



**October 13, 2022**

## Questions and Answers Report



Mayor Steve Adler

Council Member Natasha Harper-Madison, District 1

Council Member Vanessa Fuentes, District 2

Council Member Sabino "Pio" Renteria, District 3

Council Member Josè "Chito" Vela, District 4

Council Member Ann Kitchen, District 5

Council Member Mackenzie Kelly, District 6

Council Member Leslie Pool, District 7

Council Member Paige Ellis, District 8

Council Member Kathie Tovo, District 9

Council Member Alison Alter, District 10

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

## QUESTIONS FROM COUNCIL

**Item #4:** Approve an ordinance authorizing the issuance of City of Austin, Texas Water and Wastewater System Revenue Bonds, Series 2022B, in the par amount of \$24,630,000 and approving related documents.

### COUNCIL MEMBER KELLY'S OFFICE

*1) What is the interest rate on the 30-year loan for these bonds?*

The interest rate on the 30-year loan related to these bonds will be 2.55%. These bonds will be issued to secure the Texas Water Development Board loans that Austin Water is receiving from the Drinking Water State Revolving Fund.

**Item #6:** Authorize negotiation and execution of a U.S. Department of Housing and Urban Development Section 108 Family Business Loan with TES Inc. for commercial build out and operation of two commercial lease spaces at Loyola Lofts, located at 6400 Loyola Lane, Austin, Texas 78724 (Colony Park) in an amount not to exceed \$273,342.00.

### MAYOR PRO TEM ALTER'S OFFICE

*1) Please provide more information about eligibility and use of the Family Business Loan Program and details on how many and what type of businesses have taken advantage of these programs in Austin over the last few years.*

**Who is eligible?**

Small businesses must meet the following criteria to be considered for the program:

- Be a private for-profit business, legally organized and a going concern for at least 2 years
- Meet the size standards of the Small Business Administration (SBA)
- Able to demonstrate sufficient profitability to meet repayment requirements
- Willing to locate project in the Austin area as represented by Council 10-1 plan
- Commit to create not less than one job (FTE) for every \$35,000 borrowed

Additional Housing and Urban Development (HUD) and Small Business Administration (SBA) guidelines for eligibility and underwriting criteria may apply, all projects must meet HUD National Objective/Public Benefit Standards.

**What kinds of projects are eligible?**

- Acquisition of commercial and industrial land and buildings
- Renovation and new construction of commercial and industrial buildings
- Acquisition and installation of machinery and equipment
- Refinancing of existing debt to an independent institutional lender (as part of a new project creating new job opportunities)
- Working capital financing (only considered in conjunction with the total project and will not be financed independently)

\*\* Loan funds cannot be used to reimburse costs incurred prior to completion of the HUD Environmental Review with the exception of project planning costs.

**How many and what type of businesses have taken advantage of these programs in Austin over the last few years.**

Since the May 2021 Council approval of resolution 20120524-015 - 24 loans have been funded totaling \$5,569,566 full list of funded companies is available at the link below; data set includes company name, term of the loan repayment and job creation commitment in accordance with the U.S. Department of Housing and Urban Development approved guidelines.

<https://data.austintexas.gov/City-Government/Economic-Development-Compliance-Family-Business-Lo/7neq-k7nf/data>

**Item #10:** Ratify a contract with Barrier Fence, LLC d/b/a Barrier Fence Systems LLC to provide high security fencing services in the amount of \$707,250. (Note: This contract is exempt from the City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program; therefore, no subcontracting goals were established).

MAYOR PRO TEM ALTER'S OFFICE

- 1) *Please confirm if Austin Energy has installed additional security fencing or other security measures at the Austin Energy substations and service centers referenced in the RCA that have been recently vandalized. If these sites received additional security fencing, did Austin Energy utilize the existing citywide fencing contract?*

Austin Energy (AE) is in the process of installing fencing at the Mueller and Slaughter Lane substations, including thermal cameras as a part of a security hardening initiative for AE locations. AE will be utilizing the citywide fence contract for these projects.

**Item #11:** Authorize negotiation and execution of a contract with SUBNET Solutions Inc. for software, professional services, training, and enhancements to the current suite of solutions to advance grid modernization, for a term of five years in an amount not to exceed \$3,870,000. (Note: Sole source contracts are exempt from the City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program; therefore, no subcontracting goals were established).

MAYOR PRO TEM ALTER'S OFFICE

- 1) *Please provide a copy of the Austin Energy Control Engineering Strategic Roadmap, if publicly available.*

The draft roadmap document will serve as a guide for implementation of operational technologies (software, hardware, etc.) that support electric grid operations and critical infrastructure. Due to the cybersecurity protections around this information, we would be happy to meet with the Council Member and staff to discuss in lieu of providing documentation.

**Item #13:** Authorize award of a contract with Genserve LLC d/b/a LJ Power Inc. for generator preventative maintenance, repair, and replacement, for a term of five years in an amount not to exceed \$30,000,000. (Note: This solicitation was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program. For the goods and services required for this solicitation, there were no subcontracting opportunities; therefore, no subcontracting goals were established).

MAYOR PRO TEM ALTER'S OFFICE

- 1) *Please provide a list of all support-based City facilities that contain generators which will be serviced by this contract.*

Please see the attached document for locations that contain generators which will be serviced by this contract.

**Item #15:** Authorize negotiation and execution of multiple cooperative contracts for electrical supplies, materials, and equipment with Crawford Electric Supply Company, Inc.; Dealers Electrical Supply; Elliott Electric Supply Inc.; Facility Solutions Group Inc.; Hamilton Electric Works Inc.; Fairway Supply Inc.; and Global Equipment Company, Inc. d/b/a Global Industrial, each for a term of 25 months in an amount not to exceed \$5,410,000 divided among the contractors. (Note: This procurement was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9D Minority Owned and Women Owned Business Enterprise Procurement Program. For the goods required for this procurement, there were no subcontracting opportunities; therefore, no subcontracting goals were established).

MAYOR PRO TEM ALTER'S OFFICE

- 1) *Please provide additional details regarding the City's approach or policy with regard to installing energy efficient lighting, lighting controls, and other energy efficient equipment in City buildings.*

The Building Services Department (BSD) views all lighting, HVAC, and other energy efficiency-related systems, including but not limited to insulation, roof design and materials, window curtain and door sealing, etc. as opportunities for improvement and reducing the real estate portfolio carbon footprint. These contracts are utilized to purchase electrical supplies for ongoing maintenance and repair activities across multiple departments. Generally, the BSD uses like and kind parts to address electrical maintenance and repair work; however, BSD constantly look to source the most economically viable and sustainable products based on LEED best practices. The

installation of energy-efficient lighting systems, controls, and other energy-efficient equipment is usually tied to new construction, remodels, or identified as part of ongoing energy reduction and sustainability goals and follows the recommendations in the Austin Green Building Policy.

Austin Water (AW) will use these contracts in accordance with the City's Administrative Bulletin "Establishment of Energy Efficiency Policy" to replace fluorescent and metal halide bulbs and replace current light fixtures with more energy efficient bulbs and fixtures. AW will install occupancy sensors for offices, restrooms, conference rooms and common area spaces throughout AW facilities. Many are original to the buildings. Several of the electrical distribution panels are beyond their life and require replacement to maintain building code compliance.

**Item #18:** Authorize negotiation and execution of multiple cooperative contracts with various contractors for parks, playgrounds, and pool equipment and repair, each for a term of 44 months in an amount not to exceed \$63,700,000, divided among the contractors. (Note: These procurements were reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program. For the goods and services required for these procurements, there were no subcontracting opportunities; therefore, no subcontracting goals were established).

COUNCIL MEMBER FUENTES'S OFFICE

- 1) *Which District 2 based parks or aquatic facilities will receive repairs, maintenance, or equipment upgrades as part of these cooperative contracts?*

This item is being withdrawn. An amended version will be brought back on October 27, 2022. Responses will be provided in the October 27 Q&A report.

**Item #18:** Authorize negotiation and execution of multiple cooperative contracts with various contractors for parks, playgrounds, and pool equipment and repair, each for a term of 44 months in an amount not to exceed \$63,700,000, divided among the contractors. (Note: These procurements were reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program. For the goods and services required for these procurements, there were no subcontracting opportunities; therefore, no subcontracting goals were established).

MAYOR PRO TEM ALTER'S OFFICE

- 1) *Please provide additional detail regarding any anticipated or previously authorized spending these contracts will be utilized for. If any specific projects are anticipated to benefit from these projects, please include a listing of those projects. Please describe whether any nature-play construction will be completed using these contracts.*

This item is being withdrawn. An amended version will be brought back on October 27, 2022. Responses will be provided in the October 27 Q&A report.

**Item #18:** Authorize negotiation and execution of multiple cooperative contracts with various contractors for parks, playgrounds, and pool equipment and repair, each for a term of 44 months in an amount not to exceed \$63,700,000, divided among the contractors. (Note: These procurements were reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program. For the goods and services required for these procurements, there were no subcontracting opportunities; therefore, no subcontracting goals were established).

COUNCIL MEMBER ELLIS'S OFFICE

- 1) *Please provide a list of projects to be funded through this item? Are you able to clarify which of these projects will take place in District 8?*

This item is being withdrawn. An amended version will be brought back on October 27, 2022. Responses will be provided in the October 27 Q&A report.

- 2) *The RCA states \$21 million in funding is currently available from a number of departments. Please list each contributing department, along with the amount of funds to be contributed by each department.*

This item is being withdrawn. An amended version will be brought back on October 27, 2022. Responses will be provided in the October 27 Q&A report.

**Item #22:** Authorize negotiation and execution of multiple contracts with Austin Regional Manufacturers Association and Austin Urban Technology Movement to provide workforce development services, each for a term of two years in an amount not to exceed \$993,420 divided between the contractors. (Note: These procurements were 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 these procurements, there were no subcontracting opportunities; therefore, no subcontracting goals were established).

MAYOR PRO TEM ALTER'S OFFICE

- 1) *How many individuals are anticipated to be served through these contracts?*

The total number of individuals anticipated to be served through these contracts is 120. Austin Urban Technology Movement will serve 50 clients and Austin Regional Manufacturers Association will enroll 70 students into the advanced manufacturing academy (and provide an additional 480 individuals with tours/demos of manufacturing facilities conducted for the purpose of building awareness and creating a future pipeline).

**Item #22:** Authorize negotiation and execution of multiple contracts with Austin Regional Manufacturers Association and Austin Urban Technology Movement to provide workforce development services, each for a term of two years in an amount not to exceed \$993,420 divided between the contractors. (Note: These procurements were 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 these procurements, there were no subcontracting opportunities; therefore, no subcontracting goals were established).

COUNCIL MEMBER KELLY'S OFFICE

- 1) *To date, how many people have been trained and employed with the help of the Austin Regional Manufacturers Association and Austin Urban Technology Movement?*

This is the City of Austin's first contract for workforce development services with Austin Urban Technology Movement (AUTMHQ). AUTMHQ has reskilled or upskilled 137 clients in their six-year tenure, and provided internet access, devices, and digital literacy training to nearly 500 more. AUTMHQ recently partnered with Workforce Solutions Capital Area in their efforts to lift 10,000 residents out of poverty through middle-skill job training. Austin Regional Manufacturers Association (ARMA) collaborates with ACC, Workforce Solutions Capital Area, and Skillpoint Alliance to train and certify individuals as Certified Production Technicians (CPTs) for advanced manufacturing careers. ARMA has recruited 354 people into training and placed 119 into employment since 2019.

- 2) *Has the City of Austin ever conducted business with Austin Urban Technology Movement or Austin Regional Manufacturers Association? If so, in what capacity?*

This is the City of Austin's first contract for workforce development services with the Austin Urban Technology Movement. The City previously contracted with the Austin Regional Manufacturers Association (ARMA) from 2018-2022 to provide workforce development services for the Advanced Manufacturing industry, specifically to pilot a Certified Production Technicians (CPT) program, and to develop and coordinate the training and employment collaborative for CPT program participants. ARMA also served as the leading industry convenor, conducted research on local employer workforce needs, and worked with local school districts to generate interest in advanced manufacturing careers amongst older students.

**Item #23:** Authorize negotiation and execution of an interlocal agreement with the University of Texas at Austin for the Austin Fire Department to provide assistance in the planning and execution of fire safety at sporting and other special events, in an amount not to exceed \$150,000.

COUNCIL MEMBER TOVO'S OFFICE

- 1) *The term of the agreement is for three years, and there is a cap on the total amount fees that can be charged to The University of Texas of \$150,000, equating to approximately \$50,000 per year. These fees are established based upon cost of service. Based on prior years and the anticipated number of events that The University of Texas will hold during the term of this agreement, what is the anticipated revenue loss associated with the \$150,000?*

For the past several years planning and execution of fire safety at sporting and other special events has been under 30k per year for fewer than 20 events, including home football games and commencement ceremonies. Coverage is generally related to aerial fireworks and command post representation at major events.

