fee collection of \$18 million, then that would equal \$13.5 million in revenue. \$13.5 million subject to the 25 percent increase would equal \$16.88 million, the difference equal to \$3.38 million.

- 3) *Question: What are the FTE's staffing requirements for commercial PLD?*

2 FTE's are required to administer the commercial PLD:

All FTEs to be paid via review fees (mostly cost neutral to general fund)

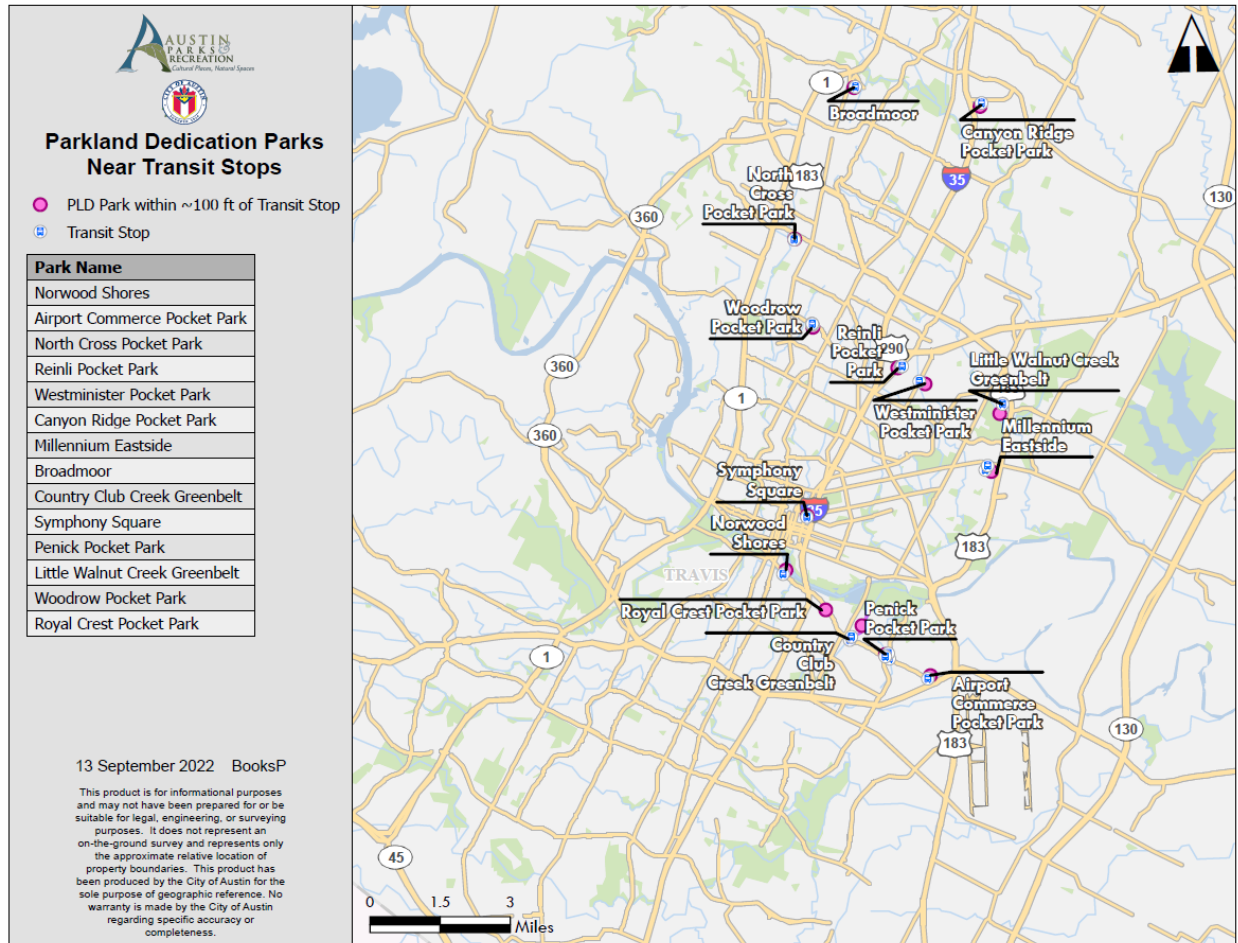
2 additional FTEs for approximately 114 additional commercial site plan and subdivisions to review annually (from City's Open Data Portal).

- 2 planners: principal and senior
- \$235,232 in salary
- \$4k for onetime equipment x 2 = \$8k
- \$2k for training/travel/registration x 2 = \$4k

- 4) *Consider potential future bus stops and transit stops in the parkland dedication requirements (in order to provide green space at those locations).*

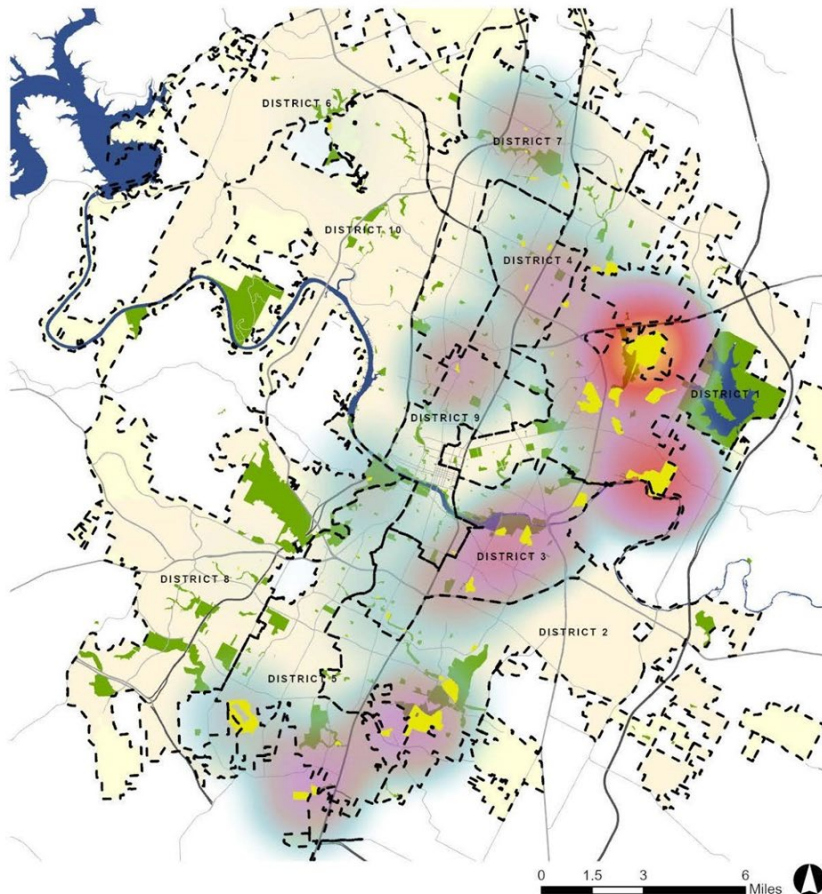
PARD already considers transit stops when assessing parkland dedication for a new project. PARD reviews and coordinates with Project Connect to align transit stops and parkland PARD has several examples of parks that are dedicated adjacent to bus stops including:

PLD Parks within ~100 ft of existing bus stop:



5) *Historical parkland dedication investment across the city.*

80 percent of parkland acquired since 1998 (with bond and PLD) has been in the Eastern Crescent. Since 2012, 20 percent of PLD spending on acquisitions has been in District 1, with Districts 1 through 4 representing 56 percent of all PLD spending (acquisition and development).



COMPLETED PARKLAND ACQUISITIONS HEATMAP
Parkland Purchased from 1998 to Present



Concentration of investment in parkland purchases dating back to 1998, from low to high.



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the Parks and Recreation Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

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- 6) *How many of the total permits are commercial? How many of the total permits are site plan and subdivision- provide a break-out. What percentage of all fees collected are site plans compared to collected at subdivision?*

Development Breakdown by Type -

FY 23 PLD Appropriations:

	Parkland Fees	%
Site Plan	\$23,209,721	89%
Subdivision	\$2,936,464	11%
Total	\$26,146,185	100%

2021 DSD Annual Report:

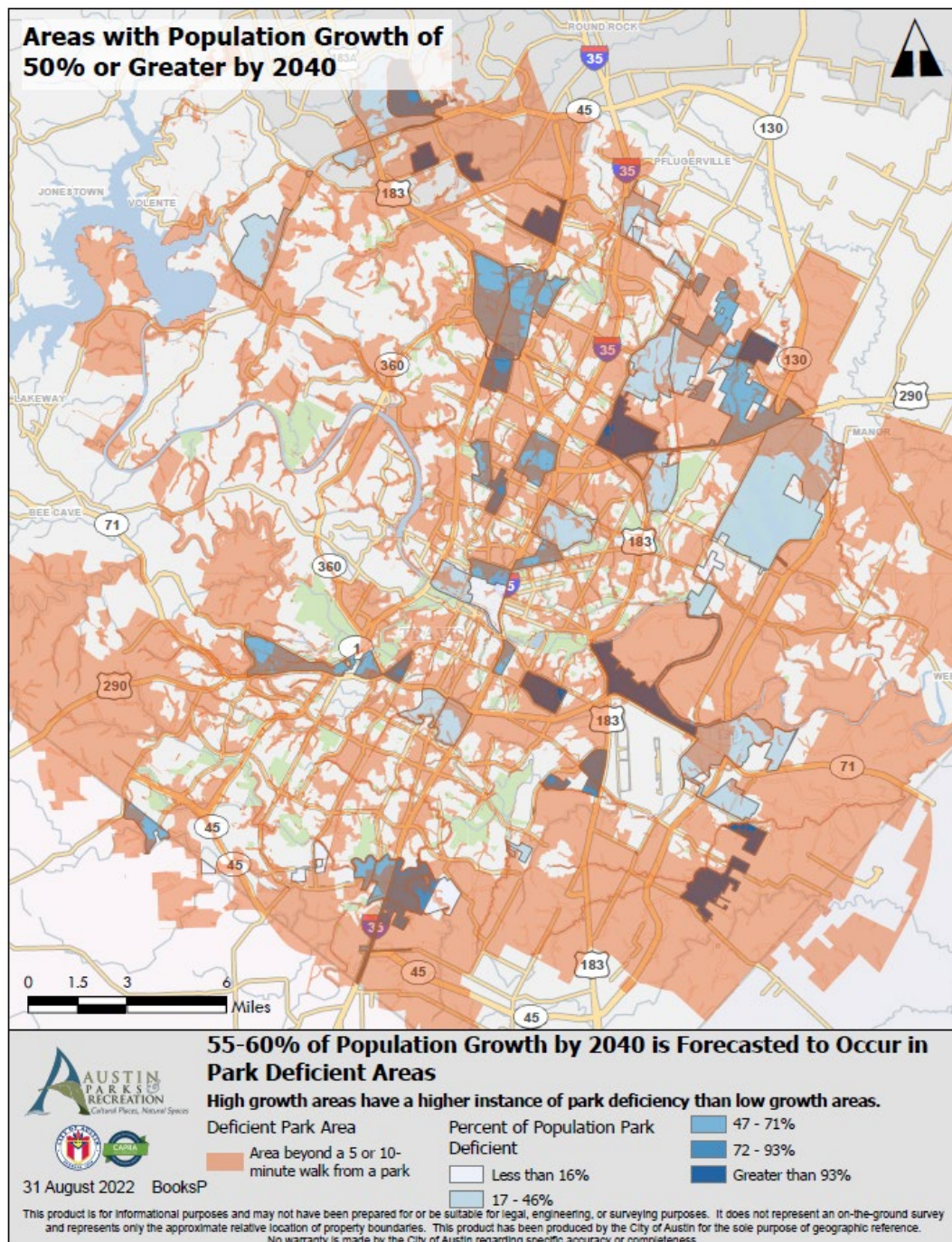
	Square Feet Permitted	%
Single Family	11,671,995	44%
Multifamily	11,491,164	43%
Total Residential	23,163,159	87%
Retail	547,149	2%
Office	1,105,698	4%
Industrial	1,182,000	4%
Hotel	707,000	3%
Total Commercial	3,541,847	13%
Total	26,705,006	100%

Total Permits Jan 2021 – Jan 2022

	Subdivision	%	Site Plan	%	Building Permit*	%
Multifamily	65	25%	146	61%	3,785	88%
Single Family	163	64%	7	3%	282	7%
Total Residential	228	89%	153	64%	4,067	95%
Hotel	0	0%	4	2%	24	.5%
Office	5	2%	23	10%	45	1%
Retail	3	1%	38	16%	131	3%
Industrial	19	7%	22	9%	9	.2%
Total Commercial	27	11%	87	36%	209	5%
Total	255	100%	240	100%	4,276	100%

*Only includes building permits for New and Shell Work Types. Commercial permits other than hotel, office, retail, and industrial were removed. 4 mixed-use permits were not included in the total due to limitation determination which uses were included. Multifamily building permits are considered commercial building permits but permits were categorized based on their sub type.

7) Provide map showing high growth areas and park deficiency



8) Provide language related to PC amendment #3- changing the small business exemption from 5,000 square feet to one functional population.

Consider the following language: commercial developments that generate less one functional population are exempt.

The term 'functional population' means number of employees for a commercial use; discounted by occupancy rates; the amount of time they may be at place of employment; and, the percent of those who work in Austin but reside outside the city. After discounts, this represents the full-time equivalent population for a new commercial development.

9) *Provide language clarifying the correct point in time to lock-in site development fees.*

The language should be changed from 'filed' to 'the date that the application is deemed administratively complete.'

(C) Calculating the Fee Rate.

- (1) For a subdivision application filed on or after October 1, 2022, any fees required under Section 25-1-605 (Fee In-Lieu of Parkland Dedication) or Section 25-1-606 (Parkland Development Fee) shall be calculated using the rate set forth in the fee schedule in effect at the time the subdivision application was accepted for filing.
- (2) For a site plan application filed on or after October 1, 2022, any fees required under Section 25-1-605 (Fee In-Lieu of Parkland Dedication) or Section 25-1-606 (Parkland Development Fee) shall be calculated using the rate set forth in the fee schedule in effect at the time the site plan application was deemed administratively complete.
- (3) For a subdivision or site plan application filed before October 1, 2022, the fees required under Section 25-1-605 (Fee In-Lieu of Parkland Dedication) or Section 25-1-606 (Parkland Development Fee) shall be the rate set forth in Ordinance Number 20210811-002 (Fiscal Year 2021-2022 Fee Ordinance).

10) *Impact to staff and workforce by deferring to BP/CO*

The following scenarios show the impact to staff if fee collection is delayed to building permit and CO. There are additional considerations and calculations following the staffing scenarios.

All FTEs to be paid via review fees (mostly cost neutral to general fund):

Scenario 1: Adoption of commercial parkland dedication ordinance as proposed by Staff. Council approves amendment to defer payment of only commercial parkland dedication fees to building permit.

3 additional FTEs for approximately 114 additional commercial permits (site plan and subdivision) to review annually (from City's Open Data Portal), plus the associated commercial building permits (estimated slightly less than 200)

- 2 planners: principal and senior
- 1 business process specialist
- \$338,267 in salary
- \$4k for onetime equipment x 3 = \$12k
- \$2k for training/travel/registration x 3 = \$6k

Scenario 2: Adoption of commercial parkland dedication ordinance as proposed by Staff. Council approves amendment to defer payment of both residential and commercial parkland dedication fees to building permit

4 additional FTEs for all the building permits (estimated to be 500 that will require actual review)

- 3 planners: principal, senior, and III
- 1 business process specialist
- \$436,164 in salary
- \$4k for onetime equipment x 4 = \$16k
- \$2k for training/travel/registration x 4 = \$8k
- Concerns: which building permit? Each individual multifamily site plan may have anywhere between 10 and 40 building permits. There are over 4,000 building permits reviewed by the City annually (compared to 240 site plans in 2021), over 1,000 of which are associated with new construction. Would require outreach to homebuilder community unaccustomed to paying fees of this magnitude at BP.

Scenario 3: Adoption of commercial parkland dedication ordinance as proposed by Staff. Council approves amendment to defer payment of both residential and commercial parkland dedication fees to Certificate of Occupancy

There are 5,745 COs annually. It is not feasible to review these for parkland dedication compliance. Administrative burden of tracking cases from site plan to CO for compliance with fee payment is too great.

- Concerns: could delay the occupancy of new housing if fees remain unpaid. Would require outreach to homebuilder community unaccustomed to paying fees of this magnitude at CO.

Considerations for determining staffing needs related to delaying fee collection to building permit:

Currently, there is no way, with the City's review software, for PARD to issue an invoice at the time of site plan and collect at building permit. The invoice must be issued with the building permit. If PARD is not distributed on the building permit or CO, the fees will not be invoiced, and PARD will not receive mitigation for the impact of the new residents.

In 2018 PARD conducted a fee review study with a third party consultant and determined the average hourly review time for a new site development permit:

Fee Title	Park Planning Division					Park Development Division		Total Time (Hours)
	Coord, Park Development	Div Mgr, Parks & Recreation	Planner Principal	Planner Senior	Prgm Mgr, Environmental Conser	Business Process Consultant	Engineering Technician C	
Site Plan / Subdivision Review:								-
Site Plan / Subdivision Review			3.00	3.00	0.33	1.00		7.33
Site Plan / Subdivision Review Site Visit - per visit							2.00	2.00
MUD / PUD / PID / PDA Review	20.00	50.00	70.00	70.00	100.00			310.00
Development Assessment:								-
No Site Visit			0.75	0.75				1.50
Site Visit			1.75	1.75				3.50
Zoning / Rezoning Reviews			1.00	1.00				2.00

Average review time for a site plan or subdivision is 7.33 hours, it is estimated that a building permit review would take an average of 5 hours to review a building permit including updating formal review, researching the project, coordinating with applicants, coordinating with other reviewers and inspectors, issuing and collecting the fees, releasing the permit. There are typically 2-3 review cycles for a building permit. Each site plan has upwards of 10-40 distinct building permits. Some projects are built in phases, meaning the units are permitted with different building permits, requiring a higher level of review research. There are approximately 500 building permits issued for multifamily and commercial annually.

Before implementing such a process, PARD recommends establishing a staff-led taskforce between the various departments requiring deferment of fees or requirements past site plan approval. Administration of such deferment remains challenging for all departments, including DSD, ATD, HPD, AE, and now PARD, if amendment is adopted. PARD does not have an AMANDA IT specialist to implement such a change to our review system, whereas other departments do. This should entail a stakeholder process, since homebuilders would not be prepared for the immediate implementation of parkland dedication fees at the time of BP or CO (compared to today, where it is often the engineers and development firms paying the fees at the time of site plan).

Ultimately, PARD will require staff to direct, administer, and customer service for the fee at BP or CO.

Process context:

PARD reviews site plan at submittal and provides a PARD worksheet for fees owed for the number of units proposed. This locks in the fees to the time of submittal. A site plan note is added stating 'Parkland dedication for XXX units must be satisfied at the time of building permit' (or CO). If land is required, the project must satisfy parkland requirements at the time of site plan, creating inconsistencies and uncertainties in how the requirements are administered.

Sometime later (could be anywhere from 3 months to 3 years) a PARD reviewer reviews a building permit and determines if the project has already satisfied parkland dedication fees or land dedication (by cross referencing the site plan note and confirming the receipt of payment in internal files). If fees have not been satisfied, PARD reviewers confirm the number of units proposed in the building permit, then confirming the site plan submittal date to ensure the correct fiscal year fee to which the BP application is

vested. The parkland fees invoices are issued at building permit and the reviewer must be involved until receipt of payment, potentially delaying the issuance of building permit.

If fees are collected at CO, the project is in a phase that typically pays fees in the hundreds of dollars, not the hundreds of thousands of dollars. This will be a significant change and require extensive outreach to ensure the applicants are aware that funding must be available to pay the large sum or there will be a delay in the issuance of the Certificate of Occupancy. If PARD were to collect fees at CO, the process is similar to collection at building permit, except that more time has passed (18 months – 6 years) and review delays will cause impactful delays on residents moving into their new homes. PARD staff will need to coordinate with the site inspectors to ensure CO is not issued until fees are paid.

Additional considerations:

Please note that fees collected at building permit or CO delays when PARD can could spend those fees on land and amenities intended for the residents of a new project; it takes one additional year to appropriate the collected fees (until the start of the next fiscal year). This raises the risk that PARD cannot deliver the parkland and park amenities at the time new residents occupy a development. This has been a legal challenge against parkland dedication requirements in the past.

Deferment of fee payment could further disincentivize the dedication of land at the subdivision or site plan stages of the development.

Delaying the parkland dedication fee collection to building permit (three years) would result in a maximum of \$51 million in deferred revenue through 2025. Delaying the parkland dedication fee collection to certificate of occupancy (six years) would result in a maximum of \$121 million in deferred revenue through 2028. This is based on only \$2.86 million coming in annually from PLD Subdivision fees for 3-6 years, as opposed to \$28.7 million projected to be collected between PLD Commercial, Subdivision and Site plan fees annually.

Delaying the collection of fees for 3-6 years by deferring payment to building permit or CO will effectively halt or decelerate the parkland acquisition program for 3-6 years. The residual effects will be fewer parks purchased over the next few years, because the fees collected will be based on land and park infrastructure values from 6+ years prior. Effectively, PARD would be purchasing parkland in the future with values from 6+ years ago, creating a discount to real estate developments on the real cost of parkland.

11) What are the remaining PLD fund balances?

Remaining balances of PLD as of August 3, 2022 (in millions of dollars):

Fee Type	Completed	Planned	Available	% Spent or Planned
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Fees in-Lieu of Parkland	\$9.15	\$19.29	\$9.05	75.8%
Development Fee	\$2.83	\$7.86	\$1.43	88.2%
Title 30 & Pre 2016 Ordinance	\$31.42	\$5.42	\$1.46	96.2%
Total	\$43.40	\$32.57	\$10.98	87.4%

Completed: fees have been spent on a completed park development or land acquisition project

Planned: fees have been assigned to a park development or land acquisition project

Available: Fees are available and unassigned

Projected spending and historic spending rates of PLD and bond

Spent PLD funds (land + development) equal to \$16.5 million over last three years (2020-2022); \$8.6 million of that was land acquisitions.

Total bond funds spent in the last three years equals \$65 million; bond funds spent on acquisitions equal to \$24.3 million over the last three years (2020-2022). PARD assumes the remaining 2018 parks bond will be committed to major acquisitions projects by 2023. Park development bond funds would be exhausted by 2026.

Recently, for every two dollars of bond funding, has been PARD able to spend one dollar of PLD on acquisitions. PARD was able to leverage the \$45 million bond package into \$67.5 million with the supplement from PLD funds. Going forward, PARD is able to appropriate funds that match at one-to-one as the fees better reflect the cost of parkland: one dollar from new developments, one dollar levied from existing taxpayers.

For additional context, here is a list of park development projects funded substantially or entirely by PLD: Oertli, Pomerleau, Alderbrook, Scenic Brook, Tillery Pecan Park, Highland Neighborhood Park, Georgian Acres Neighborhood Park (¼), Wildcat (Williams School) Button Park, Mustang (Reilly School) Button Park, MLK Station Neighborhood Park, Norman Sims Button Park, Ridgeline Neighborhood Park and Ortega Button Park.

12) How much money would come in over the next few years if we freeze parkland dedication by delaying fee collection to building permit or certificate of occupancy?

Delaying the parkland dedication fee collection to building permit (three years) would result in a maximum of \$51 million in deferred revenue through 2025. Delaying the parkland dedication fee collection to certificate of occupancy (six years) would result in a maximum of \$121 million in deferred revenue through 2028. This is based on only \$2.86 million coming in annually from PLD Subdivision fees for 3-6 years, as opposed to

\$28.7 million projected to be collected between PLD Commercial, Subdivision and Site plan fees annually.

Delaying the collection of fees for 3-6 years by deferring payment to building permit or CO will effectively halt or decelerate the parkland acquisition program for 3-6 years. The residual effects will be fewer parks purchased over the next few years, because the fees collected will be based on land and park infrastructure values from 6+ years prior. Effectively, PARD would be purchasing parkland in the future with values from 6+ years ago, creating a discount to real estate developments on the real cost of parkland.

Item #54: Approve a resolution directing the City Manager to direct the use of Convention Center funds to restore the interior of the Castleman-Bull House for use as a Convention Center facility and to ensure that the forthcoming Palm District Plan proposes to integrate the Castleman-Bull House in a meaningful way.

COUNCIL MEMBER KELLY'S OFFICE

1) What are planned uses for the Castleman-Bull House after the renovations?

The Convention Center does not currently have a vision plan for the Castleman-Bull House. Exploratory planning in 2014 for the entire site on which the Castleman-Bull house sits was based upon the use of the renovated facility as an event space for Convention Center customers to rent, but concerns over the cost at that time as well as preserving the overall integrity of the facility, led the Convention Center to renovate just the exterior as an event facility. If Convention Center's allocation of Hotel Occupancy Tax (HOT) is utilized for this renovation project, it would need to remain a Convention Center asset and be used in accordance with the enumerated uses stated in the governing statutes for Hotel Occupancy Tax. Please note Convention Center staff is not advocating a particular use of the house; rather, staff is stating the limitations for use to remain compliant with State statutes.

Though there are no specific plans, staff has envisioned planning for the site to be informed by the Palm District Plan and to be done holistically and integrated with the Convention Center redevelopment and expansion project. This vision is consistent with how the Palm District Plan is being developed.

2) Are there any anticipated additional costs associated with the renovations?