In the event the cap was reached, and UT was unwilling to increase the amount, AFD would deny the permit. Exceeding the cap is unlikely and AFD is comfortable that the listed amounts will meet both UT and COA needs, covering incurred costs.

**Item #24:** Authorize negotiation and execution of a one-year contract with the Austin Tenants Council to fund and administer the Tenants’ Rights Assistance Program for community education and information about tenant protection laws in an amount not to exceed \$298,938.

COUNCIL MEMBER FUETENS’S OFFICE

- 1) *How many tenants received services as part of the previous contract with Austin Tenants Council?*  
Austin Tenants Council served a total of 317 unique households who received counseling or technical assistance, exceeding the goal of 300 for FY22.

**Item #31:** Authorize negotiation and execution of two agreements with social service agencies to provide workforce development services for an initial 12-month term beginning October 1, 2022 in a combined amount not to exceed \$1,138,068, with four 12-month extension options in a combined amount not to exceed \$4,552,272, for a total agreement amount not to exceed \$5,690,340 divided among the agencies.

MAYOR PRO TEM ALTER’S OFFICE

- 1) *How many clients are intended to be served through this contract? Please provide a description of relevant metrics and outcomes included in the forthcoming contracts, if available. Please confirm if the funding sources for these contracts are derived from the General Fund or ARPA funds.*

**The Other Ones Foundation**

Name of Program	FY23 Amount	Program Description	Deliverables
Workforce Development	General Funds - \$1,082,494	Workforce First is an alternative work program, where individuals are offered the opportunity to be of service to the community through the maintenance of Austin greenspaces and provision of residential services. The goal of WFF is to increase the	Under general funds, 153 clients will be served. 57 clients will be served under ARPA. Outputs for this contract include the total number of labor hours benefiting City departments (WP and PARD) and the total amount of debris and vegetation removed.



		<p>income of individuals experiencing homelessness. TOOFs objectives to achieve this goal include providing temporary employment opportunities at a dignified wage and providing supported employment services through culturally sensitive interventions. Program success is defined by individuals building interpersonal skills and abilities to navigate resources, while meeting their basic needs and connecting to furthering education or vocational training.</p>	
--	--	--	--

#### Lifeworks

Name of Program	FY23 Amount	Program Description	Deliverables
Workforce Development Program	General Funds - \$55,574.00	<p>LifeWorks Workforce Development program provides integrated employment, education, and mental health support to help youth secure employment and pursue career goals. This contract uses an evidence-based model, Individual Placement and Support (IPS), tailored for youth facing mental health challenges. IPS focuses on finding work quickly that matches youth strengths and interests. LifeWorks Employment Specialists partner with</p>	<p>Under general funds, 10 clients will be served. 235 clients will be served under ARPA. Relative metrics will be documented under the ARPA contract. Those outcomes include number of individuals obtaining employment, number of individuals exiting the program, &amp; number of individuals increasing employment income.</p>

		youth to identify employment goals, conduct job searches, write resumes, submit applications, and prepare for interviews.	
--	--	---	--

**Item #32 and 33:**

32. Authorize 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.

33. Authorize 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 information on each contract including what specific services will be provided and anticipated deliverables/outcomes each organization must meet.*

**Item 32: Street Outreach General Funds  
Sunrise**

Agency & Program	Funding Type	Services	Outcomes/ Deliverables
Sunrise Community Church Mobile Outreach and Housing Navigation	General Funding	<ul style="list-style-type: none"> <li>• Weekly Outreach and hotline calls</li> <li>• Lead annual Overnight Mass Assessment events downtown</li> <li>• Map and track encampment locations</li> <li>• Coordinated Assessments</li> <li>• Housing Navigation (including basic need items,</li> </ul>	<ul style="list-style-type: none"> <li>• Unduplicated clients serviced City of Austin goal 332, Total program goal 3000</li> <li>• Other metrics are tracked in the ARPA agreement</li> </ul>

		substance abuse support, harm reduction interventions, benefits enrollment, completing paperwork, obtaining Identification cards, housing voucher application and process assistance, connection to other Sunrise and outside organization services) <ul style="list-style-type: none"> <li>• Provide referrals</li> <li>• Wellness Counselling</li> <li>• Connection to medical and/or mental health case manager</li> </ul>	
--	--	--	--

Item 33: Homeless Emergency Shelter - ARPA funded

**Lifeworks** - The purpose of the program is to provide temporary emergency shelter and housing-focused case management to youth experiencing homelessness. It uses the evidence-based Strengths Model of Case Management, Trauma-Informed Care, and Positive Youth Development to secure youths immediate safety, increase their stability, and help them move toward permanent housing. LifeWorks approach emphasizes holistic well-being and provides connections to wraparound services, including workforce development, mental health counseling, and high school equivalency.

Emergency Shelter has three main objectives:

- 1)Secure youth's safety and improve their social and emotional well-being.
- 2)Increase access to educational and employment opportunities.
- 3)Transition youth into safe, stable, and appropriate housing that meets their individual needs.

Emergency Shelters primary measures of success are program exits to permanent housing or temporary/transitional housing. Youth who seek Emergency Shelter services frequently face complex and compounding barriers to securing and sustaining permanent housing. A transitional housing program is an appropriate next step on participants housing journeys if they want or need targeted support to build life skills and resources for independent living. Secondary measures of success include completion of Coordinated Assessment, improvements in social-emotional well-being, increased number of permanent connections, and progress toward education and employment goals.

**Deliverables/Outcomes:**

- Agency will reach approximately 62 unduplicated clients that received services during the reported period from the LifeWorks Emergency and Young Adult Shelter.
- Agency will measure 11 of case managed households that transition from homelessness into housing against 35 of households that exit the program.
- Agency will measure 3 of unduplicated clients served who were provided a first-time or updated Coordinated Assessment by the program out of 30.
- Agency will measure 14 of unduplicated clients served who were receiving case management services from the project who exit from homelessness into transitional/temporary housing out of 35.

**Urban Alchemy-** The goal of this program is to provide street outreach and engagement to individuals experiencing homelessness (unduplicated) and to provide half of those individuals with case management and other services designed to help people exit homelessness. While the primary goal is housing, Urban Alchemy staff will also work to ensure that clients have access to the resources they need to stay healthy and safe while working to resolve their homelessness.

- Each outreach team will be assigned one care coordinator who will work both in the field and the office providing case management services and helping coordinate referrals,

**Deliverable/Outcomes:**

- Agency will reach about 218 of unduplicated individuals that will receive Coordinated Entry
- Agency will reach 73 unduplicated individuals receiving Emergency Assistance
- Agency will reach 87 individuals that receives Diversion/Rapid Exit
- Agency will reach 22 individual that receives SOAR outreach
- Will measure the number of case managed households that transition from homelessness into housing (87) against the number of households that exit the program (1457)
- Will measure the number of individuals obtaining or maintaining public benefits (7) against the number of individuals in the program (22)

**Sunrise Community Church** - Sunrise will conduct weekly outreach at encampments and or at gate locations, including Hotline calls. In addition, lead annual Overnight Mass Assessment events in the downtown area as individuals emerge from daytime hiding spots. This will also build trust and rapport with those experiencing homelessness, as well as creating on-going partnerships with organizations.

Sunrise will map encampment locations, plot where people reside and track movements as Prop B enforcement continues. Sunrise will provide Coordinated Assessments and housing navigation to identify the needs of each camp and complete proper documentation to make referrals to partner agencies that can assist with various basic needs. Clients will also be seen by a wellness coordinator and referred to other appropriate services. In addition, facilitate connection with their medical or mental health case manager.

Deliverable/Outcomes:

- Agency will reach approximately 32 unduplicated clients that received services during the reported period from Sunrise for Emergency Vouchers.
- Agency will measure the 23 households receiving services that maintain housing due to essential services against 32 of households receiving essential services.
- Agency will measure 26 of clients referred to the program from Coordinated Entry against the 26 of unduplicated clients house in the program.
- Agency will measure 5 of individuals in the program who experience an increase in income against 26 of individuals housed in the program.

**Austin Area Urban League** - The goals are to help people obtain housing quickly, increase self- sufficiency, and stay housed.

- Mobile Street Outreach- This service refers to all the contact, engagement, and follow-up steps that involve bringing services to a client rather than asking the client to physically go somewhere themselves in order to receive a service.
- Services - Premises are operated 24 hours-7 days per week for 365 days per year - 3 meals are provided per day (no commercial kitchen on site) - Operator will work with clients with the intention to accommodate client pets

Deliverables/Outcome:

- Agency will reach 84 unduplicated clients with street outreach
- Agency will reach 5 clients with emergency DV Rental Assistance
- Agency will reach 54 unduplicated clients that receives Case Management
- Will measure the number of case managed households that transition from homelessness into housing (21) against the number of households that exit the program (54)

- Will measure number of unduplicated clients served who were provided a first-time or updated Coordinated Assessment by the program (50/84)
- Will measure number of unduplicated clients served who were receiving rental assistance with current funds (2/84)

2) Please provide a chart detailing how many contracts each organization has from the City (APH) and how each contract relates to one another and how the deliverables are distinct from one another. This will take a combined effort to complete. Please complete the highlighted sections for your respective contracts

**Lifeworks**

Name of Program	FY23 amount	Program Description	Deliverables
Emergency Shelter	\$386,948	The purpose of the program is to provide temporary emergency shelter and housing-focused case management to youth experiencing homelessness. It uses the evidence-based Strengths Model of Case Management, Trauma-Informed Care, and Positive Youth Development to secure youths immediate safety, increase their stability, and help them move toward permanent housing. LifeWorks Emergency Shelter provides 15 beds dedicated to minor youth (under age 18) and 5 beds dedicated to young adults (ages 18-24) experiencing homelessness.	Reach approximately 62 unduplicated clients that received services during the reported period from the LifeWorks Emergency and Young Adult Shelter. Will measure the number of case managed households that transition from homelessness into housing against the number of households that exit the program (11/35 31%) Will measure number of unduplicated clients served who were provided a first-time or updated Coordinated Assessment by the program (3/30 10%) Will measure number of unduplicated clients served who were receiving case management services from the project who exit from homelessness into transitional/temporary housing (14/35 40%)
HHSP Youth Set Aside	\$165,044	LifeWorks HHSP contract provides a safety net infrastructure to ensure that basic needs are met, including food, clothing, health, shelter, and	Reach approximately 70 unduplicated clients that received services during the reported period from the LifeWorks Homeless Youth Set Aside.

		<p>behavioral health care. LifeWorks serves more than 4,500 area families annually through a network of 17 Housing, Counseling, and Education/Workforce programs which are aligned around improving self-sufficiency for youth and young adults and their families.</p> <p>Housing programs provide safe and stable housing, support, and assistance with basic needs for high-risk youth, with a long-term focus on increasing their self-sufficiency. These programs include: Street Outreach, and Transitional Housing.</p>	Will measure the number of case managed households that transition from homelessness into housing against the number of households that exit the program (38/54 70.37%).
ARPA Rapid Rehousing and Supportive Services	\$1,269,548	<p>LifeWorks Rapid Rehousing Program will rapidly house youth, ages 18-24, in scattered site RRH apartments and provide comprehensive supportive services. The program will: Conduct outreach and housing navigation to locate youth, create service referrals, and prepare youth for housing placement. LifeWorks will use Coordinated Entry system to identify and house the community's most vulnerable youth and reduce the time youth spend on the streets and/or in emergency shelters. LifeWorks will rapidly house and support youth in their transition from homelessness to housing stability and long-term financial independence. LifeWorks will provide wraparound services,</p>	<p>Reach approximately 90 unduplicated clients that received services during the reported period from the LifeWorks Rapid Rehousing Programs</p> <p>Will measure the number of case managed households that transition from homelessness into housing against the number of households that exit the program (27/39 69%)</p> <p>Will measure number of case managed households that transition from homelessness into housing in 90 days or fewer against the number of households that transition into housing (15/30 50%).</p>

		including case management, workforce development, education, counseling, peer support, benefits specialists, financial assistance, and service linkages to external agencies for substance use.	
Rapid Rehousing and Supportive Services – Gen Fund	\$609,383	<p>LifeWorks Rapid Rehousing Program will rapidly house youth, ages 18-24, in scattered site RRH apartments and provide comprehensive supportive services. The program will:</p> <p>Conduct outreach and housing navigation to locate youth, create service referrals, and prepare youth for housing placement. LifeWorks will use Coordinated Entry system to identify and house the community's most vulnerable youth and reduce the time youth spend on the streets and/or in emergency shelters. LifeWorks will rapidly house and support youth in their transition from homelessness to housing stability and long-term financial independence. LifeWorks will provide wraparound services, including case management, workforce development, education, counseling, peer support, benefits specialists, financial assistance, and service linkages to external agencies for substance use.</p>	<p>Reach approximately 30 unduplicated clients that received services during the reported period from the LifeWorks Rapid Rehousing Programs</p> <p>Will measure the number of case managed households that transition from homelessness into housing against the number of households that exit the program (13/18 72%)</p> <p>Will measure number of case managed households that transition from homelessness into housing in 90 days or fewer against the number of households that transition into housing (12/25 48%).</p>
Counseling Services	\$113,861	LifeWorks Resolution Counseling is a trauma-informed intervention and prevention program that serves individuals who have been identified as being	Reach approximately 650 unduplicated clients that received services during the reported period from LifeWorks Counselling Services.



		<p>abusive and/or violent against an intimate partner. Resolution Counseling main goals are 1) increasing safety for participants, survivors, and children impacted by intimate partner violence, and 2) helping participants lead lives free of violence. Primary service objectives are for participants to:</p> <ul style="list-style-type: none"> <li>Eliminate violent, aggressive, and controlling behaviors;</li> <li>Reduce emotionally and verbally abusive behaviors;</li> <li>Change beliefs and attitudes that support violence, abuse, control, and oppression of others;</li> <li>Demonstrate accountability and accept responsibility for their history of abuse and/or violence;</li> <li>Be accountable for instances of victim blaming, minimizing, and denial of the referral incident and/or their history of abuse and/or violence, regardless of participants relationships, current stress factors, or previous trauma;</li> <li>Build skills, safety plans, and healthy coping strategies to address stressors and mental health challenges;</li> <li>Learn how to develop and sustain relationships rooted in respect.</li> </ul>	<p>Will measure the number of individuals demonstrating improved life skills against the number of individuals participating in the activity (163/250 65%)</p> <p>Will measure number of clients who exited services successfully against the number of unduplicated clients who have a service exit record during the reporting period. (287/410 70%).</p>
CIC	<p>Education CIC \$144,406</p> <p>Youth Dev. CIC \$132,482</p> <p>Housing CIC \$333,721</p>	<p>LifeWorks Collective Impact Continuum (CIC) contract provides a safety net infrastructure to ensure that basic needs are met, including food, clothing, health, shelter, and behavioral health care. LifeWorks serves more than 3,100 area families annually through a network of nineteen Housing, Counseling,</p>	<p>For Education CIC, metrics will be total number of clients receiving education supportive services, number of youths served who progress to the next academic level, number of youths who received services and percent of youth who make progress on educational goals through</p>

		Education/Workforce and Youth Development programs which are aligned in a collective impact continuum to support youth, young adults and families in their efforts to achieve measurable increases in self-sufficiency.	completing three or more short-term action steps from their educational goal plan. For Youth Development CIC, metrics will be number of individuals demonstrating improved life skills, number of individuals participating in the activity, number of individuals who complete and educational program that improves their knowledge, and number of individuals participating in the educational program. For Housing CIC, metrics will be number of case-managed households that transition from homelessness into housing, and the number of households that exit the program.
Youth Education Development program	\$392,995	LifeWorks Youth Development Program provides strengths-based, trauma-informed services in a Positive Youth Development (PYD) framework to help youth pursue and their achieve goals and reach their full potential. LifeWorks is a comprehensive youth services agency with expertise providing housing, mental health, education, and workforce services. Two programs comprise LifeWorks Youth Development Program: High School Equivalency (HSE) and Teen Parent Services (TPS). The Youth Development Program is embedded in wraparound services and supports specifically tailored for youth who experience homelessness, trauma, mental health challenges, involvement with foster care and juvenile justice, or early parenting.	Primary goals supported through the program include helping youth: 1. complete secondary education, 2. navigate to post-secondary and career opportunities, 3. build community connections and supportive relationships, 4. increase life skills, and 5. develop parenting skills.

**Item #33:** Authorize 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.

COUNCIL MEMBER KELLY'S OFFICE

- 1) *How much money has Urban Alchemy received in total from any department within the City of Austin in the last 10 years? What has been the main service(s) provided by Urban Alchemy?*

Urban Alchemy – The chart below contains all contracts on record for Urban Alchemy with the APH within the last 10 years.

Name of Program	FY23 amount	Program Description	Deliverables
ARCH – Emergency Shelter	\$2,775,557	The ARCH is a low barrier emergency shelter designed to provide supportive services, case management, and assistance with accessing affordable housing under a harm reduction approach. The shelter is designed to help clients meet their basic needs, including acting as a gateway into a variety of programs and services designed to help move clients into housing and achieve self-sufficiency as quickly as possible. The overall program budget is \$4,100,007 which includes FY22 and FY23 funds.	Provide services to 1068 unduplicated clients, including case management for at least 747 of clients residing in shelter and utilizing 90% of available bed space per night. The agency will provide information on the number of existing shelter staff that were interviewed for positions and the number that were kept on from the previous agency in charge of the shelter. The agency also provides updates on the number and resolution of client grievance reporting as well as client satisfaction surveys and reporting on the number of clients who are enrolled and how many gone through Coordinated Entry within their initial 10 days.
ARPA Community Engagement and Outreach Team	\$1,042,224	Urban Alchemy focus will be on helping unhoused individuals exit homelessness while ensuring they remain healthy and safe while searching for housing. The agency will also work to improve conditions in neighborhoods highly impacted by unsheltered homelessness.	Reach about 218 of unduplicated individuals that receive Coordinated Entry Reach about 73 unduplicated individuals receiving Emergency Assistance Reach about 87 individuals that receives Diversion/Rapid Exit Reach about 22 individual that receives SOAR outreach

			<p>Will measure the number of case managed households that transition from homelessness into housing (87) against the number of households that exit the program (1457)</p> <p>Will measure the number of individuals obtaining or maintaining public benefits (7) against the number of individuals in the program (22)</p>
--	--	--	--

**Item #39:** Approve a resolution directing the City Manager to draft an ordinance that authorizes the property located at 2400 South Congress Avenue to obtain a Type 2 Non-Peak Hour Permit for Concrete Installation.

COUNCIL MEMBER TOVO'S OFFICE

- 1) *Currently, when does this contractor need to stop pouring concrete for the night?*

Staff Response: 7:00pm. The Austin city code prohibits operating a machine that separates, gathers, grades, loads, or unloads sand, rock, or gravel within 600 feet of a residence, church, hospital, hotel or motel between 7:00pm and 6:00am, except for the installation of concrete with a permit. For property beyond 600' a contractor would need to stop at 10:30pm, except for the installation of concrete with a permit.

Council Member Renteria Response: The current required stop time for concrete pouring is 7pm. However, HEB has not been pouring concrete past 5:30pm to date for this project.

- 2) *How many concrete pours does HEB intend to have during this time period between December 5, 2022, and April 5, 2023? For approximately how many hours will each concrete pour last?*

HEB is expecting 27 nights/pours lasting approximately 5-6 hours each.

- 3) *Are there any examples of sites outside the Central Business District that have received waivers to allow overnight concrete pours? If so, which ones, and for what duration of time?*

There are no previous examples of sites outside the Central Business District receiving waivers to allow non-peak hours concrete pours.

- 4) *The resolution noted that “there is coordination with affected residents.” Please identify which community groups, neighborhood associations, and residents (in terms of general location) were contacted about this proposed change.*

On September 16th HEB block walked gift baskets taped with printed invitations to all fence line neighbors to the construction site (on Euclid Avenue) inviting them to an in-person construction information meeting on September 21st at the onsite construction trailer. A zoom link was also provided on the invite for neighbors that may be traveling. SpawGlass subsequently visited in person with 1 neighbor that was traveling on September 27th to re-present the information and answer her questions.

- 5) *Council Member Renteria indicated that affected residents will receive a \$300 gift card. Will that amount be per pour? Which residents received this offer? Is there a signed agreement with neighbors?*

Yes, the VISA gift cards will be given per pour. Residents along the property fence line on Euclid Avenue received this offer. There is no signed agreement. Residents will “sign-out” their gift cards upon receipt from SpawGlass.

- 6) Please provide background from last time we considered changing the hours for pours.

In 2008, (Ord 20080618-036) City Council adopted an ordinance allowing the installation of concrete for property with CBD base zoning between 7:00pm and 6:00am, authorizing staff to issue a permit, and creating permit criteria and conditions including a 72 hour max duration for each pour.

In 2014 (Ord 20141120-056) City Council adopted an ordinance reducing the hours to 7:00pm to 2:00am or in special circumstances of limited duration from 7:00pm to 6:00am. The ordinance also limited the permit to property within the Downtown Density Bonus area and added conditions requiring the applicant to mitigate possible impacts and minimize disruptions to adjacent residential and commercial uses.

In 2016, (Ord 20161110-010) City Council adopted an ordinance creating three types of non-peak hour permits with different times and sound level allowances. Type 1 from 7:00pm-12:00am with an 83 decibel allowance. Type 2 from 12:00am-6:00am with a 78 decibel allowance and Type 3 from 7:00pm-6:00am without a sound level but requiring special circumstances that require a continuous pour and requiring a letter from a professional engineer confirming the need.

**Item #40:** Approve a resolution relating to Council policies and directives to the City Manager for City-owned real estate, including requirements for construction projects, living wage, minority and women-owned business requirements and other Council priorities related to City-owned real estate and City-owned parking facilities; and recommendations for future use of same.

## MAYOR ADLER'S OFFICE

- 1) *Please provide any staff feedback from relevant departments on how this resolution as currently proposed would impact city operations, beneficially or otherwise, including, but not limited to, current project negotiations, the conducting of real estate transactions in current or other market conditions, revenue impacts, and other foreseeable impacts and consequences.*

\* Staff has reviewed iterations of this resolution, these comments are in response to the version received Tuesday October 11, 2022 in the evening. Staff will continue to review future iterations as received to fully respond to these questions. \*

### **Current Project Negotiations**

#### **Economic Development Department**

Council Member Tovo's revised resolution dated October 11, 2022 states "nothing in this resolution is meant to alter the terms and conditions of existing agreements or leases." Staff will interpret that this resolution, if passed by Council, will exempt projects currently under executed Exclusive Negotiating Agreements (ENA), Master Development Agreements (MDA), and any other agreements that have been negotiated and executed prior to the date of this resolution if passed. If this is not the case, this will cause significant burden on City staff to renegotiate the terms achieved to date under significantly different set of requirements. This will delay the development of the project indefinitely by causing negotiations to cease due to economic infeasibility or restart the negotiations under significantly different set of requirements. If this resolution, if passed, is applied to current project negotiations under ENAs or similar executed agreements, the following are some examples of its significant impacts:

1. Projects currently under executed Exclusive Negotiation Agreements were reached through a competitive bidding process that set out the requirements for each project. Some of the requirements in the IFC, if applied to existing projects, would be adding requirements that were not part of the solicitations. This would be problematic from a legal perspective, as it could lead to protests from failed bidders or legal action from the selected developers. This would also be problematic from an economic feasibility perspective because the submitted proposals are based on the economic feasibility of the requirements published in the solicitation. The resolution, if passed and applied to these projects, would significantly change the business plans and possibly the economic feasibility of the proposals.
2. Application of certain provisions of this resolution may increase development costs and timing of projects currently under executed ENAs, thereby potentially hindering the City in securing the Best and Final Offer proffered through solicitation that did not include this resolution's requirements.
3. Certain parcels under current negotiations (St. Johns/Home Depot, 6909 Ryan Drive, and Colony Park) may necessitate the sale of land in order to secure the community benefits and the community's vision for the redevelopment of the property due to the nature of the financing structure. In order to advance affordable housing and community serving commercial and public uses, some parcels will need to be sold to achieve community needs. In Colony Park, for

example, the City will sell a parcel of land to Central Health to develop the community's need of a Health and Wellness Center offering access to health care east of Highway 183. Prior Council resolutions for certain City properties contemplate the potential sale to ensure the City's long-term interest in community beneficial uses and supports City staff's extensive community engagement process. For example, a current Council resolution supports the sale of the St. Johns properties to a public facility corporation controlled by the Housing Authority of the City of Austin (HACA) to ensure the affordable housing needs of the St. Johns community.

4. The current draft of the resolution requires "upzoning" of City property if contemplated to be sold or leased. For properties currently under ENAs, rezoning property to highest and best use would place a significant delay in time and present a regulatory barrier in obtaining the redevelopment program for the property as outlined in the competitive solicitation process already undertaken for those properties. Many of the solicitation requirements were developed from years of community engagement that call for uses that reflect beneficial community uses, rather than "highest and best use." Staff therefore recommends rezoning City property currently under negotiation in a manner that secures the community benefits envisioned through past Council action.