At this time, we do not have a current cost estimate for the renovations of the interior of the facility and are unable to delineate any additional costs that might be associated with the renovation of the Castleman-Bull House. The Convention Center received a statement of probable cost for some of the interior restoration work in 2014. The statement of probable cost in 2014 dollars was over \$2.0 million to renovate the interior to bring it compliance with City Code. This included an addition to the historic house to add a single restroom as a well as an elevator for ADA accessibility to the second floor.

3) How much time does staff foresee needing an updated estimate for interior renovations of the Castleman Bull House?

The timeline for updating the 2014 statement of probable cost would require several steps and would take between nine months and one year to accomplish, utilizing the City's rotation list process. However, the cost estimates in this scenario would be based upon the scope of work from the 2014 exploratory planning effort, which may not be feasible given the changing landscape in the district. The scope for a new cost estimate would be more appropriately based on the outcomes of a vision planning effort for the facility which would be informed by the Palm District Plan, in conjunction with the design of the Convention Center redevelopment and expansion project

Item #55: Approve a resolution revising the fees for the Convention Center parking garage, and directing the City Manager to include the Convention Center parking garage in the City's affordable parking program and to present information to City Council prior to or during Fiscal Year 2024 budget deliberations about parking rates and revenues at the Austin Convention Center and other City-owned garages.

COUNCIL MEMBER KELLY'S OFFICE

- 1) *How are rates determined for the Affordable Parking Program?*
For City facilities, the rates are based on the cost of providing our service
- 2) *What metrics are used to determine the costs and times for the Affordable Parking Program?*
The times are based on non-peak hours, where availability and supply become greater. Ours is around 3pm until 7am the next day.
- 3) *How could the rates be determined for the Convention Center?*
Pending
- 4) *What is the projected daily percentage of cars that would take advantage of the Affordable Parking Program?*
Pending
- 5) *How do the proposed rates compare to other private garages in the downtown area?*
There are over 20 participating private garages, where they fluctuate between \$35 to \$50 per month, based on their location, cost, etc. ATD is not aware of any other affordable parking program outside of the City's initiative.

Additional information:

The Affordable Parking Program is a City of Austin and Downtown Austin Alliance initiative aimed at reducing economic barriers for Austin community members to access downtown. Austin service and entertainment industry employees who work downtown can access park options at affordable monthly rates as early as 3 p.m. and stay as late as 7 a.m. during the week, and park up to 24 hours during the weekend, depending on the garage. Limited spaces are available for daytime use.

There are currently 469 participants, in total.

- 159 within City facilities (City Hall, Waller Creek Garage, One Texas Center)
- 310 within Private facilities

APP Link

- 6) *If the proposed rates are passed, what is the projected usage of the garage compared to what it is today?*

Pending

- 7) *Is any component of the convention center parking garage finances subsidized by Hotel Occupancy Tax?*

Pending

Item #60: Approve an ordinance amending Exhibit A to Ordinance No. 20220817-005 (City of Austin Fee and Fine Ordinance for Fiscal Year 2022-2023) to increase certain fees for the Convention Center garages near the Convention Center.

COUNCIL MEMBER ELLIS'S OFFICE

- 1) *From staff's perspective, what are the advantages and disadvantages of raising the parking rates as proposed in this ordinance?*

In order to evaluate the budget amendment raising the Convention Center garage fees, staff reached out to those potentially affected customers to better understand what, if any, impact the proposed increase would have on their business. Overwhelmingly, their response was that the increased garage rates would severely impact their event from an attendance perspective and ultimately from a financial viability viewpoint. We heard from several of our education-related organizations in Texas that this single increase may force these events to consider other host cities in the future taking the revenue they bring to the city's hotels, restaurants, and other businesses each year with them. A similar perspective was also shared by our local consumer shows, youth entertainment and sporting events in that this parking fee increase could put them out of business altogether. Many of these consumer shows, focused on local drive-in attendees, have ticket prices starting at \$10. The majority of our garage customers park between 5 to 9 hours while attending one of our shows, paying on average \$10 to park in our garage. Under the proposed rate structure, these same garage customers will pay the maximum rate of \$48—a 380% increase—the highest rate downtown (based on length of stay), and far above our peer Convention Centers. Additionally, these events rely on volunteers and vendors to execute the logistics of an event, and our customers also expressed strong concern that this could create additional staffing shortages in a hospitality industry still experiencing shortages because of the COVID pandemic.

Given these facts, staff feels that the rate structure proposed in the amendment will create a non-strategic environment in which our parker mix will be misaligned with our business objectives as a Convention Center and in turn may result in not only the loss of garage revenue, but of many Texas-based clients – with a negative impact to all our income streams. Should Council desire to pursue a rate increase, the Convention Center would recommend initiating a rate study for the Convention Center garages that compares us to our peer garages across the county.

Item #61: Approve an ordinance amending the Fiscal Year 2022-2023 Convention Center Department Operating Budget, Convention Center Capital Fund (Ordinance No. 20220817-001) to increase the transfer out by a total of \$8,000,000 and to amend the Convention Center Department Capital Budget (Ordinance No. 20220817-001) to transfer in and appropriate \$8,000,000 for the renovations and restoration of the interior of the Castleman-Bull House for Convention Center Use.

COUNCIL MEMBER ELLIS'S OFFICE

- 1) *What would be the impact of taking \$8M out of the Convention Center Capital Fund? If the Castleman-Bull House were renovated, what programming or services would take place there?*

The Convention Center Capital Fund was created by the Austin City Council in 2018. The Capital Fund is made up of transfers from the Convention Center Operating Fund (Hotel Occupancy Tax), the Convention Center Venue Fund (2% Hotel Occupancy Tax for the north expansion), Palmer Events Operating Fund (Car Rental Tax), and is the main repository for the Chapter 351 2% expansion Hotel Occupancy Tax approved by City Council in August 2019. Expenditures from these funds is governed by the rules of the originating funds.

The Convention Center Operating Fund portion of the Convention Center Capital Fund could be eligible for this project, so long as the renovated facility is primarily utilized as a Convention Center facility. However, any decision to divert funding away from the Convention Center Capital Fund will negatively impact the financing plan for expansion, the purpose for which these funds are currently pledged. In addition, we would also want to consult with Bond Counsel to determine what, if any, impact there would be on upcoming bond ratings. Any downgrade of current bonds will negatively impact both current and future bonds. Rating agencies consider many elements when determining rating changes, including diversion of pledged revenues for other purposes.

At this time, we do not have a current cost estimate for the renovations of the interior of the facility. The Convention Center received a statement of probable cost for some of the interior restoration work in 2014. The cost estimate in 2014 dollars was over \$2.0 million to renovate the interior to bring it compliance with City Code. This included an addition to the historic house to add a single restroom as a well as an elevator for ADA accessibility to the second floor. There were significant structural concerns with the interior of the facility, and that, coupled with the costs to renovate the exterior as well as the relatively small usable square footage of the interior, led the Convention Center away from proceeding forth with the renovation of the interior of the Castleman Bull House.

The Convention Center recognizes the valuable asset it has in the Castleman-Bull House. However, given the historic nature of the facility, the impending construction activity in the area surrounding the house, and the lack of current cost estimates, the Convention Center cannot support this amendment to allocate \$8.0 million to renovate the facility. Should Council choose to pursue a renovation to this facility, staff would request that only funding for a study be allocated at this time. Staff can present the results of the study and associated costs to renovate the facility upon completion.

Item #89: Authorize negotiation and execution of two agreements with Salvation Army to provide emergency shelter services for the Downtown Shelter for a one time 12-month term beginning October 1, 2022 in an amount not to exceed \$252,628; and for the Austin Women and Children Shelter for an initial 12-month term beginning October 1, 2022 in an amount not to exceed \$1,939,765, with four 12-month extension options in a combined amount not to exceed \$7,759,060, for a total agreement amount not to exceed \$9,951,453.

COUNCIL MEMBER KELLY'S OFFICE

- 1) *Please describe the funding source in more detail, provide details on the number of people who will be served, and explain how these agreements supplement existing sheltering services provided by the applicants.*

As part of the Phase 2 Homeless Solicitation, \$2,192,393 of City of Austin General Funds were solicited, which were previously awarded to Salvation Army for the Downtown Shelter and the Shelter for Women and Children. Through the competitive solicitation process, Salvation Army was awarded the funding, specifically \$1,939,765 for the Austin Women and Children Shelter and \$252,628 for the Downtown Shelter. Salvation Army previously received funding for both of these shelters and this award will continue those services. These agreements are still under negotiation and proposed numbers are not available.

Item #90: Approve a resolution relating to the development of a regulating plan for the South Central Waterfront District.

COUNCIL MEMBER TOVO'S OFFICE

- 1) *Please provide an updated list of all onsite affordable housing units that have been generated through each density bonus program by program and year for the past 5 years.*

The list below includes only completed projects:

Program	Affordable Units	Year
Micro-Unit Density Bonus	1	2021
North Burnet Gateway	31	2019
Rainey Street	9	2020
Rainey/Downtown	14	2021
SMART - Greenfield Density Bonus	11	2018
Transit Oriented Development	118	2017
Transit Oriented Development	15	2018
Transit Oriented Development	23	2019
Transit Oriented Development	87	2020
Transit Oriented Development	79	2021
UNO - Opt-In	50	2017
UNO - Post-2014	49	2017
UNO - Post-2014	125	2018
UNO - Post-2014	130	2019
UNO - Post-2014	169	2020
Vertical Mixed Use	15	2017

Vertical Mixed Use	130	2018
Vertical Mixed Use	62	2019
Vertical Mixed Use	74	2020
Vertical Mixed Use	64	2021

- 2) *What were the base entitlements along East Riverside Corridor prior to the Regulating Plan? What were they afterward? How many projects have participated in the ERC affordable housing density bonus program and how many onsite affordable units have been created as a result? What is the total amount of affordable housing in-lieu fees that have been generated? (Please provide by year since the Regulating Plan's passage.)*

Pending

- 3) *Lines 76 and 77 refer to the Downtown Density Bonus Program. How many onsite affordable units have been generated through the Downtown Density Bonus program (by year) since its inception in 2013?*

There are 18 affordable units in the development pipeline through the Downtown Density Bonus Program. There are 87 affordable units in the development pipeline and 30 completed units through the Rainey Street Density Bonus program.

- 4) *The SCW Vision Plan outlines potential heights above what is allowed under current zoning regulations. The resolution asks the City Manager to consider different alternatives, including potential increased entitlements (lines 78-80) and changing the base zoning (line 82). Do staff interpret this resolution to direct consideration of increases to base zoning to those outlined in the vision plan, or to other entitlements yet to be determined?*

Staff does not currently anticipate making changes to base zoning entitlements in the district, as changes would decrease the incentive for developers to participate in the incentive-based optional density bonus program to provide enhanced community benefits, including affordable housing benefits.

- 5) *Please provide the draft South Central Regulating Plan.*

The in-progress draft has not been fully reviewed by the legal department and staff is waiting for additional economic analysis, so staff does not recommend circulation at this time.

- 6) *Does the draft South Central Regulating Plan include a density bonus program?*

Yes. As currently imagined, the plan is effectively a density bonus program similar to the University Neighborhood Overlay or Downtown Density Bonus Program in basic mechanics.

Item #90: Approve a resolution relating to the development of a regulating plan for the South Central Waterfront District.

MAYOR ADLER, COUNCIL MEMBER HARPER-MADISON, COUNCIL MEMBER FUENTES, COUNCIL MEMBER VELA, AND COUNCIL MEMBER ELLIS' OFFICES

Currently, the South Central Waterfront Vision Framework Plan lays out a financial model to calibrate the range of bonus development entitlements required to provide economic incentive for properties to redevelop and fund the community benefits (public realm and affordable housing) within a system of value capture financing tools, aka a "Test Scenario." This Test Scenario was intended to provide a foundation for the City to further explore the potential value-capture tools and offers direction for potential public/private partnership opportunities.

Importantly, the Test Scenario was not intended as a prescription or recommendation on what should be built, but rather is a test to see how a set of financial tools could leverage the private market to fund the SCW Vision. The Test Scenario assumed 8.6 million square feet of mixed uses in the waterfront if there was the needed capital investment. As we are now seeing, however, this scenario does not provide sufficient revenue to finance the desired community infrastructure and benefits and does not provide sufficient revenue for affordable housing subsidy for the desired income restricted units.