5. Application of Living Wage to commercial tenants is a significant change to the terms of projects currently under ENA. This requirement would hinder the ability to secure tenants, particularly non-profit social service tenants and low-cost childcare operators. Certain industries such as restaurants and potentially other industry sectors currently cannot comply with the new living wage rate or require a step-ladder, progressive timeline to achieve the living wage rate. Furthermore, the application of community benefits such as living wage and requirements for construction activities (e.g. tenant build-out) to comply with various Council priorities will not be something that an appraiser will be able to account for in a fair market rent study. These requirements will likely result in higher construction and operating costs for a prospective tenant. Accordingly, staff would anticipate needing to discount the proposed rental rate as an enticement for future tenants. The result may be that proposed leases for City-owned properties can no longer be firmly tethered to the fair market rental rate established by an appraisal.

### **Austin Energy**

The resolution proposes to exempt all system infrastructure related real estate which provisions electricity (i.e. power plants, substations, etc.). It does, however, include properties where AE has or would have office space. Since AE operations also include system operations, training facilities and warehouses, we would like those to be included in the exception as well since those uses would not achieve community benefits.

### **Aviation**

Application of certain provision of this resolution to current agreements, projects, and negotiations at the Department of Aviation (DOA) would increase developments costs

and timing of projects that would impact the Airport expansion program to accommodate expedited passenger growth.

### **Impacts to City Staff Conducting Real Estate Transactions**

Additional requirements placed upon staff in the real estate process may have the unintended consequence of adding additional time and expense as well as limit the negotiating positions of the City. For redevelopment projects that consist of rebuilding/re-establishing a newer version of the City facility (such as utilities, Mounted Patrol facility, Daugherty Arts Center for example), that currently exists and no other/different uses of the property are contemplated, Council may wish to consider exempting those projects from the requirements proposed in the IFC.

### **Austin Energy**

The proposed resolution creates multiple steps in the real estate transaction process for approvals. Examples include approval of requests to negotiate an ENA, and approval of the actual ENA contract itself, as well as public transparency of contract details. There are specific terms in such negotiations which would stymie the City's competitive advantages in the negotiation process if those terms were made public, as well as limit developer interest given the level of disclosure. Austin Energy would like to see specific terms within these negotiations and contracts be limited to executive session.

### **Aviation**

Consider language excluding on-Airport real estate transactions defined as Airport Purpose under Federal Aviation Administration Guidelines Section 163 governing aeronautical land use, and real estate transactions subject to FAA grant assurances compliance.

### **Revenue Impacts**

The proposed resolution may jeopardize the financial viability of projects if 85% income restricted housing is a requirement

Construction cost increases related to the project will likely occur as the development delays due to the significant requirements the proposed resolution requires for project approval. This could cause delays in development of city projects.

### **Aviation**

Additional costs and development delays as a result of the processes in the resolution will change the potential forecast for revenue generation at the Airport. As a City Enterprise, revenue must be managed to maintain the City's commitment under the FAA grant assurances that the Airport remains financially self-sufficient, has the ability to support the funding of capital improvements, and maintains compliance with Bond Indenture revenue commitments.

### **Other Impacts**

Other potential impacts may be anticipated which include but are not limited to the following:



1. See #4 under “Current Project Negotiation” related to the requirement of “upzoning.”

2. See #5 under “Current Project Negotiation” related to the requirement of applying Living Wage to commercial tenants.

3. Staff has established a non-profit lease policy based on an audit finding and Council direction.

4. Proposed resolution speaks to the application of “goals” for MBE/WBE. Staff would request that reference to “goals” be removed and simply insert, “MBE/WBE program requirements”, as this language provides greater flexibility if goals are not placed on a project.

5. Early review of solicitations may not guarantee that all desired elements are included in the final solicitation documents due to changes in project’s objectives and needs over time.

6. Impacts identified by Austin Energy

a. Regarding avoidance of long-term vacancy of city facilities, the resolution proposes to attempt to reestablish active uses to avoid long term vacancies of underutilized real estate, including creating temporary civic space and temporary housing. Given the nature of Austin Energy’s operations, NERC compliance and enhanced security requirements to secure and maintain the integrity of the grid, AE facilities would not be appropriate for these uses. We propose an alternative that Austin Energy make routine good faith efforts to continually optimize real estate, including co-location with other city departments to benefit the City.

b. In regards to identifying opportunities to develop, redevelop and co-locate income restricted housing and other council adopted priorities such as child-care centers along city facilities, utilities acquire real estate with funds collected from customers to provide utility services. Conversion of those properties for purposes other than the provision of utility service without receipt of market value or similar financial exchange will result in loss of assets for the utility.

c. Transfers between City Departments and City-owned entities – the new revision creates policy which would set property value for the transfer at the initial purchase price plus carrying costs. Given that the acquisition of real estate for utility purposes uses rate payer funds to purchase, Austin Energy requests the language be modified for AE property specifically to be property value for the transfer at no less than book value of the property plus cost of capital or fair market value, whichever is less.

## **Parking Garages**

### **Aviation**

The Department of Aviation will continue to comply with Climate Equity Plan, Austin Strategic Mobility Plan and other Council approved policies with respect to the Airport parking program. However, parking facilities located at the Airport are defined as a single purpose use for airline passenger service, and therefore the Department of Aviation should have the ability to continue to provide the range of parking facilities and associated rates to provide the required variety of parking options/pricing for the traveling public. Parking revenues are a substantial revenue stream that supports the financial self-sufficiency of the Airport Enterprise as required by FAA.

### **Austin Convention Center Department**

This resolution includes direction to study the City's parking garages. Council's recently passed Resolution No. 20220915-055 also directs the City Manager to study the parking garages. It is not clear which of these resolutions Council intends to take precedence and would request clarification from Council in the event this resolution is passed.

**Item #40:** Approve a resolution relating to Council policies and directives to the City Manager for City-owned real estate, including requirements for construction projects, living wage, minority and women-owned business requirements and other Council priorities related to City-owned real estate and City-owned parking facilities; and recommendations for future use of same.

### **COUNCIL MEMBER HARPER-MADISON'S OFFICE**

- 1) *Could the new requirements proposed in this item create delays for existing projects currently in the works on city-owned land, such as Colony Park?*

Council Member Tovo's revised resolution dated October 11, 2022 states "nothing in this resolution is meant to alter the terms and conditions of existing agreements or leases." Staff will interpret that this resolution, if passed by Council, will exempt projects currently under executed Exclusive Negotiating Agreements (ENA), Master Development Agreements (MDA), and any other agreements that have been negotiated and executed prior to the date of this resolution if passed. If this is not the case, this will cause significant burden on City staff to renegotiate the terms achieved to date under significantly different set of requirements. This will delay the development of the project indefinitely by causing negotiations to cease due to economic infeasibility or restart the negotiations under significantly different set of requirements. If this resolution, if passed, is applied to current project negotiations under ENAs or similar executed agreements, the following are some examples of its significant impacts:

1. Projects currently under executed Exclusive Negotiation Agreements were reached through a competitive bidding process that set out the requirements for each project. Some of the requirements in the IFC, if applied to existing projects, would be adding requirements that were not part of the solicitations. This would be problematic from a legal perspective, as it could lead to protests from failed bidders

or legal action from the selected developers. This would also be problematic from an economic feasibility perspective because the submitted proposals are based on the economic feasibility of the requirements published in the solicitation. The resolution, if passed and applied to these projects, would significantly change the business plans and possibly the economic feasibility of the proposals.

2. Application of certain provisions of this resolution may increase development costs and timing of projects currently under executed ENAs, thereby potentially hindering the City in securing the Best and Final Offer proffered through solicitation that did not include this resolution's requirements.

3. Certain parcels under current negotiations (St. Johns/Home Depot, 6909 Ryan Drive, and Colony Park) may necessitate the sale of land in order to secure the community benefits and the community's vision for the redevelopment of the property due to the nature of the financing structure. In order to advance affordable housing and community serving commercial and public uses, some parcels will need to be sold to achieve community needs. In Colony Park, for example, the City will sell a parcel of land to Central Health to develop the community's need of a Health and Wellness Center offering access to health care east of Highway 183. Prior Council resolutions for certain City properties contemplate the potential sale to ensure the City's long-term interest in community beneficial uses and supports City staff's extensive community engagement process. For example, a current Council resolution supports the sale of the St. Johns properties to a public facility corporation controlled by the Housing Authority of the City of Austin (HACA) to ensure the affordable housing needs of the St. Johns community.

4. The current draft of the resolution requires "upzoning" of City property if contemplated to be sold or leased. For properties currently under ENAs, rezoning property to highest and best use would place a significant delay in time and present a regulatory barrier in obtaining the redevelopment program for the property as outlined in the competitive solicitation process already undertaken for those properties. Many of the solicitation requirements were developed from years of community engagement that call for uses that reflect beneficial community uses, rather than "highest and best use." Staff therefore recommends rezoning City property currently under negotiation in a manner that secures the community benefits envisioned through past Council action.

5. Application of Living Wage to commercial tenants is a significant change to the terms of projects currently under ENA. This requirement would hinder the ability to secure tenants, particularly non-profit social service tenants and low-cost childcare operators. Certain industries such as restaurants and potentially other industry sectors currently cannot comply with the new living wage rate or require a stepladder, progressive timeline to achieve the living wage rate. Furthermore, the application of community benefits such as living wage and requirements for construction activities (e.g., tenant build-out) to comply with various Council priorities will not be something that an appraiser will be able to account for in a fair market rent study. These requirements will likely result in higher construction and operating costs for a prospective tenant. Accordingly,

staff would anticipate needing to discount the proposed rental rate as an enticement for future tenants. The result may be that proposed leases for City-owned properties can no longer be firmly tethered to the fair market rental rate established by an appraisal.

6. Based on the significant progress staff has made in negotiating the terms with the developer for Colony Park, staff recommends seeking Council authority to negotiate and execute the master development agreement based on the terms achieved, the project and finance plan presented to Council in November 2022, the property is rezoned in partnership with Catellus, and additional community engagement. The proposed resolution would delay this progress by requiring staff to seek multiple, separate Council actions that could change the foundational project and finance plan as well as impact the rezoning that serves as the foundation for negotiating and executing the master development agreement.

*2) Could requiring a minimum percentage of income-restricted units potentially deter proposals for larger projects that would deliver a lower percentage but higher net number of units?*

Yes, requiring a minimum percentage of income-restricted units could potentially deter proposals for larger projects that would deliver a lower percentage but higher net number of units. Essentially, requiring a minimum percentage of income-restricted units in solicitations that incorporate housing may narrow the number and diversity of respondents to solicitations and preclude financial viability of delivering affordable housing developments, as market rate housing units are often used to “internally subsidize” more deeply affordable units (and limit the city subsidy required). In addition, requiring a minimum percentage of income-restricted units could limit additional community benefits, such as parks/open space, creative space, and below-market commercial space.

*3) At a recent audit and finance committee meeting, we received a briefing on the creation of a public facilities corporation. How would this item impact the work they are proposing to do?*

Use of the Public Facilities Corporation (PFC), if approved by Council, would still need to follow the prescriptions outlined in the proposed resolution as would the Austin Economic Development Corporation (AEDC). The proposed resolution would require that the City Manager first consider utilizing the AEDC for the projects the Strategic Facilities Governance Team anticipates utilizing the PFC to address. In the event the City Manager and/or the AEDC determines that the proposed project would better be facilitated by utilizing the PFC, the City Manager can make that recommendation to Council.

**Item #46:** Conduct a public hearing related to an application by Live Make Housing Partners LP, or an affiliated entity, for housing tax credits for a multi-family development to be financed through the private activity bond program and to be known as Live Make Apartments, located at or near 1127 Tillery Street, Austin, Texas 78702, within the City, and consider a resolution related to the proposed development, the application, and the allocation of housing tax credits and private activity bonds.

COUNCIL MEMBER KELLY’S OFFICE

- 1) *Has the City of Austin ever conducted business with Live Make Housing Partners LP before? If so, in what capacity?*

The City of Austin has worked closely with the development team affiliated with Live Make Housing Partners, LP throughout the pre-development process for Live Make Apartments. Austin Housing Finance Corporation (AHFC) owns the development site (1127 Tillery) and issued an RFP for the site on June 15, 2020. After a thorough review of all proposals, the AHFC Board selected Imagine Art and MRE Capital to develop the site on September 17, 2020. These entities entered into a partnership, Live Make Housing Partners, LP, in order to undertake this development. Their application for housing tax credits is the result of extensive collaboration and negotiation with the City of Austin. AHFC has not contracted with any of the individual partners on any previous developments.

**Item #48:** Conduct a public hearing and consider an ordinance amending City Code Title 25 relating to environmental, drainage, landscape, and site plan requirements.

COUNCIL MEMBER VELA'S OFFICE

- 1) *Will requiring water to enter parking lot islands require parking lots to be sloped in certain ways?*

Parking lots are typically required to be sloped to drain toward curb inlets and area inlets, which are typically at low points in the drive aisles. Requiring water to enter parking lot islands will necessitate low points to be designed in islands, medians, and peninsulas. Area inlets can still be used to prevent standing water. This change would require an adjustment to existing fine grading requirements.

- 2) *Will this requirement make it necessary to build additional storm drains in parking lots? If so, what is the estimated cost of these storm drains?*

New parking lots typically are required to drain to stormwater control ponds or green space. No additional drains are anticipated with this change.

- 3) *Can water flowing over traffic islands during major storms create erosion issues? Could this cause problems if mulch and other debris enter the storm drain system?*

If not designed appropriately, there could be minor erosion. It is the responsibility of the design engineer to ensure that projected maximum flows and velocities are below erosive values for the particular soil conditions of the landscaped areas receiving stormwater runoff. Inlets can be designed to prevent large pieces of debris from entering the storm drain pipes to prevent clogging.

- 4) *Can sedimentation/filtration systems be built underneath a building or other usable feature?*

Yes, however access requirements for maintenance and inspection typically limit sedimentation/filtration systems to under parking areas. Underground water quality stormwater control measures are more difficult to inspect and maintain, and they do not provide the same level of water quality and auxiliary benefits that green stormwater infrastructure provides. However, under the current proposal water quality ponds can be constructed below ground for sites with greater than 90% impervious cover.

- 5) *Are there any circumstances where sedimentation/filtration systems allow a site to have more buildable area than a biofiltration pond or other green stormwater infrastructure?*

Biofiltration ponds have similar footprints to sedimentation/filtration ponds. Footprints for sedimentation/filtration systems and biofiltration systems comprise an average of 4.3% and 4.5% of the drainage area to the control, respectively. Both rainwater harvesting systems (GSI) and subsurface sedimentation/filtration systems may be designed to allow a site to have more buildable area by removing ground-level area dedicated to the control. Because very highly impervious sites have less pervious area to site a control, sites with greater than 90% impervious cover may use conventional controls, including subsurface controls. Rain gardens can be installed diffusely throughout a site and can sometimes occupy the same footprint as other required open space areas or parking medians.

- 6) *Other than the direct cost of green stormwater infrastructure, are there any reasons why a developer might choose a sedimentation/filtration system over green stormwater infrastructure?*

Site specific constraints may lead a developer to opt for sedimentation/filtration ponds over GSI. For example, some types of projects such as auto salvage facilities, gas stations, and commercial nurseries may generate highly contaminated runoff ("hot spot" land uses per 1.6.7.E). In cases where a site is redeveloping and a sedimentation/filtration pond already exists onsite, it would be less disturbance to the site and a more effective use of resources to utilize the existing pond. Finally, for very highly impervious sites that exceed 90% impervious cover, there is less available area and a subsurface control may be warranted. For these instances staff are proposing exceptions.

- 7) *How would changing the critical water quality zone and erosion hazard zone buffers impact what could be built in those areas?*

Development is limited within the CWQZ per LDC 25-8-261. For development that is allowed, an erosion hazard zone analysis will be required to ensure that the proposed development is either safe from erosion or is designed with protective works to ensure that it will not be threatened in the future by riverbank erosion.

- 8) *Has the legal department reviewed these changes to ensure that there would not be any legal issues with these changes?*

Yes, staff have been working closely with Law throughout the entire process.

- 9) *How does the width of the proposed buffers compare to the width of buffers on other portions of the Colorado River? What factors are used to determine what width of buffer is appropriate?*

The dammed portions of the Colorado River within Austin's jurisdiction (aka Lake Austin, Lady Bird Lake, and parts of Lake Travis) have a 75' setback from the shoreline for single family residential lots, or 100' for all other development. Due to the fact that the riverbank is now inundated due to damming and much of the land adjacent to the lakes is already developed, and in some cases stabilized through bulkheads, there is less concern for bank erosion to threaten existing infrastructure along the lakes. The free-flowing portion of the Colorado River, however, differs from the dammed stretches of the river significantly. The riverbank is highly erosive and the bank is susceptible to

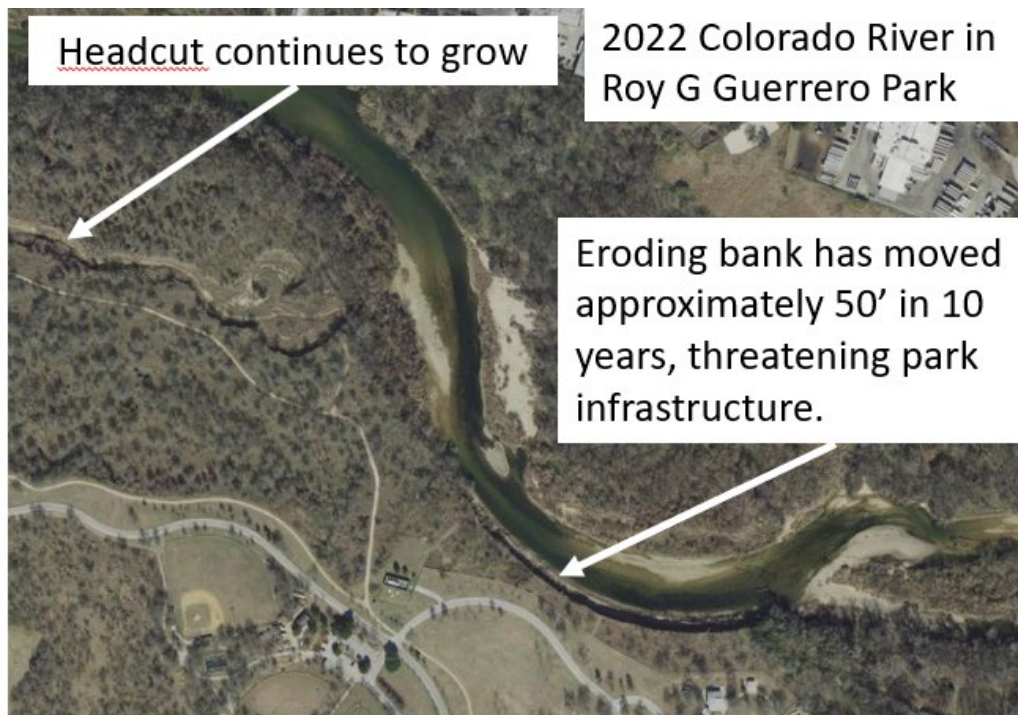
failure in many locations where the bank is high and actively eroding. Discussions were held with Watershed Protection Department erosion engineering staff to determine the 400' buffer. This determination was based on the soil in the banks consisting predominantly of erodible sands and the engineers' observations of bank erosion over time in this lower section of the river. This request was part of the original IFC and was requested by East Side community advocates concerned with future environmental equity outcomes.

Not adopting additional protections for the Colorado River downstream of Longhorn Dam will result in less preservation of healthy soils, trees, and vegetation along the river corridor and a greater risk of water quality degradation over time. In addition, more public infrastructure will potentially be threatened by future erosion. Designing and constructing stabilization projects along the Colorado River is incredibly complex and often prohibitively expensive. As an example, Fallwell Lane is the primary access route to the existing South Austin Regional Wastewater Treatment Plant and the Austin Energy Sand Hill Energy Center (SHEC) electric generating and distributing facilities. Based on experience in previous flood events, the facilities are at risk of losing access, flood damage, and bank erosion that could cause catastrophic interruptions of service. Stabilizing the bank of the Colorado River to protect the Austin Energy Onion Creek Substation and Fallwell Lane is estimated to cost \$9.1 million.

A visual example of a rapidly eroding riverbank at Roy G. Guerrero Metro Park is shown below.







10) How much time would Housing and Planning staff require to estimate the maintenance costs for green stormwater infrastructure and functional green?



Housing and Planning Department (HPD) must address this question. An Affordability Impact Statement was completed and is included in backup material.

WPD can provide HPD an estimate of annual maintenance costs for green stormwater infrastructure. This estimate is based on City of Austin capital projects, which differ from private infrastructure in many respects.

*11) Can staff elaborate on the concerns from the income-restricted community about the siting of green stormwater infrastructure elements?*

The income-restricted community expressed concern about the potential impacts to developable area from the code amendments taken as a whole, rather than the green stormwater infrastructure proposal specifically. The stakeholders expressed a concern that the combined impact of the greenfield standard and the green stormwater infrastructure requirements would potentially increase the site area dedicated to stormwater. The income-restricted community also expressed that while the GSI proposal may not be cost prohibitive, that costs are rising across the board, and any new requirements without increases in entitlements force the projects to reduce amenities or cut costs elsewhere. Some stakeholders also expressed concerned about plant survival depending on the specifics of the site's orientation and design. For example, if the pond location (largely determined by topography) is highly shaded or the pond is designed with deep vertical walls. An administrative variance is proposed for unique site conditions that may make GSI infeasible on a particular site.

*12) Please provide a link to any past studies or presentations where staff has done an explicit cost/benefit analysis that quantifies the benefits of green stormwater infrastructure and/or functional green infrastructure.*

The forthcoming WPD Stormwater Control Measure Audit assessed different types of costs and benefits independently but did not explicitly compare them. The audit does not attempt to quantify the ancillary community benefits associated with GSI and instead used a more qualitative analysis.

Measuring the economic benefits of the wider ancillary benefits to the community are difficult to quantify, as it requires assigning monetary value to benefits such as urban heat island mitigation, enhanced soil health, wildlife habitat, water conservation, aesthetic value, mental and physical health benefits, and other ecosystem services. Note that many current projects already find the cost/benefit ratio to be positive, as proposed GSI controls have exceeded the number of conventional controls accepted for review every year since 2013.

Please find links to an EcoNorthwest literature review on the economic benefits of trees, green roofs, biofiltration systems, vegetated walls, porous pavements, and rainwater harvesting systems:

<https://austintexas.app.box.com/s/rpzdxqk14cxo0qchvd9e1u9dh88utgn9>

**Item #69:** C814-89-0003.02 - 305 S. Congress - Approve second reading of an ordinance amending City Code Title 25 by rezoning property locally known as 305 South Congress Avenue (Lady Bird Lake

Watershed). Applicant's Request: To rezone from planned unit development-neighborhood plan (PUD-NP) combining district zoning to planned unit development-neighborhood plan (PUD-NP) combining district zoning, to change conditions of zoning. This ordinance may include waiver of fees, alternative funding methods, modifications of City regulations, and acquisition of property.

COUNCIL MEMBER VELA'S OFFICE

Cost of residential units

*1) What is the per unit subsidy to provide affordable housing at this project?*

Through the Rental Housing Development Assistance (RHDA) and Ownership Housing Development Assistance (OHDA) programs, the Austin Housing Finance Corporation (AHFC) provides direct subsidy for the provision of affordable housing. These programs operate on a quarterly basis and are competitive by design. Developers must apply for financing with a complete development proposal including a timeline and budgetary information. Staff works with each developer to improve the application throughout the process, searching for ways to increase the number of subsidized units or decreasing the amount of funds requested. Staff also works with the developer to identify other funding sources and programs that may help achieve a lower subsidy per unit. Over the last several years, staff has been able to reduce the average subsidy per rental unit to approximately \$50,000 and the average subsidy per ownership unit to approximately \$80,000. Due to variations in the affordability level, the size of the units, and the target population (i.e. permanent supportive housing), the subsidy per unit may vary widely from one project to the next. Additionally, due to increased costs stemming from supply chain constraints and increasing interest rates, the average subsidy per unit may increase by as much as 50% over the next few years, though staff will continue to diligently pursue greater leverage for every dollar of City subsidy.

*2) What is the normal subsidy for other types of developments in Austin? For example, your typical Texas Donut style development, or a garden style development.*

Regardless of the development type, staff will diligently pursue every avenue to reduce the City subsidy per unit; however, staff recognizes that some development types are more expensive to build than others. For example, while a garden style apartment may occupy more land than a "Texas Donut", the compact nature of the Donut would be more appropriate in an area with higher land values. Additionally, while a garden-style apartment provides surface parking, the Donut would provide structured parking, which can be as much as ten times as expensive as surface parking. These differences may explain some variation in the development budget between these two types of projects, but not necessarily. Each development has a unique set of challenges that could be due to availability of funds, timing of any applications for financing, construction materials, or carrying costs.

TIRZ - SCW specific:

*3) Is the TIRZ covering public infrastructure, such as water and wastewater pipes, that the city normally pays to upkeep and replace?*

No. The TIRZ funding does not include maintenance costs.

- 4) *Is the infrastructure that is currently in place at a point where it needs to be replaced even if the area isn't redeveloped?*

As part of the Capital Improvement Plan and budget process, City staff assess needs for repairs and upgrades for infrastructure, such as streets, watershed protection, and utilities.