But maybe there's another way? Could it be that with greater entitlements allowed, parcel owners will be better able to contribute more community benefit? With more entitlements, would the TIRZ generate more revenue also to contribute to the desired community benefits? In order for Council to better assess entitlements in the South Central Water Regulating Plan (including but not limited to the Statesman PUD) as they relate to potential TIRZ revenue, please answer the following questions:

- 1) *What level of FAR entitlement in the SCW would it take to provide the necessary economic incentive for properties to redevelop and fund the community benefits (public realm and affordable housing) identified by staff and desired by Council?*

Capitol Market Research (CMR) captured the South Central Waterfront (SCW) square feet potential from the SCW Vision Plan developed by EcoNorthwest to calculate the development capability and value projections for the area. From those value projections, staff was able to calculate the potential TIRZ revenue available to fund the various public investments. Table 35 of the [CMR analysis](#) (page 208 of the PDF) note an 8.5 million SCW square feet potential which closely aligns to the figure in the SCW Vision Plan. This table is the basis for the projected taxable values contained in Table 38 (page 211 of the PDF) that lead to TIRZ estimates. CMR cannot conduct an update to Table 35 and the SCW "Proportional Capture Rate" without having an updated figure for SCW square feet potential. The update requires development of a new parcel-by-parcel test scenario proforma and there is insufficient time to complete such a model.

- 2) *What might be the increase in TIRZ revenue for the SCW if the "tipping" parcels were allowed to develop at an 8:1 FAR rather than be limited to no more than 200 feet in height (except for one, up to 400 foot limited tract) as was assumed in the current TIRZ Test Scenario analysis?*

This is a test of scale/materiality looking at the tipping parcels. CMR conducted an analysis of the potential for underdeveloped parcels at 8:1 FAR. Based on this analysis, and assuming an

increment contribution of only the “but for” value growth, the TIRZ would generate the amount noted below.

	Original 46% Increment Estimate	63% Increment with 8:1 FAR
Cumulative Revenue	\$167.2 million	\$333.0 million
Estimated Debt Capacity	\$104.0 million	\$207.5 million

- 3) *If this or something similar were to happen, and assuming the council continues to obtain the 3.5 percent increase in revenues as allowed by State law, would the creation of a SCW TIRZ result in any loss of general revenue funds?*

If the TIRZ is structured in a manner that captures only the portion of new property value resulting from the public investment (i.e., “but for” value), it would not negatively impact the General Fund. To the extent that the TIRZ captures new property value that would have occurred irrespective of the creation of the TIRZ or any TIF-funded projects, the TIRZ will have an adverse impact on General Fund revenue and the tax rate.

- 4) *If general revenue is kept constant, how might a revenue increased SCW TIRZ impact the property tax rate and burden for the typical homeowner taxpayer?*

If the TIRZ results in new value that would not have occurred but for the public investment, then during the existence of the TIRZ there is no impact on tax rate or tax burden of the typical homeowner. Upon closure of the TIRZ, the added value generated by the TIRZ will result in a somewhat lower tax rate and tax burden for the typical homeowner.

- 5) *If the City desires the SCW to generate as much ad valorem tax and sales tax revenue as possible, and as much community benefit as possible (e.g., affordable housing, park land, users of transit, etc), is there a certain level of capital infrastructure that has to be built (street grid/roads, utilities, etc)?*

Yes. Under the current City code staff estimated that the amount of public infrastructure investment needed for the Vision Plan is \$277 million as illustrated in the Exhibit D of the [TIRZ Preliminary Project and Financing Plan](#). This figure is now estimated to be much higher based on current market conditions.

- 6) *If the needed capital infrastructure is not funded with a TIRZ and/or a bond, will it be funded by property owners and developers? If not, what level of infrastructure will occur and what kind or level of development would occur and what ad valorem and sales tax revenue and community benefit (affordable housing, park land, users of transit, etc) would be associated with that kind or level of development?*

If the capital infrastructure is not funded with a TIRZ and/or bond, the property owners would fund the capital infrastructure to the extent that the current code requires. The South Central Waterfront Vision Framework Plan contemplates a "Baseline" scenario (pg. 12) that illustrates the amount of development that would occur given existing conditions. Should Council adopt a Regulating Plan, this would be an alternative pathway for the private sector to fund capital infrastructure.

- 7) *In the answer to Question #2, was it assumed that the Austin Transit Partnership would receive 20% of the “but for” TIRZ revenue? If so, what is the anticipated TIRZ revenue in the 8:1 FAR scenario if ATP only receives 20% of the base scenario and not any of the “but for” TIRZ revenue?*

In each of the scenarios included in the response to “Question #2,” the percentage contributions were based on contributing only that property tax revenue associated with the “but for” value growth and less the revenue dedicated to Project Connect/Austin Transit Partnership. If the Austin Transit Partnership’s portion of the tax revenue is included, the “but for” increment in the 8:1 FAR scenario increases to 75.5%, the cumulative revenue increases by \$63.5 million, and the estimated debt capacity increases by \$39.5M. The total numbers for each version of the 8:1 FAR scenario are noted in the table below.

	63% / 8:1 FAR (Less ATP revenue)	75.5% / 8:1 FAR (Including ATP revenue)
Cumulative Revenue	\$333.0M	\$396.5M
Estimated Debt Capacity	\$207.5M	\$247.0M



Council Question and Answer

Related To

Item #1

Meeting Date

September 15, 2022

Additional Answer Information

AHFC Item #1: Authorize negotiation and execution of a one-year service agreement with the City of Austin to manage and operate various housing programs on the City of Austin's behalf during Fiscal Year 2022-2023 in an amount not to exceed \$34,887,251.

COUNCIL MEMBER KELLY'S OFFICE

1) *How many people have defaulted on the Home Rehabilitation Loan Program since its founding?*

The Home Rehabilitation Loan Program (HRLP) provides up to \$75,000 in 0% interest repair loans for low-income homeowners. In total, there are 243 HRLP and HRLP Shared Equity loans in the portfolio. Of those, 15 have non-compliant issues, including the following:

- Eight of the loans are currently due and payable because the borrower has passed away. (In the cases of these eight loans, the families have contacted our office and are either going through probate to clear title or have made arrangements to pay off the loans over a period of time).
- Two of the loans are both past due and the borrower has passed away. (In the cases of these two loans, the families have contacted our office and are either going through probate to clear title or have made arrangements to pay off the loans over a period of time).
- Five loans have met maturity and still have an outstanding balance.



Council Question and Answer

Related To

Item #2

Meeting Date

September 15, 2022

Additional Answer Information

Item #2: Approve a resolution declaring the City of Austin's official intent to reimburse itself from the proceeds of Certificates of Obligation in the amount of \$30,750,000 and Contractual Obligations in the amount of \$36,503,000.

COUNCIL MEMBER KITCHEN'S OFFICE

1) *Please provide a breakdown of what the \$32M for Fleet services will purchase. Does this issuance of COs impact the city's ability to issue COs for other priorities that Council has discussed like bridge shelter, AARC and DAC funding?*

Fleet's annual vehicle and equipment budget is supported by reimbursement resolutions for future issuance of contractual obligations and is used on general fund, support service and internal service departments. Below is a breakdown of the budget by department.

The future issuance of bonds supported by this reimbursement resolution does not impact the debt eligibility analysis of other projects.

Department	Budget	Number of Vehicles
ANIMAL CONTROL	190,000	6
BUILDING SERVICES	230,000	5
COMMUNICATIONS & TECH. MGT.	90,000	2
EMS OPERATING	3,145,000	25
FIRE OPERATING	8,640,000	26
FLEET	3,120,000	48
HEALTH OPERATING	110,000	3
LIBRARY OPERATING	165,000	3
MUNICIPAL COURT	345,000	8
PARKS & RECREATION	4,223,000	87
POLICE OPERATING	11,745,000	143
RADIO COMMUNICATIONS	120,000	3
Grand Total	32,123,000	359



Council Question and Answer

Related To

Item #3

Meeting Date

September 15, 2022

Additional Answer Information

Item #3: Approve an ordinance authorizing the issuance and sale of tax-exempt City of Austin, Texas, Water and Wastewater System Revenue Refunding Bonds, in one or more series, in an aggregate paramount not to exceed \$600,000,000, in accordance with the parameters set out in the ordinance, authorizing related documents, approving the payments of the costs of issuance, and providing that the issuance and sale be accomplished by March 15, 2023.

MAYOR PRO TEM ALTER'S OFFICE

1) *Austin Water has been actively seeking savings for ratepayers via various debt management and defeasance strategies. To what extent is Austin Energy similarly taking steps to manage its debts to save ratepayers money?*

Austin Energy considers refunding and advanced refunding of outstanding debt when the present value of savings of at least 4.25% of the principal amount of the refunded bonds is produced, as stated in Financial Policy #17. Austin Energy currently has Series 2012A and 2012B, which are callable and will be considered for refunding when Austin Energy sells revenue bonds in early 2023. Austin Energy has refunded all other available debt producing a weighted average cost of debt of 4.28% and significant savings in debt service for our customers.



Council Question and Answer

Related To

Item #4

Meeting Date

September 15, 2022

Additional Answer Information

Item #4: Approve an ordinance accepting grant funds from the Texas Department of Emergency Management; and amending the Fiscal Year 2021-2022 Budget Special Revenue Fund (Ordinance No. 20210811-001) in the amount of \$2,272,255 for the following departments: Austin Public Health, Austin Public Library, Communication and Technology Management, Emergency Medical Services, Fire, Management Services, Police, and Public Works.

COUNCIL MEMBER KELLY'S OFFICE

1) Who is providing the tests and how much is each test?

Austin Public Health used multiple vendors to provide test kits at various costs; however, the grant funds in this item did not include test kits or test kit vendors. Costs in this project were for staffing and logistical supplies needed for operating the testing sites.



Council Question and Answer

Related To

Item #18

Meeting Date

September 15, 2022

Additional Answer Information

Item #18: Authorize negotiation and execution of two contracts with Capital Investing in Development & Employment of Adults Inc. d/b/a Capital IDEA and SkillPoint Alliance for workforce development training for target occupations, each for a term of two years in an amount not to exceed \$4,606,580, divided between 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 KELLY'S OFFICE

1) *Year-to-date how many individuals have SkillPoint Alliance and Capital Idea training and have been placed into new jobs?*

Year-to-date the following number of individuals have been trained and placed into jobs by SkillPoint Alliance and Capital IDEA:

SkillPoint Alliance:

- Year-to-date SkillPoint Alliance has trained 63 people thus far, with a goal of 84 to be reached by September 30, 2022. Number employed is an annual measure to be reported in the contract summary report.

Capital IDEA:

- Year-to-date Capital IDEA has trained 1,013 people thus far, with a goal of 1,043 to be reached by September 30, 2022. The number employed thus far is 58.



Council Question and Answer

Related To

Item #18

Meeting Date

September 15, 2022

Additional Answer Information

Item #18: Authorize negotiation and execution of two contracts with Capital Investing in Development & Employment of Adults Inc. d/b/a Capital IDEA and SkillPoint Alliance for workforce development training for target occupations, each for a term of two years in an amount not to exceed \$4,606,580, divided between the contractors.

MAYOR PRO TEM ALTER'S OFFICE

1) How many individuals are anticipated to be assisted by each of these contracts?

SkillPoint Program C (Skilled Trades and Advanced Manufacturing) will serve 200 individuals over the course of the 24-month term.

SkillPoint Program D (Staffing Support) will provide salaries and benefits for one case manager and one career coach over the course of the 24-month term. Funded staff will assist all SkillPoint clients, regardless of client funding source.

Capital IDEA Program A (Healthcare) will serve 605 individuals over the course of the 24-month term.

Capital IDEA Program B (Information Technology) will serve 375 individuals over the course of the 24-month term.

The total number of individuals served by SkillPoint will be 200.

The total number of individuals served by Capital IDEA will be 980.

The total number of individuals served by both organizations, combined, will be 1180.

2) What is the timeline for the workforce development RFP being funded using the general fund dollars allocated in the FY22-23 budget?

The Economic Development Department is currently developing proposals for the general fund dollars allocated in the Fiscal Year 2022-2023 budget and expect to receive responses in Spring 2023 for potential Council approval of contracts in the Summer of 2023.



Council Question and Answer

Related To

Item #18

Meeting Date

September 15, 2022

Additional Answer Information

Item #18: Authorize negotiation and execution of two contracts with Capital Investing in Development & Employment of Adults Inc. d/b/a Capital IDEA and SkillPoint Alliance for workforce development training for target occupations, each for a term of two years in an amount not to exceed \$4,606,580, divided between the contractors.

COUNCIL MEMBER FUENTES'S OFFICE

1) *Please provide a status update on the City's Day Labor Center.*

The City's Day Labor Center is operated and managed by Austin Public Health (APH). The operational status for the City's Day Labor Center is as follows:

Currently, the Day Labor center is up and running in a limited capacity, providing services to Bridge Shelter Clients only. In March 2020, an operational change due to COVID-19 warranted the closure of the Day Labor Center. Additionally, during the winter storm in January 2021, the facility received considerable storm damage, which resulted in lease compliance issues with the landlord. In January 2022, Real Estate issued an Intent to Terminate the lease, and in March of 2022 the program vacated the facility. APH is working with Real Estate to secure and negotiate a new lease. During this transition, APH Program staff continues to provide client referral efforts, rent assistance, and other social service needs.