- 5) *If the infrastructure needs to be replaced or redeveloped, how is that cost divided between the developer and the city?*

For new development or higher density redevelopment, City staff determines adequacy of existing public infrastructure and, if additional capacity is needed, determines the proration of costs in accordance with service needed to serve the site. Once the Regulating Plan has been adopted, the City can assess more accurately what infrastructure needs in South Central Waterfront are required and estimate costs accrued to City and to private owners.

- 6) *Will any of the upgraded infrastructure be used to service other parts of the South Central Waterfront?*

Staff has listed Barton Springs Road extension as a public improvement that would serve as a major arterial road for the district and for through traffic. Thus, it is listed as priority by staff for funds from the SCW TIRZ.

#### Cost of infrastructure

- 7) *When new developments are occurring in the suburbs, does the city have to pay for new infrastructure like parks, roads, and water/wastewater improvements to service those developments?*

In general developers pay for the cost of infrastructure for new development regardless of location. There are exceptions such as MUDs and PIDs in which the district pays for most infrastructure. In some cases the City pays for a developer to oversize infrastructure beyond what is needed for their project so the City may serve other future development. The City also collects fees such as parkland dedication fees for parkland and impact fees for water and wastewater infrastructure.

- 8) *How does the cost of providing infrastructure to dense infill development compare to providing infrastructure to new suburban development?*

Dense infill development generally has lower infrastructure costs per unit because there are more units per area of land and it is more likely that infrastructure is available to serve the development and does not need to be extended to the development.

- 9) *How do the maintenance costs on the infrastructure for dense infill and suburban infill development compare? Who usually pays for the maintenance of that infrastructure?*

On a per unit basis the costs of infrastructure maintenance is higher for suburban development because each "unit" of infrastructure serves more units. Maintenance of roads, pipes, parks etc. is generally covered by the City once the City confirms the infrastructure has been built to City standards.

- 10) *What is the added cost to provide fire and police services to new suburban development vs new infill development?*

Because infill development is more likely to be located near existing fire stations or police facilities, and therefore less likely to trigger the need for new stations, infill development is less expensive.

#### Cost of PARK?

##### *11) What is the cost of developing the proposed park on the Statesman PUD site?*

The costs below are baseline for the identified amenities at this point in the process. The PUD ordinance at this point, contemplates a future park design plan that may include other amenities that are not estimated below (playscape(s), nature play areas, board walk, etc.)

- 10 ft. wide natural vegetative buffer along dedicated parkland adjacent to Congress \$1 mil
- Great Steps estimated cost of \$4.6 mil
- Great Lawn estimated cost of \$500K
- Pier estimated cost of \$1 mil
- Irrigation \$1.3 mil
- Bat viewing area with underground cistern \$TBD (likely coincide with Great Lawn)
- Amenitized water quality ponds to no more than .9 acres of surface area with an estimated cost of \$1.6m
- 1700 linear feet of reconstructed hike and bike trail in consultation with the Safety and Mobility report at a cost of \$1m
- ADA access to the hike and bike trail from Congress Bridge\*\* (in addition to committed five (5) ADA access points and/or this access point can be included as part of the 5 not in addition to) \$3m
- Appropriate interpretive/educational signage bat viewing and pond ecosystems \$TBD (likely coincide with Great Lawn)
- Soft cost for development fee (estimated \$1.2m and design/permitting costs (\$5.1m) for a total of \$6.3m

Rough Total Estimated: \$25 million

##### *12) Generally speaking, would a developer normally pay for a park of this scope on their own?*

Within the context of a PUD, a developer normally pays for an onsite park and the costs are balanced with entitlements received.

##### *13) What is the estimated Parkland Dedication fee that the development is required to pay? Is it paying above what is required?*

After parkland dedication is taken into account, the project will owe the remainder as Parkland Fee in Lieu. Based on a unit count of 1,375 residential units and 275 hotel rooms, the parkland fee in lieu will be \$3.6 million per current code. They will also owe a per unit Parkland

Development fee of \$951,181, which is \$100 per unit above current code as agreed upon up to this point in the process. The total would be \$4.57 million, which PARD would approve to be invested in the park.

*14) If the value of the proposed park is greater than what would normally be required, how much extra value is that adding to the rest of the project? Can that extra value be captured in the TIRZ?*

If the question refers to cost, the differential between the required investment (\$4.57 million), and the baseline cost of the park (\$25 million) is \$20.43 million. The TIRZ analysis as included in the Preliminary Project and Financing Plan approved by Council in December 2021 includes the park (as well as trails and open space) as a public investment. See Exhibit D. Any potential for extra value to be captured would require additional analysis.

*15) What park improvements are envisioned for the site? How are they broken down by cost?*

See the cost breakdown in #1.

*16) How does the proportion of this PUD that is being developed as parkland compare to previous PUDs such as the Grove?*

	Units	Parkland Owed (Acres)	Parkland to be Dedicated (Acres)	% of Required Land satisfied by PUD	Total PUD Area (Acres)
Whisper Valley	9028	263	700	266%	2066
Sun Chase	5629	164	600	366%	1604
Camelback	200	6	27	464%	145
Estancia	2287	52	117	224%	594
Wildhorse	5000	114	171	149%	670
Easton Park	3900	114	192	169%	1300
*The Grove	1548	27	14.5	53%	76
*Statesman	1650	26.4	6.5	25%	19
For Statesman, 6.5 acres is proposed to be deeded, and 1.6 dedicated via easement-combined 8.1 acres.					

#### Parking:

*17) Is underground parking considered a community benefit?*

The City planning staff does consider the underground parking to be a community benefit. From an urban design perspective, not having parking garages on the shores of Lady Bird Lake is

clearly superior. Underground parking is the most expensive type of parking, more than garage parking and much more than surface parking. According to the City's economic analysis consultant the underground parking adds \$71 million to the cost of the project above the cost of providing garage parking.

*18) Does the underground parking add taxable value to the project?*

Yes, the underground parking does add taxable value to the project.

*19) Is the underground parking being paid for by the TIRZ? Could it be paid for by the TIRZ?*

The parking will be paid for by the developer, not the TIRZ. The parking was never envisioned as one of the community benefits that could be covered by a TIRZ in the South Central Waterfront Plan and given its high cost would preclude funding other community benefits.

#### Other TIRZ:

*20) What public infrastructure does the Waller Creek TIRZ pay for? How much revenue does the Waller Creek TIRZ generate?*

City Council approved Item 12 on May 24, 2018, an ordinance (<https://www.austintexas.gov/edims/document.cfm?id=300423>) approving Amendment No. 2 (<https://www.austintexas.gov/edims/document.cfm?id=298785>) to the Project and Financing Plan for Tax Increment Financing Reinvestment Zone (TIRZ) No. 17 to update current project design and project cost estimates, to extend the length of time in which the TIRZ operates, and to provide the most recent

estimates of underlying funding sources that are anticipated to pay for the construction of projects within the Waller Creek District. The TIRZ was initially created in 2007 to finance the construction of the Waller Creek Tunnel project.

- TIRZ Amendment #2 outlined the surface-level Project Plan within the Waller Creek Chain of Parks to be partially funded by the TIRZ. These improvements were split into "links":
- Waterloo Park Link: development of Waterloo Park and connection to Symphony Square
- Creek Delta Link: trail system improvements and ecosystem restoration between Lady Bird Lake and 4th Street, the revitalization of Palm Park, and construction of a shared-use operations and maintenance facility
- Connectivity Link: trail improvements and natural space restoration between 5th and 11th Streets
- The Refuge: a new park between 7th and 9th Street where the current Austin Police Department Headquarters and Municipal Court is located
- Pontoon Bridge: a bridge connecting the north and south shore of Lady Bird Lake

Below are 5-year actuals and the FY'22 current year estimate of Total Revenue generated for the Waller Creek TIRZ:

**Waller Creek Revenue**

FY 2017 Actual	FY 2018 Actual	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 CYE
\$4,759,867	\$5,771,269	\$6,520,439	\$7,790,874	\$11,375,671	\$11,227,794

21) *What public infrastructure does the Seaholm TIRZ pay for? How much revenue does the Seaholm TIRZ generate?*

Seaholm Tax Increment Financing Fund 18 (TIF18) was created in 2008, and amended in 2012, as a financial mechanism to fund public improvements included in the Seaholm Master Development Agreement (MDA) that reflect elements of the Seaholm District Master Plan. The public improvements completed include rehabilitation of historic Seaholm Power Plant, a plaza, utility and street improvements. The proposed bicycle & pedestrian path under Union Pacific Railroad's (UPRR) tracks at Bowie Street was terminated in 2021 as City could not accept UPRR's final proposed terms. Staff of Austin Transportation in coordination with Financial Services is developing alternative multimodal connectivity solutions within the Seaholm District funded with \$6.6M remaining of Bowie Underpass funds. These funds are transferred to the Seaholm Capital Improvement Project budget. There are no additional project funds available.

Below are 5-year actuals and the FY'22 current year estimate of Total Revenue generated for the Seaholm TIRZ:

**Seaholm Revenue**

FY 2017 Actual	FY 2018 Actual	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 CYE
\$902,880	\$1,443,779	\$1,493,372	\$1,529,833	\$1,836,975	\$1,858,092

22) *Are there any existing TIRZ in Austin that are used to acquire land for a park or develop a park?*

The Waller Creek TIRZ is the only active TIRZ used for parkland development and/or acquisition.

23) *How common are TIRZ in Austin?*

To date, Austin has 19 TIRZs that have been created; with five currently active:

- Second Street Redevelopment Project Tax Incrementing Financing Zone No. 15
- Mueller Redevelopment Project Tax Increment Financing Zone No. 16
- Waller Creek Redevelopment Project Tax Increment Financing Zone No. 17

- Seaholm Redevelopment Project Tax Increment Financing Zone No. 18
- South Central Waterfront Tax Increment Reinvestment Zone No. 19

*24) How common are TIRZ statewide?*

TIRZs are common statewide. The link below provides the number of TIRZs statewide and the jurisdictions that are actively utilizing them.

<https://comptroller.texas.gov/economy/docs/tirz-financials-log-08-2022.xlsx>

**Item #69:** C814-89-0003.02 - 305 S. Congress - Approve second reading of an ordinance amending City Code Title 25 by rezoning property locally known as 305 South Congress Avenue (Lady Bird Lake Watershed). Applicant's Request: To rezone from planned unit development-neighborhood plan (PUD-NP) combining district zoning to planned unit development-neighborhood plan (PUD-NP) combining district zoning, to change conditions of zoning. This ordinance may include waiver of fees, alternative funding methods, modifications of City regulations, and acquisition of property.

**COUNCIL MEMBER TOVO'S OFFICE**

- 1) *Does a redlined version of the existing PUD ordinance exist, or is this ordinance intended to or is this ordinance intended to replace the existing PUD ordinance in its entirety?*

This Law Dept has clarified this issue with CM Tovo's office. There is a not a redline of the July 28<sup>th</sup> ord vs. the June 16 version.

- 2) *Please identify any part or subsection in the draft Statesman PUD ordinance where applicant is requesting a fee waiver or other public subsidy.*

Per the PUD ordinance, the applicant will be able to invest required fees in lieu and park development fees into the park. Beyond these credits, the park investments shown in the Conceptual Open Space Plan (p25) appear to suggest the requirement for additional public subsidies.

- 3) *Is there any inundated acreage, ie. land under the surface of Lady Bird Lake, included within the totals for parkland for this project? If so, how much?*

Yes, 0.86 acres of Inundated Land. This will receive 0% park credit.

- 4) *Is there precedent for allowing parcels to be set aside for water quality, flood, or other controls that serve adjacent or nearby development and still count these as dedicated parkland? If so, please identify the section of City code that addresses this situation.*

Yes, there is precedent. Applicants must design drainage/water quality features with PARD approved recreational amenities. They must serve drainage needs of the park as well as any adjacent private development. (14.3.8 A. 2. Land containing a water quality or detention pond may be accepted at 50% per acre credit if the pond is designed and developed with PARD-approved recreational amenities.)

- 5) *The applicant proposes to dedicate 6.53 acres of parkland and another 1.59 acres of plaza, for a total dedication of 8.12 acres of open space.*

a. *How much of this total acreage includes water quality areas that cannot be developed?*



The total acreage of surface area for drainage and water quality (ponds and rain gardens) has been capped at 0.9 acres.

- b. *How much of the proposed dedicated parkland would, as provided in the draft PUD ordinance, be occupied by the following uses:*
- i. *the proposed cistern (below the surface of the park)*
  - ii. *raingardens serving as water quality controls for the development*
  - iii. *any other water quality controls required for the proposed development (if there are any water quality control elements other than the cistern and raingardens)*
- These acreages are not determined, only the total cap of 0.9 acres for the surface area, which does not include the underground cistern.