Council Question and Answer

Related To

Item #29

Meeting Date

September 15, 2022

Additional Answer Information

Item #29: Authorize negotiation and execution of an interlocal agreement with the University of Texas at Austin for the Austin Police Department to provide assistance in the planning and execution of street closures and related activities for parades, protests, sporting, and other special events, in an amount not to exceed \$900,000.

COUNCIL MEMBER ELLIS'S OFFICE

- 1) *Please explain why UTPD is not able to perform this work, as well as what impacts this ILA would have on APD's availability to perform their normal functions.*
 APD supplements UTPD with additional officers for large events that require more staff than UTPD has.
 Requests are preplanned and filled by overtime paid by UT. There is no impact on APD normal functions.



Council Question and Answer

Related To

Item #29

Meeting Date

September 15, 2022

Additional Answer Information

Item #29: Authorize negotiation and execution of an interlocal agreement with the University of Texas at Austin for the Austin Police Department to provide assistance in the planning and execution of street closures and related activities for parades, protests, sporting, and other special events, in an amount not to exceed \$900,000.

COUNCIL MEMBER KELLY'S OFFICE

- 1) *How many times has the City of Austin either allocated money or initiated some form of assistance to the University of Texas at Austin? What were the reasons? And what are the amounts of funding assistance?*

During FY22 UT was billed approximately \$350,000 for approximately 60 separate events including UT Football games, UT Basketball games, UT Relays, and UT Commencement Ceremonies. These events are billed through APD Special Events as overtime assignments and reimbursed in full by UT. No funding is allocated from APD's General Fund.



Council Question and Answer

Related To

Item #29

Meeting Date

September 15, 2022

Additional Answer Information

Item #29: Authorize negotiation and execution of an interlocal agreement with the University of Texas at Austin for the Austin Police Department to provide assistance in the planning and execution of street closures and related activities for parades, protests, sporting, and other special events, in an amount not to exceed \$900,000.

COUNCIL MEMBER TOVO'S OFFICE

1) *How does providing assistance to UT for planning and execution of street closures impact APD staffing?*

Providing assistance for preplanned UT event street closures does not impact APD staffing. UT events are staffed with overtime officers through the Special Events Unit.



Council Question and Answer

Related To

Item #29

Meeting Date

September 15, 2022

Additional Answer Information

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MAYOR PRO TEM ALTER'S OFFICE

1) *What is the hourly rate for police officer assistance assumed in this agreement? How is that rate linked to any wage changes that may arise out of the ongoing contract negotiations? If available, please provide a copy of the agreement. If this year's agreement is not available, please provide last year's agreement.*

The Fees charged under this agreement are from the fee Schedule of the FY2022-23 approved budget. For a police officer, the rate is \$75.00 per hour. The agreement includes the following language allowing APD to notify the University of Texas 30 days prior to any fee increases that may arise during the term of the agreement:

** Performing Party's Fees may be adjusted, pursuant to applicable changes in the Performing Party's rates, as determined by the City of Austin, City Council and memorialized in the City of Austin fee schedule. APD agrees to notify UT Austin thirty (30) days prior to an effective fee increase. APD agrees to provide UT Austin a single point of contact for reaching out to APD finance, to respond to UT Austin inquiries concerning requested fee increases in budget planning period.*



Council Question and Answer

Related To

Item #30

Meeting Date

September 15, 2022

Additional Answer Information

Item #30: Authorize negotiation and execution of an interlocal agreement with the Texas Department of Transportation for security services.

COUNCIL MEMBER ELLIS'S OFFICE

- 1) *Please explain why State Troopers are not able to perform this work, as well as what impacts this ILA would have APD's availability to perform their normal functions.*

APD cannot speak on behalf of DPS operations and allocation of resources. The TxDOT assistance request is preplanned and filled on an overtime basis paid by TxDOT. There is no impact to normal APD functions.



Council Question and Answer

Related To

Item #30

Meeting Date

September 15, 2022

Additional Answer Information

Item #30: Authorize negotiation and execution of an interlocal agreement with the Texas Department of Transportation for security services.

COUNCIL MEMBER KELLY'S OFFICE

1) How many officers are requested to staff the commissioner meetings?

The standard/standing request is for two APD Officers for each meeting. However, the requested number may increase based on the meeting agenda.



Council Question and Answer

Related To

Item #31

Meeting Date

September 15, 2022

Additional Answer Information

Item #31: Authorize negotiation and execution of an amendment to the interlocal agreement with Travis County to extend the term for one year for operation of a central booking facility and related services in an amount not to exceed \$7,661,323.

MAYOR PRO TEM ALTER'S OFFICE

1) Please provide detail on how Travis County charges other jurisdictions or other police agencies within Travis County for similar services.

In 2000, the City of Austin and Travis County entered into an agreement that governed the administration and operations of the central booking facility. The County provides booking and detention services and the City provides magistration and identification services. We are not aware of other agreements between Travis County and other jurisdictions or police agencies for these services.



Council Question and Answer

Related To

Item #32

Meeting Date

September 15, 2022

Additional Answer Information

Item #32: Authorize negotiation and execution of an agreement with Jane's Due Process to provide sexual and reproductive health and wellness education and service navigation, for a 12-month term beginning October 1, 2022 in an amount not to exceed \$150,000, with four 12-month extension options each in an amount not to exceed \$150,000, for a total agreement amount not to exceed \$750,000.

COUNCIL MEMBER KELLY'S OFFICE

- 1) *Can you please provide a copy of the contract with Jane's Due Process?*

The contract with Jane's Due Process is still under negotiation and is not available.

- 2) *Can you please provide a copy of the RFP and scoring matrix for Jane's Due Process?*

Jane's Due Process was originally awarded an agreement through a competitive process conducted in May of 2020 to provide abortion logistical support services, which included support services, travel, and lodging. Based on changes in the law, the City opted to no longer continue the original agreement. To address a gap in reproductive health services, Austin Public Health decided to execute a new agreement with Jane's Due Process with the \$150,000 of ongoing funding to provide resources and practical support related to sexual and reproductive health and overcoming barriers that impede access to healthcare.



Council Question and Answer

Related To

Item #33

Meeting Date

September 15, 2022

Additional Answer Information

Item #33: Authorize negotiation and execution of Amendment No. 7 to an interlocal agreement with Austin-Travis County and the Sobriety Center Local Government Corporation for the operation and management of the Sobering Center, to add funding in an amount not to exceed \$67,178 for the term beginning October 1, 2022, for a revised total agreement amount not to exceed \$8,863,945.

MAYOR PRO TEM ALTER'S OFFICE

1) Please explain how this action relates to the previously identified funding gap and additional funding that was allocated to the Sobering Center during FY22-23 budget adoption.

This action was set in motion prior to the FY22-23 budget adoption process to ensure that there was an active agreement and funding available for the Sobering Center to avoid a disruption in services when the current term ends on September 30, 2022. After Amendment #7 is executed, negotiations will begin on Amendment #8 to add the additional funding allocated during the FY22-23 budget adoption process.



Council Question and Answer

Related To

Item #36

Meeting Date

September 15, 2022

Additional Answer Information

Item #36: Authorize negotiation and execution of agreements with three social service agencies to provide emergency shelter services for an initial 12-month term beginning October 1, 2022 in a combined amount not to exceed \$2,492,168, with one 12-month extension option in a combined amount not to exceed \$2,492,168, for a total agreement amount not to exceed \$4,984,336 divided among the agencies.

MAYOR PRO TEM ALTER'S OFFICE

1) Please provide additional detail on the services planned and the number of individuals who will be served by each of these awards.

The services planned for these awards from the Homeless Crisis Response solicitation include the provision of emergency lodging in congregate or non-congregate settings for households who are experiencing homelessness with additional support to help households access mainstream benefits, housing opportunities, and community resources to end their homelessness. The number of individuals to be served by each award is not currently available as agreements are under negotiation.



Council Question and Answer

Related To

Item #37

Meeting Date

September 15, 2022

Additional Answer Information

Item #37: Authorize negotiation and execution of agreements with four social service agencies to provide street outreach services for an initial 12-month term beginning October 1, 2022 in a combined amount not to exceed \$2,007,832, with one 12-month extension option in a combined amount not to exceed \$2,007,832, for a total agreement amount not to exceed \$4,015,664 divided among the agencies.

MAYOR PRO TEM ALTER'S OFFICE

1) Please provide additional detail on the services planned and the number of individuals who will be served by each of these awards.

The services planned for these awards stem from the recently released Homeless Crisis Response Solicitation. Through these agreements, the programs will actively identify, engage, and help individuals or households who are experiencing unsheltered homelessness connect to emergency shelter, permanent housing, or support services to help resolve their homelessness. Programs can also negotiate to provide urgent, non-facility-based care to unsheltered households who are unwilling or unable to access emergency shelter, housing, or an appropriate health facility. The number of individuals to be served by each award is not currently available as agreements are under negotiation.



Council Question and Answer

Related To

Item #38

Meeting Date

September 15, 2022

Additional Answer Information

Item #38: Authorize negotiation and execution of an agreement with Sunrise Community Church to provide street outreach services for an initial 12-month term beginning October 1, 2022 with four 12-month extension options, each in an amount not to exceed \$150,000, for a total agreement amount not to exceed \$750,000.

MAYOR PRO TEM ALTER'S OFFICE

1) Please provide additional detail on how items 38 and 37 relate to one another and the differences between the awards for Sunrise Community Church, which is included in both items. What is the difference between the agreements and services being delivered by Sunrise Community Church across these two awards?

- Both agenda items #37 and #38 propose to negotiate Street Outreach contracts but utilizing different funding sources and contract terms.
 - Item #37 will be funded with American Rescue Plan Act funds and have a 1-year initial term with 1, 12-month extension option.
 - Item #38 will be funded with general funds and have a 1-year initial term and 4, 12-month extension options



Council Question and Answer

Related To

Item #39

Meeting Date

September 15, 2022

Additional Answer Information

Item #39: Authorize negotiation and execution of Amendment No. 9 to the agreement with Catholic Charities of Central Texas to provide housing stability services to households at risk of homelessness, to add one six-month extension option in an amount not to exceed \$850,000, for a revised total agreement amount not to exceed \$6,516,750.00.

MAYOR PRO TEM ALTER'S OFFICE

1) Please provide additional detail on the funding source(s) for this agreement.

The funding for these negotiations and contract execution will be supported by the FY22 Austin Public Health general operating funds that are in the homeless spending category.



Council Question and Answer

Related To

Item #54

Meeting Date

September 15, 2022

Additional Answer Information

Item #54: Approve a resolution directing the City Manager to direct the use of Convention Center funds to restore the interior of the Castleman-Bull House for use as a Convention Center facility and to ensure that the forthcoming Palm District Plan proposes to integrate the Castleman-Bull House in a meaningful way.

COUNCIL MEMBER KELLY'S OFFICE

1) *What are planned uses for the Castleman-Bull House after the renovations?*

The Convention Center does not currently have a vision plan for the Castleman-Bull House. Exploratory planning in 2014 for the entire site on which the Castleman-Bull house sits was based upon the use of the renovated facility as an event space for Convention Center customers to rent, but concerns over the cost at that time as well as preserving the overall integrity of the facility, led the Convention Center to renovate just the exterior as an event facility. If Convention Center's allocation of Hotel Occupancy Tax (HOT) is utilized for this renovation project, it would need to remain a Convention Center asset and be used in accordance with the enumerated uses stated in the governing statutes for Hotel Occupancy Tax. Please note Convention Center staff is not advocating a particular use of the house; rather, staff is stating the limitations for use to remain compliant with State statutes.

Though there are no specific plans, staff has envisioned planning for the site to be informed by the Palm District Plan and to be done wholistically and integrated with the Convention Center redevelopment and expansion project. This vision is consistent with how the Palm District Plan is being developed.

2) *Are there any anticipated additional costs associated with the renovations?*

At this time, we do not have a current cost estimate for the renovations of the interior of the facility and are unable to delineate any additional costs that might be associated with the renovation of the Castleman-Bull House. The Convention Center received a statement of probable cost for some of the interior restoration work in 2014. The statement of probable cost in 2014 dollars was over \$2.0 million to renovate the interior to bring it compliance with City Code. This included an addition to the historic house to add a single restroom as a well as an elevator for ADA accessibility to the second floor.

3) *How much time does staff foresee needing an updated estimate for interior renovations of the Castleman Bull House?*

The timeline for updating the 2014 statement of probable cost would require several steps and would take between nine months and one year to accomplish, utilizing the City's rotation list process. However, the cost estimates in this scenario would be based upon the scope of work from the 2014 exploratory planning effort, which may not be feasible given the changing landscape in the district. The scope for a new cost estimate would be more appropriately based on the outcomes of a vision planning effort for the facility which would be informed by the Palm District Plan, in conjunction with the design of the Convention Center redevelopment and expansion project



Council Question and Answer

Related To

Item #60

Meeting Date

September 15, 2022

Additional Answer Information

Item #60: Approve an ordinance amending Exhibit A to Ordinance No. 20220817-005 (City of Austin Fee and Fine Ordinance for Fiscal Year 2022-2023) to increase certain fees for the Convention Center garages near the Convention Center.