- 6) *Please confirm that the trail easement along Ladybird Lake will remain as an alternative path to the boardwalk.*

Yes the trail easement along Ladybird Lake remains as an alternative path to the Boardwalk. The Boardwalk feature appears in the “park plan”.

- 7) *How will the public access the trail easement during the period when the site is under construction?*

It has not yet been determined how the public will access the trail easement during site construction. In discussion, the applicant has made verbal commitments to reroute the trail so it can stay open during construction- which is consistent with other trail projects.

- 8) *Is there any other place along Lady Bird Lake that uses a boardwalk for reasons other than avoiding cliffs, bridge abutments or other features that make it difficult or extremely expensive to keep the trail on land? If so, please identify each of these locations and how they were funded.*

As the Parks and Recreation Department understands the situation, existing boardwalk sections were constructed when property owners were unwilling to sell their property or grant easements. Existing boardwalk was financed through transportation bonds. The details of the construction decisions may be better answered by Public Works or the Transportation Department.

- 9) *Is the internal plaza or a similar feature required for adequate fire access to the proposed PUD buildings? Is it required for any other development purposes? Is this plaza being counted as “dedicated park land” under the proposed PUD ordinance (and if so, how much)?*

The Internal Plaza (also called the Great Steps) is proposed as a Parkland Easement, approximately 0.68 acres, and will receive 50% parkland credit. The fire access issues will be addressed at the time of site plan but at this time staff is not aware of any development purpose for the plaza other than providing access to the parkland, serving as an amenity and pedestrian access to two of the buildings.

- 10) *Please identify how many more units would be provided under the 10% requirement for affordable housing in the ordinance that Council passed on first reading versus the 4% contained in the alternative proposal from Council Member Vela.*

At the 4% level the project would have approximately 55 affordable units. At 100% the project would have approximately 150 affordable units.

- 11) *Did staff use the site’s existing entitlements (ie. the existing PUD) to set the original baseline? If not, please explain staff’s rationale.*

Staff did not use the existing entitlements in determining the recommendation. Rather staff used the recommendation for this tract contained in the South Central Waterfront Vision Plan which calls for 4% affordable housing on this site. In the plan this number attempts to account for the fact that this parcel also has other community benefits such as Barton Springs Rd and the waterfront park that other parcels within the SCW area do not have to provide. Additionally, this is an amendment to an existing PUD that does not trigger Tier 3 requirements.

*12) Please calculate and provide the number of affordable housing units and other community benefits that would be required using the existing entitlements as the baseline. Please calculate the number of affordable units based on the Planned Unit Development requirement of 10% of the delta (between existing and proposed entitlements) as well as the 4% proposed by the developer.*

The existing PUD allows for roughly 600,000 sq ft of development. The proposed development is 3.5 million sq ft. That would equate to an estimated bonus area of 2,900,000. Applying the Tier 3 affordability formula this would mean an estimated 290,000 square foot of affordable rental space and 145,000 square foot of affordable ownership space. The number of units would depend upon the size of each unit. At 1,000 sq ft each that would translate to 290 rental units.

*13) Which Water Forward elements do the Statesman developers propose to include or not include?*

These are the Water Forward items the applicant has agreed to:

#### DEMAND MANAGEMENT STRATEGIES

Advanced Metering - The project infrastructure and service to each proposed building will be designed to accept City of Austin Smart Water Meters. If smart meters are unavailable for purchase at the time of initial meter installation, AWU will be required to install the Smart Water Meters when readily available. Landscape Transformation – The project will install water efficient landscapes to the fullest extent possible additionally landscape proposed will be required to meet the PUD environmental requirements noted in the environmental restoration plan, in the event of conflict the restoration plan shall govern.

Irrigation Efficiency – Provide high efficiency irrigation systems that include advanced irrigation controllers to decrease water consumption by responding to leaks, high pressure, soil moisture, and making flow data accessible.

#### Alternative Water Use –

Stormwater Harvesting – we are collecting 55,000 cubic feet of stormwater for water quality that will be utilized for irrigation onsite.

Rainwater Harvesting - we are collecting 55,000 cubic feet of stormwater for water quality that will be utilized for irrigation onsite.

Grey water Harvesting - No Greywater is proposed to be collected and reused on site – however the Dual plumbing in the proposed buildings will allow either auxiliary, greywater, or reclaimed water reuse in buildings.

Wastewater Reuse - No wastewater is proposed to be collected and reused on site – however the Dual plumbing in the proposed buildings will allow either auxiliary, greywater, or reclaimed water reuse in buildings.

AC Condensate Reuse - No AC Condensate is proposed to be collected and reused on site – however the Dual plumbing in the proposed buildings will allow either auxiliary, greywater, or reclaimed water reuse in buildings.

#### WATER SUPPLY STRATEGIES

Direct Non-Potable Reuse (Centralized Reclaimed Water System) – The project will provide an extension of a public reclaimed water main from Riverside and Barton springs road intersection to the development for connection of the buildings to reclaimed water. Additionally Build internal reclaimed services to each building and facilitate looping of distribution reclaimed mains to the south of the project within the Barton Springs Extension. Connection to the Reclaim system is not required until AWU can provide reliable reclaimed service to the city.

Onsite Water Reuse Systems (OWRS) - Greywater or Blackwater – No Greywater or Blackwater systems are proposed by this project. However, if either of these systems are developed as part of the South

Central Waterfront Plan, as a project by others, however the Dual plumbing in the proposed buildings will allow either auxiliary, greywater, or reclaimed water reuse in buildings.

Indirect Potable Reuse (IPR) through Lady Bird Lake – NOT IN THE SCOPE OF THIS PROJECT – THIS STRATEGY IS ONLY IMPEMENTED BY AWU IN EXTREME EMERGENCY CONDITIONS. This water source would not change the building design as the water will be delivered to the project through the existing domestic meters.

**Item #73:** Approve an ordinance creating the Austin/Travis County Public Health Commission to serve as an advisory board to City Council concerning public health programs, projects, and services within Austin and Travis County.

#### COUNCIL MEMBER ELLIS'S OFFICE

- 1) *Please outline the planned organization of the proposed new commission; including meeting frequency, the number of members, the appointment process and the division of appointments between Austin City Council and Travis Country Commissioner's Court.*

The commission shall be composed of a balanced and diverse membership representing a broad range of health and human services interests and lived experiences. The board

is composed of nine (9) members. Members shall be nominated by the ex officio members and member recommendations will be approved the Austin City Council and the Travis County Commissioners Court. Ex-Officio Members will be executive leaders (or designees) of the following agencies and the Health Authority for Austin/Travis County:

1. Central Health CEO
2. Travis County Health and Human Services
3. Austin Public Health Director

Meetings frequency is yet to be determined, but it will be no less than quarterly each year.



### Council Question and Answer

Related To

Item #4

Meeting Date

October 13, 2022

### Additional Answer Information

**Item #4:** Approve an ordinance authorizing the issuance of City of Austin, Texas Water and Wastewater System Revenue Bonds, Series 2022B, in the par amount of \$24,630,000 and approving related documents.

#### COUNCIL MEMBER KELLY'S OFFICE

1) *What is the interest rate on the 30-year loan for these bonds?*

The interest rate on the 30-year loan related to these bonds will be 2.55%. These bonds will be issued to secure the Texas Water Development Board loans that Austin Water is receiving from the Drinking Water State Revolving Fund.



## Council Question and Answer

**Related To**

**Item #6**

**Meeting Date**

October 13, 2022

### Additional Answer Information

**Item #6:** Authorize negotiation and execution of a U.S. Department of Housing and Urban Development Section 108 Family Business Loan with TES Inc. for commercial build out and operation of two commercial lease spaces at Loyola Lofts, located at 6400 Loyola Lane, Austin, Texas 78724 (Colony Park) in an amount not to exceed \$273,342.00.

#### MAYOR PRO TEM ALTER'S OFFICE

- 1) *Please provide more information about eligibility and use of the Family Business Loan Program and details on how many and what type of businesses have taken advantage of these programs in Austin over the last few years.*

#### **Who is eligible?**

Small businesses must meet the following criteria to be considered for the program:

- Be a private for-profit business, legally organized and a going concern for at least 2 years
- Meet the size standards of the Small Business Administration (SBA)
- Able to demonstrate sufficient profitability to meet repayment requirements
- Willing to locate project in the Austin area as represented by Council 10-1 plan
- Commit to create not less than one job (FTE) for every \$35,000 borrowed

Additional Housing and Urban Development (HUD) and Small Business Administration (SBA) guidelines for eligibility and underwriting criteria may apply, all projects must meet HUD National Objective/Public Benefit Standards.

#### **What kinds of projects are eligible?**

- Acquisition of commercial and industrial land and buildings
- Renovation and new construction of commercial and industrial buildings
- Acquisition and installation of machinery and equipment
- Refinancing of existing debt to an independent institutional lender (as part of a new project creating new job opportunities)
- Working capital financing (only considered in conjunction with the total project and will not be financed independently)

**\*\*** Loan funds cannot be used to reimburse costs incurred prior to completion of the HUD Environmental Review with the exception of project planning costs.

**How many and what type of businesses have taken advantage of these programs in Austin over the last few years.**

Since the May 2021 Council approval of resolution 20120524-015 - 24 loans have been funded totaling \$5,569,566 full list of funded companies is available at the link below; data set includes company name, term of the loan repayment and job creation commitment in accordance with the U.S. Department of Housing and Urban Development approved guidelines.

<https://data.austintexas.gov/City-Government/Economic-Development-Compliance-Family-Business-Lo/7neq-k7nf/data>



### Council Question and Answer

**Related To**

Item #10

**Meeting Date**

October 13, 2022

### Additional Answer Information

**Item #10:** Ratify a contract with Barrier Fence, LLC d/b/a Barrier Fence Systems LLC to provide high security fencing services in the amount of \$707,250. (Note: This contract is exempt from the City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program; therefore, no subcontracting goals were established).

#### MAYOR PRO TEM ALTER'S OFFICE

- 1) *Please confirm if Austin Energy has installed additional security fencing or other security measures at the Austin Energy substations and service centers referenced in the RCA that have been recently vandalized. If these sites received additional security fencing, did Austin Energy utilize the existing citywide fencing contract?*

Austin Energy (AE) is in the process of installing fencing at the Mueller and Slaughter Lane substations, including thermal cameras as a part of a security hardening initiative for AE locations. AE will be utilizing the citywide fence contract for these projects.





### Council Question and Answer

Related To

Item #11

Meeting Date

October 11, 2022

### Additional Answer Information

**Item #11:** Authorize negotiation and execution of a contract with SUBNET Solutions Inc. for software, professional services, training, and enhancements to the current suite of solutions to advance grid modernization, for a term of five years in an amount not to exceed \$3,870,000. (Note: Sole source contracts are exempt from the City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program; therefore, no subcontracting goals were established).

#### MAYOR PRO TEM ALTER'S OFFICE

- 1) *Please provide a copy of the Austin Energy Control Engineering Strategic Roadmap, if publicly available.*

The draft roadmap document will serve as a guide for implementation of operational technologies (software, hardware, etc.) that support electric grid operations and critical infrastructure. Due to the cybersecurity protections around this information, we would be happy to meet with the Council Member and staff to discuss in lieu of providing documentation.



### Council Question and Answer

**Related To**

Item #13

**Meeting Date**

October 13, 2022

### Additional Answer Information

**Item #13:** Authorize award of a contract with Genserve LLC d/b/a LJ Power Inc. for generator preventative maintenance, repair, and replacement, for a term of five years in an amount not to exceed \$30,000,000. (Note: This solicitation was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program. For the goods and services required for this solicitation, there were no subcontracting opportunities; therefore, no subcontracting goals were established).

#### MAYOR PRO TEM ALTER'S OFFICE

- 1) *Please provide a list of all support-based City facilities that contain generators which will be serviced by this contract.*

Please see the attached document for locations that contain generators which will be serviced by this contract.