COUNCIL MEMBER ELLIS'S OFFICE

- 1) *From staff's perspective, what are the advantages and disadvantages of raising the parking rates as proposed in this ordinance?*

In order to evaluate the budget amendment raising the Convention Center garage fees, staff reached out to those potentially affected customers to better understand what, if any, impact the proposed increase would have on their business. Overwhelmingly, their response was that the increased garage rates would severely impact their event from an attendance perspective and ultimately from a financial viability viewpoint. We heard from several of our education-related organizations in Texas that this single increase may force these events to consider other host cities in the future taking the revenue they bring to the city's hotels, restaurants, and other businesses each year with them. A similar perspective was also shared by our local consumer shows, youth entertainment and sporting events in that this parking fee increase could put them out of business altogether. Many of these consumer shows, focused on local drive-in attendees, have ticket prices starting at \$10. The majority of our garage customers park between 5 to 9 hours while attending one of our shows, paying on average \$10 to park in our garage. Under the proposed rate structure, these same garage customers will pay the maximum rate of \$48—a 380% increase—the highest rate downtown (based on length of stay), and far above our peer Convention Centers. Additionally, these events rely on volunteers and vendors to execute the logistics of an event, and our customers also expressed strong concern that this could create additional staffing shortages in a hospitality industry still experiencing shortages because of the COVID pandemic.

Given these facts, staff feels that the rate structure proposed in the amendment will create a non-strategic environment in which our parker mix will be misaligned with our business objectives as a Convention Center and in turn may result in not only the loss of garage revenue, but of many Texas-based clients – with a negative impact to all our income streams. Should Council desire to pursue a rate increase, the Convention Center would recommend initiating a rate study for the Convention Center garages that compares us to our peer garages across the county.



Council Question and Answer

Related To

Item #61

Meeting Date

September 15, 2022

Additional Answer Information

Item #61: Approve an ordinance amending the Fiscal Year 2022-2023 Convention Center Department Operating Budget, Convention Center Capital Fund (Ordinance No. 20220817-001) to increase the transfer out by a total of \$8,000,000 and to amend the Convention Center Department Capital Budget (Ordinance No. 20220817-001) to transfer in and appropriate \$8,000,000 for the renovations and restoration of the interior of the Castleman-Bull House for Convention Center Use.

COUNCIL MEMBER ELLIS'S OFFICE

1) *What would be the impact of taking \$8M out of the Convention Center Capital Fund? If the Castleman-Bull House were renovated, what programming or services would take place there?*

The Convention Center Capital Fund was created by the Austin City Council in 2018. The Capital Fund is made up of transfers from the Convention Center Operating Fund (Hotel Occupancy Tax), the Convention Center Venue Fund (2% Hotel Occupancy Tax for the north expansion), Palmer Events Operating Fund (Car Rental Tax), and is the main repository for the Chapter 351 2% expansion Hotel Occupancy Tax approved by City Council in August 2019. Expenditures from these funds is governed by the rules of the originating funds.

The Convention Center Operating Fund portion of the Convention Center Capital Fund could be eligible for this project, so long as the renovated facility is primarily utilized as a Convention Center facility. However, any decision to divert funding away from the Convention Center Capital Fund will negatively impact the financing plan for expansion, the purpose for which these funds are currently pledged. In addition, we would also want to consult with Bond Counsel to determine what, if any, impact there would be on upcoming bond ratings. Any downgrade of current bonds will negatively impact both current and future bonds. Rating agencies consider many elements when determining rating changes, including diversion of pledged revenues for other purposes.

At this time, we do not have a current cost estimate for the renovations of the interior of the facility. The Convention Center received a statement of probable cost for some of the interior restoration work in 2014. The cost estimate in 2014 dollars was over \$2.0 million to renovate the interior to bring it compliance with City Code. This included an addition to the historic house to add a single restroom as a well as an elevator for ADA accessibility to the second floor. There were significant structural concerns with the interior of the facility, and that, coupled with the costs to renovate the exterior as well as the relatively small usable square footage of the interior, led the Convention Center away from proceeding forth with the renovation of the interior of the Castleman Bull House.

The Convention Center recognizes the valuable asset it has in the Castleman-Bull House. However, given the historic nature of the facility, the impending construction activity in the area surrounding the house, and the

lack of current cost estimates, the Convention Center cannot support this amendment to allocate \$8.0 million to renovate the facility. Should Council choose to pursue a renovation to this facility, staff would request that only funding for a study be allocated at this time. Staff can present the results of the study and associated costs to renovate the facility upon completion.



Council Question and Answer

Related To

Item #89

Meeting Date

September 15, 2022

Additional Answer Information

Item #89: Authorize negotiation and execution of two agreements with Salvation Army to provide emergency shelter services for the Downtown Shelter for a one time 12-month term beginning October 1, 2022 in an amount not to exceed \$252,628; and for the Austin Women and Children Shelter for an initial 12-month term beginning October 1, 2022 in an amount not to exceed \$1,939,765, with four 12-month extension options in a combined amount not to exceed \$7,759,060, for a total agreement amount not to exceed \$9,951,453.

COUNCIL MEMBER KELLY'S OFFICE

- 1) *Please describe the funding source in more detail, provide details on the number of people who will be served, and explain how these agreements supplement existing sheltering services provided by the applicants.*

As part of the Phase 2 Homeless Solicitation, \$2,192,393 of City of Austin General Funds were solicited, which were previously awarded to Salvation Army for the Downtown Shelter and the Shelter for Women and Children. Through the competitive solicitation process, Salvation Army was awarded the funding, specifically \$1,939,765 for the Austin Women and Children Shelter and \$252,628 for the Downtown Shelter. Salvation Army previously received funding for both of these shelters and this award will continue those services. These agreements are still under negotiation and proposed numbers are not available.



Council Question and Answer

Related To

Item #90

Meeting Date

September 15, 2022

Additional Answer Information

Item #90: Approve a resolution relating to the development of a regulating plan for the South Central Waterfront District.

MAYOR ADLER, COUNCIL MEMBER HARPER-MADISON, COUNCIL MEMBER FUENTES, COUNCIL MEMBER VELA, AND COUNCIL MEMBER ELLIS' OFFICES

Currently, the South Central Waterfront Vision Framework Plan lays out a financial model to calibrate the range of bonus development entitlements required to provide economic incentive for properties to redevelop and fund the community benefits (public realm and affordable housing) within a system of value capture financing tools, aka a "Test Scenario." This Test Scenario was intended to provide a foundation for the City to further explore the potential value-capture tools and offers direction for potential public/private partnership opportunities.

Importantly, the Test Scenario was not intended as a prescription or recommendation on what should be built, but rather is a test to see how a set of financial tools could leverage the private market to fund the SCW Vision. The Test Scenario assumed 8.6 million square feet of mixed uses in the waterfront if there was the needed capital investment. As we are now seeing, however, this scenario does not provide sufficient revenue to finance the desired community infrastructure and benefits and does not provide sufficient revenue for affordable housing subsidy for the desired income restricted units.

But maybe there's another way? Could it be that with greater entitlements allowed, parcel owners will be better able to contribute more community benefit? With more entitlements, would the TIRZ generate more revenue also to contribute to the desired community benefits? In order for Council to better assess entitlements in the South Central Waterfront Regulating Plan (including but not limited to the Statesman PUD) as they relate to potential TIRZ revenue, please answer the following questions:

- 1) *What level of FAR entitlement in the SCW would it take to provide the necessary economic incentive for properties to redevelop and fund the community benefits (public realm and affordable housing) identified by staff and desired by Council?*

Capitol Market Research (CMR) captured the South Central Waterfront (SCW) square feet potential from the SCW Vision Plan developed by EcoNorthwest to calculate the development capability and value projections for the area. From those value projections, staff was able to calculate the potential TIRZ revenue available to fund the various public investments. Table 35 of the [CMR analysis](#) (page 208 of the PDF) note an 8.5 million SCW square feet potential which closely aligns to the figure in the SCW Vision Plan. This table is the basis for the projected taxable values contained in Table 38 (page 211 of the PDF) that lead to TIRZ estimates. CMR cannot conduct an update to Table 35 and the SCW "Proportional Capture Rate" without having an updated figure for SCW square feet potential. The update requires development of a new parcel-by-parcel test scenario proforma and there is insufficient time to complete such a model.

- 2) *What might be the increase in TIRZ revenue for the SCW if the "tipping" parcels were allowed to develop at an 8:1 FAR rather than be limited to no more than 200 feet in height (except for one, up to 400 foot limited tract) as was assumed in the current TIRZ Test Scenario analysis?*

This is a test of scale/materiality looking at the tipping parcels. CMR conducted an analysis of the potential for underdeveloped parcels at 8:1 FAR. Based on this analysis, and assuming an increment contribution of only the “but for” value growth, the TIRZ would generate the amount noted below.

	Original 46% Increment Estimate	63% Increment with 8:1 FAR
Cumulative Revenue	\$167.2 million	\$333.0 million
Estimated Debt Capacity	\$104.0 million	\$207.5 million

- 3) *If this or something similar were to happen, and assuming the council continues to obtain the 3.5 percent increase in revenues as allowed by State law, would the creation of a SCW TIRZ result in any loss of general revenue funds?*

If the TIRZ is structured in a manner that captures only the portion of new property value resulting from the public investment (i.e., “but for” value), it would not negatively impact the General Fund. To the extent that the TIRZ captures new property value that would have occurred irrespective of the creation of the TIRZ or any TIF-funded projects, the TIRZ will have an adverse impact on General Fund revenue and the tax rate.

- 4) *If general revenue is kept constant, how might a revenue increased SCW TIRZ impact the property tax rate and burden for the typical homeowner taxpayer?*

If the TIRZ results in new value that would not have occurred but for the public investment, then during the existence of the TIRZ there is no impact on tax rate or tax burden of the typical homeowner. Upon closure of the TIRZ, the added value generated by the TIRZ will result in a somewhat lower tax rate and tax burden for the typical homeowner.

- 5) *If the City desires the SCW to generate as much ad valorem tax and sales tax revenue as possible, and as much community benefit as possible (e.g., affordable housing, park land, users of transit, etc), is there a certain level of capital infrastructure that has to be built (street grid/roads, utilities, etc)?*

Yes. Under the current City code staff estimated that the amount of public infrastructure investment needed for the Vision Plan is \$277 million as illustrated in the Exhibit D of the TIRZ [Preliminary Project and Financing Plan](#). This figure is now estimated to be much higher based on current market conditions.

- 6) *If the needed capital infrastructure is not funded with a TIRZ and/or a bond, will it be funded by property owners and developers? If not, what level of infrastructure will occur and what kind or level of development would occur and what ad valorem and sales tax revenue and community benefit (affordable housing, park land, users of transit, etc) would be associated with that kind or level of development?*

If the capital infrastructure is not funded with a TIRZ and/or bond, the property owners would fund the capital infrastructure to the extent that the current code requires. The South Central Waterfront Vision Framework Plan contemplates a "Baseline" scenario (pg. 12) that illustrates the amount of development that would occur given existing conditions. Should Council adopt a Regulating Plan, this would be an alternative pathway for the private sector to fund capital infrastructure.

- 7) *In the answer to Question #2, was it assumed that the Austin Transit Partnership would receive 20% of the “but for” TIRZ revenue? If so, what is the anticipated TIRZ revenue in the 8:1 FAR scenario if ATP only receives 20% of the base scenario and not any of the “but for” TIRZ revenue?*

In each of the scenarios included in the response to “Question #2,” the percentage contributions were based on contributing only that property tax revenue associated with the “but for” value growth and less the revenue dedicated to Project Connect/Austin Transit Partnership. If the Austin Transit Partnership’s portion of the tax revenue is included, the “but for” increment in the 8:1 FAR scenario increases to 75.5%, the cumulative revenue increases by \$63.5 million, and the estimated debt capacity increases by \$39.5M. The total numbers for each version of the 8:1 FAR scenario are noted in the table below.

	63% / 8:1 FAR (Less ATP revenue)	75.5% / 8:1 FAR (Including ATP revenue)
Cumulative Revenue	\$333.0M	\$396.5M
Estimated Debt Capacity	\$207.5M	\$247.0M



Council Question and Answer

Related To

Items #53 and 66

Meeting Date

September 15, 2022

Additional Answer Information

Item #53 and 66:

53. Approve an ordinance amending City Code Chapter 25-1 relating to residential and commercial parkland dedication regulations, waiving the requirements of City Code Sections 25-1-501 (Initiation of Amendment) and 25-1-502 (Amendment; Review) related to Planning Commission review and public hearing requirements and providing direction regarding administrative rules implementing parkland dedication Code regulations.

66. Conduct a public hearing and consider an ordinance amending City Code Chapter 25-1 to require parkland dedication for commercial developments.

COUNCIL MEMBER TOVO, MAYOR PRO TEM ALTER, COUNCIL MEMBER HARPER-MADISON, COUNCIL MEMBER VELA, COUNCIL MEMBER FUENTES, MAYOR ADLER'S OFFICE

- 1) *Question: Provide list of MDAs that are currently under review that are contemplated to be exempt from the ordinance.*

EDD is the lead on this response. EDD previously listed the following projects with an MDA that had been negotiated prior August 1, 2022: Mueller Redevelopment; Seaholm District; Colony Park Sustainable Community; 6909 Ryan Drive; 906 Saint Johns Ave and 7309 North IH 35; 1215 Red River Street & 606 East Twelfth Street (HealthSouth).

- 2) *What is the financial impact of locking in the fees at the time of submittal?*

Based on assumptions below, we anticipate an estimated \$3.38 million loss in revenue if fees were locked in at the time of site plan submittal, with a 25 percent increase in fees for the next fiscal year.

Assuming that $\frac{3}{4}$ of plan reviews annually span a fee change in October (anything submitted after January 1); and, assuming an annual fee collection of \$18 million, then that would equal \$13.5 million in revenue. \$13.5 million subject to the 25 percent increase would equal \$16.88 million, the difference equal to \$3.38 million.

- 3) *Question: What are the FTE's staffing requirements for commercial PLD?*

2 FTE's are required to administer the commercial PLD:

All FTEs to be paid via review fees (mostly cost neutral to general fund)

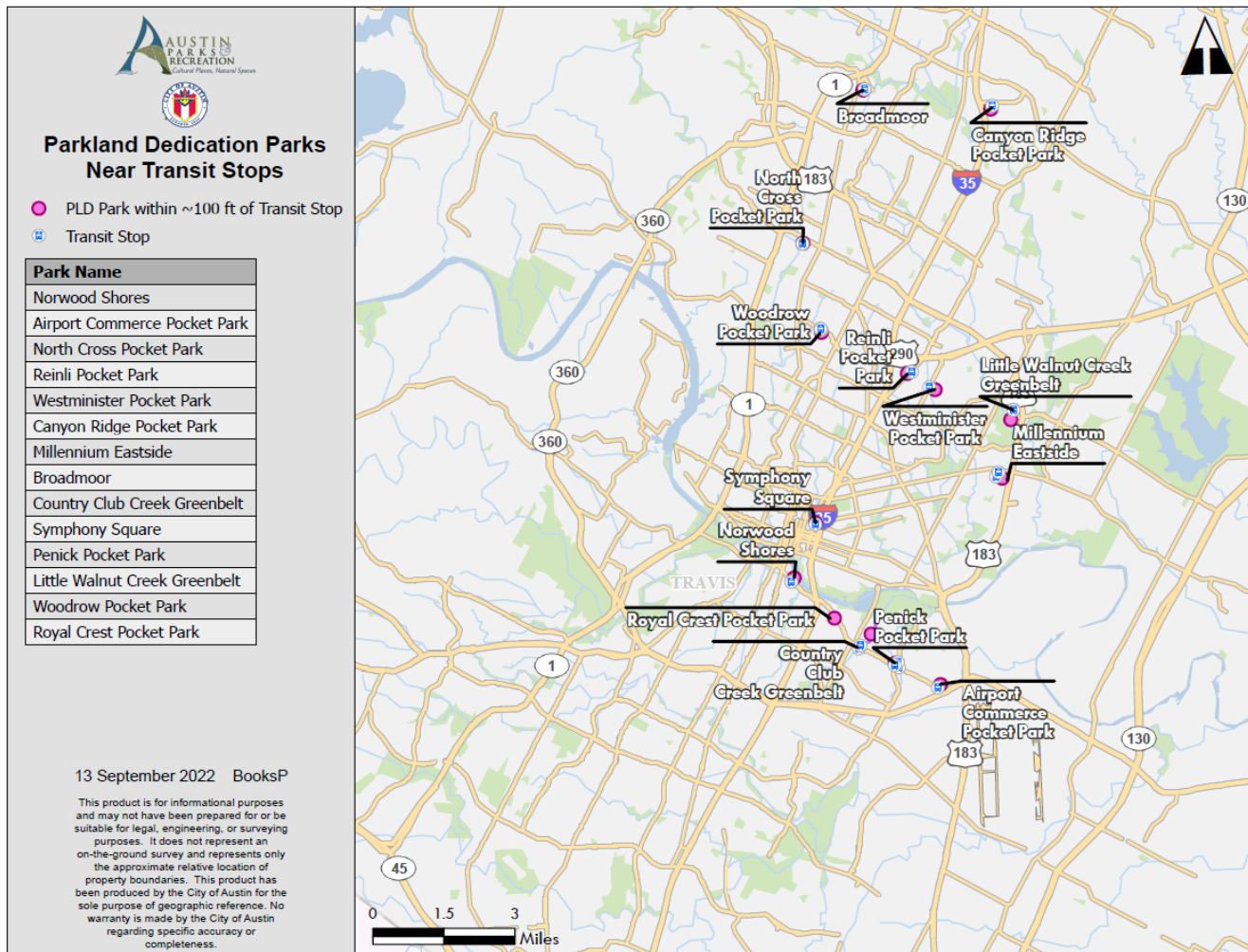
2 additional FTEs for approximately 114 additional commercial site plan and subdivisions to review annually (from City's Open Data Portal).

- 2 planners: principal and senior
- \$235,232 in salary
- \$4k for onetime equipment x 2 = \$8k
- \$2k for training/travel/registration x 2 = \$4k

- 4) Consider potential future bus stops and transit stops in the parkland dedication requirements (in order to provide green space at those locations).

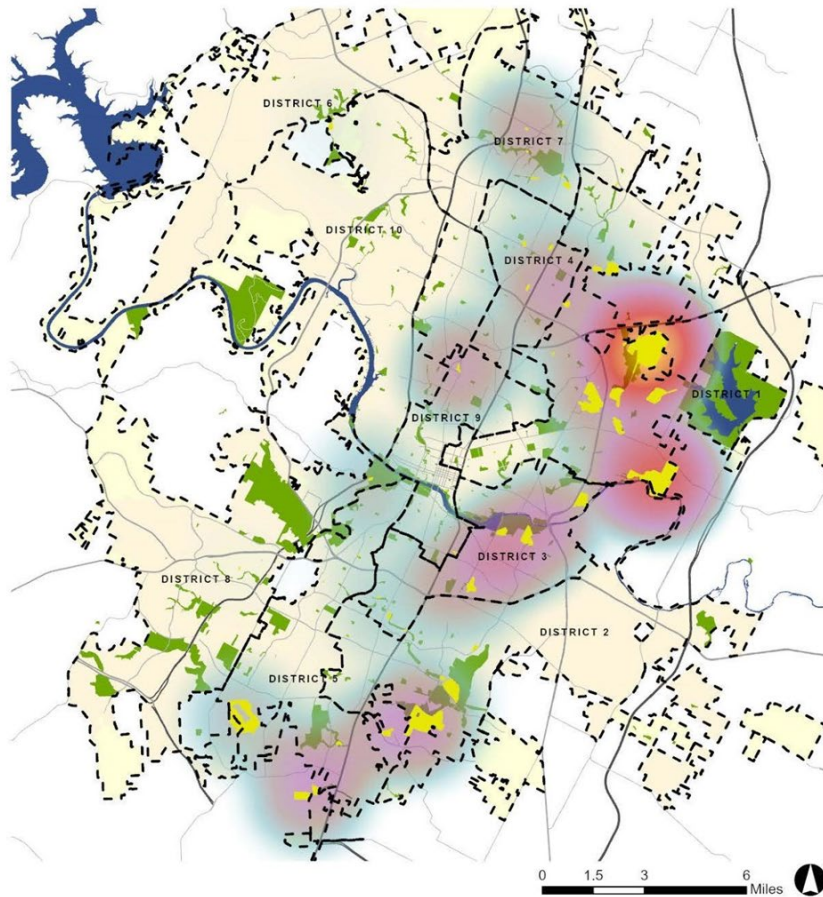
PARD already considers transit stops when assessing parkland dedication for a new project. PARD reviews and coordinates with Project Connect to align transit stops and parkland PARD has several examples of parks that are dedicated adjacent to bus stops including:

PLD Parks within ~100 ft of existing bus stop:



- 5) Historical parkland dedication investment across the city.

80 percent of parkland acquired since 1998 (with bond and PLD) has been in the Eastern Crescent. Since 2012, 20 percent of PLD spending on acquisitions has been in District 1, with Districts 1 through 4 representing 56 percent of all PLD spending (acquisition and development).



COMPLETED PARKLAND ACQUISITIONS HEATMAP
Parkland Purchased from 1998 to Present



Concentration of investment in parkland purchases dating back to 1998, from low to high.



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the Parks and Recreation Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

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- 6) *How many of the total permits are commercial? How many of the total permits are site plan and subdivision-provide a break-out. What percentage of all fees collected are site plans compared to collected at subdivision?*

Development Breakdown by Type -

FY 23 PLD Appropriations:

	Parkland Fees	%
Site Plan	\$23,209,721	89%
Subdivision	\$2,936,464	11%
Total	\$26,146,185	100%

2021 DSD Annual Report:

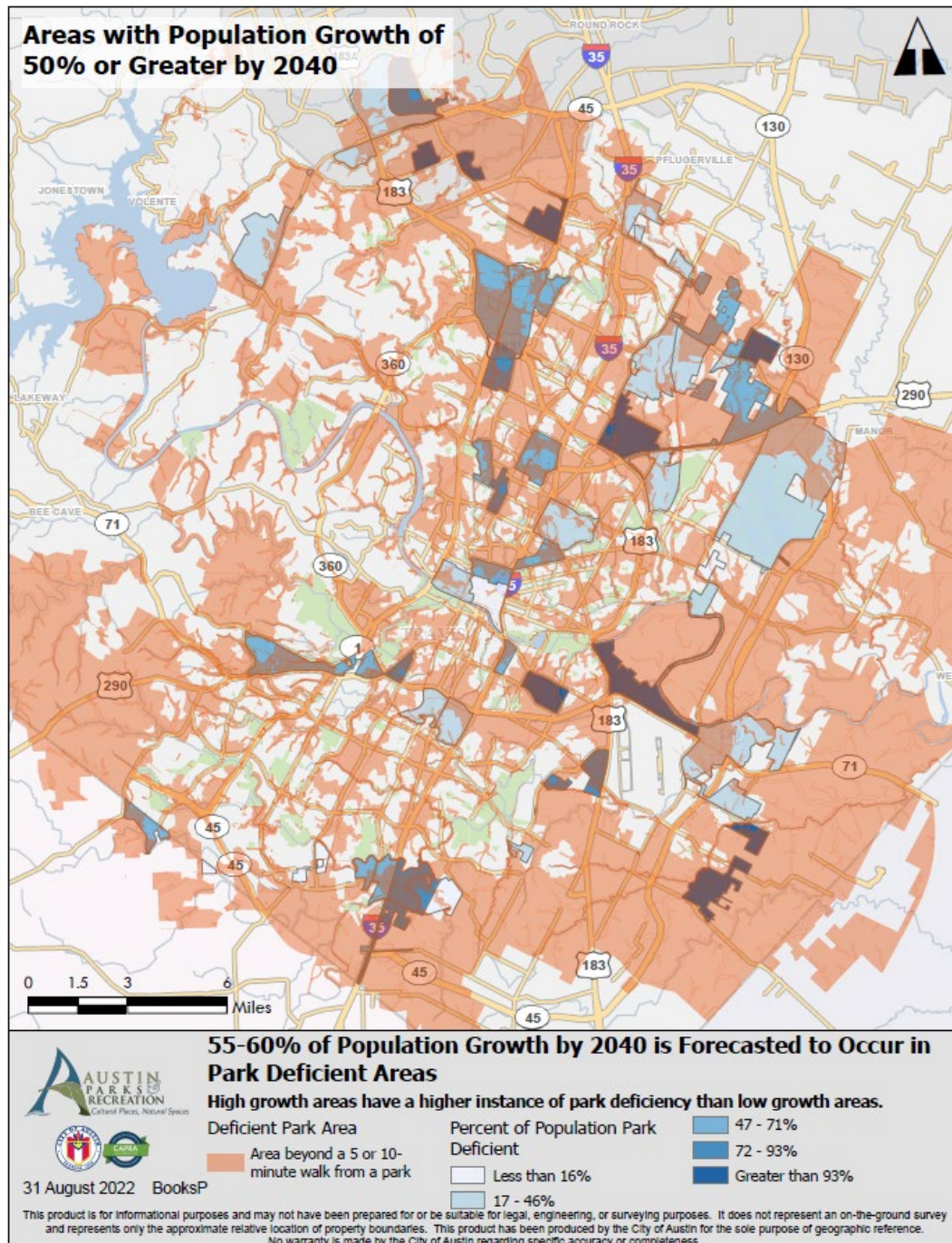
	Square Feet Permitted	%
Single Family	11,671,995	44%
Multifamily	11,491,164	43%
Total Residential	23,163,159	87%
Retail	547,149	2%
Office	1,105,698	4%
Industrial	1,182,000	4%
Hotel	707,000	3%
Total Commercial	3,541,847	13%
Total	26,705,006	100%

Total Permits Jan 2021 – Jan 2022

	Subdivision	%	Site Plan	%	Building Permit*	%
Multifamily	65	25%	146	61%	3,785	88%
Single Family	163	64%	7	3%	282	7%
Total Residential	228	89%	153	64%	4,067	95%
Hotel	0	0%	4	2%	24	.5%
Office	5	2%	23	10%	45	1%
Retail	3	1%	38	16%	131	3%
Industrial	19	7%	22	9%	9	.2%
Total Commercial	27	11%	87	36%	209	5%
Total	255	100%	240	100%	4,276	100%

*Only includes building permits for New and Shell Work Types. Commercial permits other than hotel, office, retail, and industrial were removed. 4 mixed-use permits were not included in the total due to limitation determination which uses were included. Multifamily building permits are considered commercial building permits but permits were categorized based on their sub type.

7) Provide map showing high growth areas and park deficiency



8) Provide language related to PC amendment #3- changing the small business exemption from 5,000 square feet to one functional population.

Consider the following language: commercial developments that generate less one functional population are exempt.

The term 'functional population' means number of employees for a commercial use; discounted by occupancy rates; the amount of time they may be at place of employment; and, the percent of those who work in Austin but reside outside the city. After discounts, this represents the full-time equivalent population for a new commercial development.

9) Provide language clarifying the correct point in time to lock-in site development fees.

The language should be changed from 'filed' to 'the date that the application is deemed administratively complete.'

(C) Calculating the Fee Rate.

- (1) For a subdivision application filed on or after October 1, 2022, any fees required under Section 25-1-605 (Fee In-Lieu of Parkland Dedication) or Section 25-1-606 (Parkland Development Fee) shall be calculated using the rate set forth in the fee schedule in effect at the time the subdivision application was accepted for filing.
- (2) For a site plan application filed on or after October 1, 2022, any fees required under Section 25-1-605 (Fee In-Lieu of Parkland Dedication) or Section 25-1-606 (Parkland Development Fee) shall be calculated using the rate set forth in the fee schedule in effect at the time the site plan application was **deemed administratively complete**.
- (3) For a subdivision or site plan application filed before October 1, 2022, the fees required under Section 25-1-605 (Fee In-Lieu of Parkland Dedication) or Section 25-1-606 (Parkland Development Fee) shall be the rate set forth in Ordinance Number 20210811-002 (Fiscal Year 2021-2022 Fee Ordinance).

10) *Impact to staff and workforce by deferring to BP/CO*

The following scenarios show the impact to staff if fee collection is delayed to building permit and CO. There are additional considerations and calculations following the staffing scenarios.

All FTEs to be paid via review fees (mostly cost neutral to general fund):

Scenario 1: Adoption of commercial parkland dedication ordinance as proposed by Staff. Council approves amendment to defer payment of only commercial parkland dedication fees to building permit.

3 additional FTEs for approximately 114 additional commercial permits (site plan and subdivision) to review annually (from City's Open Data Portal), plus the associated commercial building permits (estimated slightly less than 200)

- 2 planners: principal and senior
- 1 business process specialist
- \$338,267 in salary
- \$4k for onetime equipment x 3 = \$12k
- \$2k for training/travel/registration x 3 = \$6k

Scenario 2: Adoption of commercial parkland dedication ordinance as proposed by Staff. Council approves amendment to defer payment of both residential and commercial parkland dedication fees to building permit

4 additional FTEs for all the building permits (estimated to be 500 that will require actual review)

- 3 planners: principal, senior, and III
- 1 business process specialist
- \$436,164 in salary
- \$4k for onetime equipment x 4 = \$16k
- \$2k for training/travel/registration x 4 = \$8k
- Concerns: which building permit? Each individual multifamily site plan may have anywhere between 10 and 40 building permits. There are over 4,000 building permits reviewed by the City annually (compared to 240 site plans in 2021), over 1,000 of which are associated with new construction. Would require outreach to homebuilder community unaccustomed to paying fees of this magnitude at BP.

Scenario 3: Adoption of commercial parkland dedication ordinance as proposed by Staff. Council approves amendment to defer payment of both residential and commercial parkland dedication fees to Certificate of Occupancy

There are 5,745 COs annually. It is not feasible to review these for parkland dedication compliance. Administrative burden of tracking cases from site plan to CO for compliance with fee payment is too great.

- Concerns: could delay the occupancy of new housing if fees remain unpaid. Would require outreach to homebuilder community unaccustomed to paying fees of this magnitude at CO.

Considerations for determining staffing needs related to delaying fee collection to building permit: Currently, there is no way, with the City's review software, for PARD to issue an invoice at the time of site plan and collect at building permit. The invoice must be issued with the building permit. If PARD is not distributed on the building permit or CO, the fees will not be invoiced, and PARD will not receive mitigation for the impact of the new residents.

In 2018 PARD conducted a fee review study with a third party consultant and determined the average hourly review time for a new site development permit:

Fee Title	Park Planning Division					Park Development Division		Total Time (Hours)
	Coord, Park Development	Div Mgr, Parks & Recreation	Planner Principal	Planner Senior	Prgm Mgr, Environmental Conser	Business Process Consultant	Engineering Technician C	
Site Plan / Subdivision Review:								-
Site Plan / Subdivision Review			3.00	3.00	0.33	1.00		7.33
Site Plan / Subdivision Review Site Visit - per visit							2.00	2.00
MUD / PUD / PID / PDA Review	20.00	50.00	70.00	70.00	100.00			310.00
Development Assessment:								-
No Site Visit			0.75	0.75				1.50
Site Visit			1.75	1.75				3.50
Zoning / Rezoning Reviews			1.00	1.00				2.00

Average review time for a site plan or subdivision is 7.33 hours, it is estimated that a building permit review would take an average of 5 hours to review a building permit including updating formal review, researching the project, coordinating with applicants, coordinating with other reviewers and inspectors, issuing and collecting the fees, releasing the permit. There are typically 2-3 review cycles for a building permit. Each site plan has upwards of 10-40 distinct building permits. Some projects are built in phases, meaning the units are permitted with different building permits, requiring a higher level of review research. There are approximately 500 building permits issued for multifamily and commercial annually. Before implementing such a process, PARD recommends establishing a staff-led taskforce between the various departments requiring deferment of fees or requirements past site plan approval.

Administration of such deferment remains challenging for all departments, including DSD, ATD, HPD, AE, and now PARD, if amendment is adopted. PARD does not have an AMANDA IT specialist to implement such a change to our review system, whereas other departments do. This should entail a stakeholder process, since homebuilders would not be prepared for the immediate implementation of parkland dedication fees at the time of BP or CO (compared to today, where it is often the engineers and development firms paying the fees at the time of site plan).

Ultimately, PARD will require staff to direct, administer, and customer service for the fee at BP or CO.

Process context:

PARD reviews site plan at submittal and provides a PARD worksheet for fees owed for the number of units proposed. This locks in the fees to the time of submittal. A site plan note is added stating 'Parkland dedication for XXX units must be satisfied at the time of building permit' (or CO). If land is required, the project must satisfy parkland requirements at the time of site plan, creating inconsistencies and uncertainties in how the requirements are administered.

Sometime later (could be anywhere from 3 months to 3 years) a PARD reviewer reviews a building permit and determines if the project has already satisfied parkland dedication fees or land dedication (by cross referencing the site plan note and confirming the receipt of payment in internal files). If fees have not been satisfied, PARD reviewers confirm the number of units proposed in the building permit, then confirming the site plan submittal date to ensure the correct fiscal year fee to which the BP

application is vested. The parkland fees invoices are issued at building permit and the reviewer must be involved until receipt of payment, potentially delaying the issuance of building permit. If fees are collected at CO, the project is in a phase that typically pays fees in the hundreds of dollars, not the hundreds of thousands of dollars. This will be a significant change and require extensive outreach to ensure the applicants are aware that funding must be available to pay the large sum or there will be a delay in the issuance of the Certificate of Occupancy. If PARD were to collect fees at CO, the process is similar to collection at building permit, except that more time has passed (18 months – 6 years) and review delays will cause impactful delays on residents moving into their new homes. PARD staff will need to coordinate with the site inspectors to ensure CO is not issued until fees are paid.

Additional considerations:

Please note that fees collected at building permit or CO delays when PARD can could spend those fees on land and amenities intended for the residents of a new project; it takes one additional year to appropriate the collected fees (until the start of the next fiscal year). This raises the risk that PARD cannot deliver the parkland and park amenities at the time new residents occupy a development. This has been a legal challenge against parkland dedication requirements in the past.

Deferment of fee payment could further disincentivize the dedication of land at the subdivision or site plan stages of the development.

Delaying the parkland dedication fee collection to building permit (three years) would result in a maximum of \$51 million in deferred revenue through 2025. Delaying the parkland dedication fee collection to certificate of occupancy (six years) would result in a maximum of \$121 million in deferred revenue through 2028. This is based on only \$2.86 million coming in annually from PLD Subdivision fees for 3-6 years, as opposed to \$28.7 million projected to be collected between PLD Commercial, Subdivision and Site plan fees annually.

Delaying the collection of fees for 3-6 years by deferring payment to building permit or CO will effectively halt or decelerate the parkland acquisition program for 3-6 years. The residual effects will be fewer parks purchased over the next few years, because the fees collected will be based on land and park infrastructure values from 6+ years prior. Effectively, PARD would be purchasing parkland in the future with values from 6+ years ago, creating a discount to real estate developments on the real cost of parkland.

11) What are the remaining PLD fund balances?

Remaining balances of PLD as of August 3, 2022 (in millions of dollars):

Fee Type	Completed	Planned	Available	% Spent or Planned
Fees in-Lieu of Parkland	\$9.15	\$19.29	\$9.05	75.8%
Development Fee	\$2.83	\$7.86	\$1.43	88.2%
Title 30 & Pre 2016 Ordinance	\$31.42	\$5.42	\$1.46	96.2%
Total	\$43.40	\$32.57	\$10.98	87.4%

Completed: fees have been spent on a completed park development or land acquisition project

Planned: fees have been assigned to a park development or land acquisition project

Available: Fees are available and unassigned

Projected spending and historic spending rates of PLD and bond

Spent PLD funds (land + development) equal to \$16.5 million over last three years (2020-2022); \$8.6 million of that was land acquisitions.

Total bond funds spent in the last three years equals \$65 million; bond funds spent on acquisitions equal to \$24.3 million over the last three years (2020-2022). PARD assumes the remaining 2018 parks bond

will be committed to major acquisitions projects by 2023. Park development bond funds would be exhausted by 2026.

Recently, for every two dollars of bond funding, has been PARD able to spend one dollar of PLD on acquisitions. PARD was able to leverage the \$45 million bond package into \$67.5 million with the supplement from PLD funds. Going forward, PARD is able to appropriate funds that match at one-to-one as the fees better reflect the cost of parkland: one dollar from new developments, one dollar levied from existing taxpayers.

For additional context, here is a list of park development projects funded substantially or entirely by PLD: Oertli, Pomerleau, Alderbrook, Scenic Brook, Tillery Pecan Park, Highland Neighborhood Park, Georgian Acres Neighborhood Park (¼), Wildcat (Williams School) Button Park, Mustang (Reilly School) Button Park, MLK Station Neighborhood Park, Norman Sims Button Park, Ridgeline Neighborhood Park and Ortega Button Park.

12) How much money would come in over the next few years if we freeze parkland dedication by delaying fee collection to building permit or certificate of occupancy?

Delaying the parkland dedication fee collection to building permit (three years) would result in a maximum of \$51 million in deferred revenue through 2025. Delaying the parkland dedication fee collection to certificate of occupancy (six years) would result in a maximum of \$121 million in deferred revenue through 2028. This is based on only \$2.86 million coming in annually from PLD Subdivision fees for 3-6 years, as opposed to \$28.7 million projected to be collected between PLD Commercial, Subdivision and Site plan fees annually.

Delaying the collection of fees for 3-6 years by deferring payment to building permit or CO will effectively halt or decelerate the parkland acquisition program for 3-6 years. The residual effects will be fewer parks purchased over the next few years, because the fees collected will be based on land and park infrastructure values from 6+ years prior. Effectively, PARD would be purchasing parkland in the future with values from 6+ years ago, creating a discount to real estate developments on the real cost of parkland.