<b>AUSTIN WATER LOCATIONS</b>
Davis Water Treatment Plant 3500 W. 35th Street
Glen Bell Service Center 3907 S. Industrial Dr.
Hornsby Bend Bio-solid 2210 S. FM 973
North Service Center 901 W. Koenig Ln.
South Austin Regional WW Treatment Plant 1017 Fallwell Ln.
South Service Center 3616 S. 1st street
Tim Louviere Service Center 6301-B Harold Court
Ullrich Water Treatment Plant 1000 Forest View Dr.
Waller Creek Center 901 W. Koenig Ln.
Walnut Creek WW Treatment Plant & Lab 7113 East MLK Blvd.
Webberville Service Center 6800 N. FM 620
<b>AW Collection Lift Station Locations</b>
WEST PARK GENERATOR 3310 Westhill Dr
TAYLOR SLOUGH GENERATOR 2500 Scenic Dr
WESTBANK GENERATOR 1701 1/2 Lakeshore Drive
LOS ALTOS GENERATOR 1804 Westlake Dr
BEE CAVES GENERATOR 3026 Thousand Oaks Drive
SPRINGFIELD GENERATOR 6610 E. William Cannon
TRAVIS COUNTRY EMERGENCY GENERATOR 4504 Travis Country Cir
BARTON VIEW GENERATOR 4500 1/2 Dudmar Dr
DAVIS SPRING GENERATOR 14905 Solera Dr
GAINES RANCH GENERATOR 4400 Gaines Park Loop
BOULDER LN GENERATOR 10849 1/2 Boulder Lane
ROCK HARBOR GENERATOR Rock Harbor Drive
LAS CIMAS GENERATOR 807 Las Cimas Pkwy
SCOTLAND WELL GENERATOR 8300 Spicewood Springs Rd
TEXAS PLUME GENERATOR 8400 Spicewood Springs Rd
FOUR POINTS CENTER GENERATOR 11101 1/2 Four Points Rd
CONCHOS TRAIL GENERATOR 10916 1/2 Conchos Tr
WESTLAKE #1 GENERATOR 3220 1/2 Westlake Dr
EVENING PRIMROSE GENERATOR 9004 Evening Primrose Path
LOOP 360 GENERATOR 5001 Capital Texas Hwy
SPRINGLAKE 2 GENERATOR 9003 1/2 Spring Lake
RIVER PLACE #2 GENERATOR 6500 River Place Blvd
RIVER PLACE #1 GENERATOR 6500 River Place Blvd
DAVENPORT GOLF GENERATOR 4427 1/2 LonQ Champ Dr.
PEARCE #1 GENERATOR 13321 1/2 Pearce Ln
BRITTLYN'S COURT GENERATOR 5711 1/2 Brittllyns Ct
MARBRIDGE GENERATOR FM 1626 @ Bear Creek
ENCLAVE VISTA GENERATOR 10836 1/2 Enclave Vista Dr
RANCHO ALTO GENERATOR 1220 FM 1626
DAVENPORT LTD GENERATOR 4341 1/2 Westlake Dr
QUICKSTREAM GENERATOR 9018 1/2 Quick Stream Dr
BISMARK GENERATOR 12610 Bismark Dr.
COOMER PATH GENERATOR 3341 1/2 Coomer Path
VILLA NORTE GENERATOR 9201 Villa Norte

TERRAZA CIRCLE GENERATOR 1200 Terraza Circle
RIBELIN RANCH GENERATOR 9401 1/2 McNeil Dr.
VOLENTE GENERATOR 11521 1/2 FM 620
HYMEADOW GENERATOR 183 & Hymeadow
KALE GENERATOR 2421 1/2 Kale Dr.
SOLANA VISTA GENERATOR 9513 1/2 Solana Vista
PEARCE #2 GENERATOR 1332 1/2 Pearce Lane
RIDGEVIEW GENERATOR 8501 Evelina Trail
LAKELINE LIFT STATION GENERATOR 2820 Lakeline Blvd
LANDMARK CONSERVANCY GENERATOR 9000 1/2 Hwy 71
PEARSON PLACE GENERATOR 14926 Ranch Road 620 N.
HILLS OF BEAR CREEK GENERATOR 13524 Larry's Lane
BAYSHORE GENERATOR 9700 1/2 Bayshore Bend
HARRIS RIDGE CONDOS LS GENERATOR 14013 1/2 Stripling Lane
FORT DESSAU LS GENERATOR 13514 1/2 Dessau Rd.
BRATTON LANE GENERATOR 16222 1/2 Bratton Ave.
PACK WAGON GENERATOR 11123 ½ Pack Wagon Trail
BUFFALO RIDGE GENERATOR 100 1/2 Buffalo Ridge
LOWENFIELD GENERATOR 7601 Decker Lane
TREYVON GENERATOR 2717 ½ Entrada Tranquila Way
DECKER LAKE GENERATOR 12020 1/2 Decker Lake Road
YAGER LANE GENERATOR 4100 1/2 Yager Lane
AVERY RANCH GENERATOR 13103 1/2 Avery Ranch Blvd
QUIET STREAM GENERATOR 12901 ½ Brave Tenderfoot Trail
Portable Generator #7 - various locations when needed
Portable Generator #12 - various locations when needed
Portable Generator #14 - various locations when needed
Portable Generator #1 - various locations when needed
Portable Generator #2 - various locations when needed
Portable Generator #4 - various locations when needed
Portable Generator #5 - various locations when needed
Portable Generator #6 - various locations when needed
Portable Generator #15 - various locations when needed
<b>AVIATION LOCATIONS</b>
Aircraft Rescue Fire Fighter (ARFF) - 3300 General Aviation Ave
Airfield Lighting Vault - 10114 Aircraft Lane
Spare Unit - 3600 Presidential Blvd.
DOA Beacon - 3900 Reservist Road
Passenger Terminal - 3600 Presidential Blvd.
Passenger Terminal - 3600 Presidential Blvd.
Parking Management - 2901 Employee Ave
Parking Management - 2901 Employee Ave
North Exit Plaza - 3815 Presidential Blvd.
Exit Lane / Baggage Area - 3815 Presidential Blvd.
Cell Phone Lot - 2801-A Spirit of Texas Dr
Parking Garage - 3601 Presidential Blvd.
Aircraft Fuel Storage Facility - 3324 Spirit of Texas Dr

Ground Transportation Staging Area - Rental Car Lane
Telecommunications Building - 3011 Employee Ave
<b>PARKS &amp; RECREATION SERVICES LOCATIONS</b>
Central Maintenance Complex - 2525 South Lakeshore Blvd.
<b>BUILDING SERVICES LOCATIONS</b>
Municipal Building - EOC - 124 W. 8th St
APD - 715 E. 8th St.
APD Evidence Warehouse - 4708 E. MLK Blvd.
APD Computer Lab / Technicenter - 4201 Ed Bluestein
Municipal Court - 700 E. 7th. St.
RBJ - 15 Waller St.
APD N. Sub Station - 12425 Lamplight Village
Urban Transportation - 1500 Toomey Rd.
APD South Substation - 404 Ralph Ablenado Dr.
City Hall - 301 West Second St.
Rutherford Lane Campus - 1520 Rutherford Lane
APD East Substation - 812 Springdale Rd
Austin Nature & Science Center - 301 Nature Drive
EMS 28 - 5905 Nuckols Crossing Rd.
Fire Station 6 / EMS Demand 3 - 1705 S. Congress Ave.
PACT - Public Access Cable TV - 1143 Northwestern Ave
HHSD- St Johns WIC 7500 Blessing Ave
HHSD - 4201 Lavender Loop Build "A"
HHSD - 4201 Lavender Loop Build "B"
HHSD - 405 West Stassney Lane WIC
HHSD - 1000 Toyath Clarksville Health Center
EMS #33 - 4514 James Wheat St
Animal Services Center - 7201 Levander Loop
<b>AUSTIN ENERGY SERVICES LOCATIONS</b>
5010 Old Manor Rd, Austin TX
8003 Decker Lake, Austin, TX 78724
4815 Mueller Blvd
2500 Montopolis
<b>Other City Generators supported by BSD</b>
APD East Sub 812 Springdale
APD HQ, 715 East 8th ST
APD Evidence Warehouse, 4708 East MLK Jr. Blvd
APD North Sub, 12425 Lamplight Village Ave
APD South Sub, 404 Ralph Ablando Dr
APH Betty Dunkerly Building B, 7201 Levander Loop
APH St Johns WIC Blessing Ave Community Center, 7500 Blessing Ave
APH W. Stassney Ln - WIC, 405 West Stassney Ln
APH Toyath Clarksville Health Center, 1000 Toyath St
Amimal Services Center Build A, 7201 Levander Loop
City Hall Generator 1&2, 301 West 2nd St
Salamander Conservation Center, 301 Nature Center Dr
Municipal Court, 700 East 7th St

Mobil Unit #1 BSD Shop, 411 Chicon
Mobil Unit #2 BSD Shop, 411 Chicon
Austin Public Media Film, 1143 Northwestern Ave
Fire Station 6, 1705 South Congress Ave
RLC Building 2 Generator #1, 1520 Rutherford Ln
RLC Building 4 Generator #2, 1520 Rutherford Ln
EMS 28, 5905 Nuckols Crossing Rd
EMS 33, 4514 James Wheat St
Municipal Building EOC, 124 West 8th St
Technicenter, 4201 Ed Bluestein Blv
Urban Transportation, 1501 Toomey Rd
CTM/GAATIN Convention Center 500 East Cesar Chavez St.
RBJ, 15 Waller St
<b>Watershed Protection Dept.</b>
Water Creek Tunnel Inlet, 500 East 12th St
Watershead Sherman Rd, 9200 Sherman Rd
<b>AFD Generators</b>
Fire Station #1 401 E 5th St
Fire Station #8, 8989 Research Blvd
Fire Station #14, 4305 Airport Blvd
Fire Station # 17, 4128 S. First St
Fire Station # 20, 6601 Manchaca RD.
Fire Station # 25, 5228 Duval Rd
Fire Station #26 6700 Wentworth Dr
Fire Station #31 5507 RR 2222
Fire Station #33 9409 Bluegrass
Fire Station #34 10041 Lake Creek Pkwy
Fire Station #35 5500 Burleson Rd
Fire Station #36, 400 Ralph Ablanado Dr
Fire Station # 37 8700 Hwy 71 W
Fire Station # 38 10111 Anderson Mill Rd.
Fire Station # 39 7701 Riverplace Blvd
Fire Station # 40 12711 Harris Glen Drive
Fire Station # 41 11205 Harris Branch Pkwy
Fire Station # 42 2454 Cardinal Loop Del Valle, Texas 7861
Fire Station # 43 11401 Escarpment Blvd
Fire Station # 44, 11612 four Iron Dr.
Fire Station #45 9421 Spectrum Blvd
AFD WMD/Fire Station #46 12010 Brodie Ln
Fire Station #48 14312 Hunters Bend Rd
Fire Station #49 11112 Old San Antonio Rd
Fire Station #50 7019 Elroy RD
Fire Station #51 5410 W US HWY 290
Air Maintenance Shop, 2011 E. 51st St
AFD Davenport Ranch - address TBD
Fire Station #5, 1201 Webberville Rd
Fire Station #18, 6311 Berkman DR

Fire Station #29, 3625 Davis Ln
Fire Station #32 2804 Montebello Rd
Fire Station #25 5228 Duval Rd
Health South, 1215 Red River St
Fire Station #30, 1021 West Braker Ln
<b>Austin Public Library APL Generators</b>
Central Library 710 W. Cesar Chavez
John Henry Faulk 800 Guadalupe St.
Austin History Center 810 Guadalupe St.
Future Manchaca Branch Library 5500 Manchaca Rd.
Future Carver Branch Library 1161 Angelina St.
<b>Fleet Mobility Services Generators</b>
SC01 Fuel Island 6301-A Harold Court
SC05 Fuel Island 714 E 8th St.
SC08 Fuel Island 4411-D Meinardus Dr.
SC13 Fuel Island 2412 Kramer Ln.
Fuel Island 1820 S. Lakeshore Blvd
Fuel Island 901 W. Koenig Ln.
SC08 Building generator 4411-D Meinardus Dr.
EMS 4201 Ed Bluestein Blvd.
SC06 Building generator 1182 Hargrave St.
SC01, building generator 6301 Harold Ct.
<b>AUSTIN ENERGY</b>
Sand Hill Energy Center, Power Plant 1101 Fallwell Lane





### Council Question and Answer

**Related To**

Item #15

**Meeting Date**

October 13, 2022

### Additional Answer Information

**Item #15:** Authorize negotiation and execution of multiple cooperative contracts for electrical supplies, materials, and equipment with Crawford Electric Supply Company, Inc.; Dealers Electrical Supply; Elliott Electric Supply Inc.; Facility Solutions Group Inc.; Hamilton Electric Works Inc.; Fairway Supply Inc.; and Global Equipment Company, Inc. d/b/a Global Industrial, each for a term of 25 months in an amount not to exceed \$5,410,000 divided among the contractors. (Note: This procurement was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9D Minority Owned and Women Owned Business Enterprise Procurement Program. For the goods required for this procurement, there were no subcontracting opportunities; therefore, no subcontracting goals were established).

#### MAYOR PRO TEM ALTER'S OFFICE

- 1) *Please provide additional details regarding the City's approach or policy with regard to installing energy efficient lighting, lighting controls, and other energy efficient equipment in City buildings.*

The Building Services Department (BSD) views all lighting, HVAC, and other energy efficiency-related systems, including but not limited to insulation, roof design and materials, window curtain and door sealing, etc. as opportunities for improvement and reducing the real estate portfolio carbon footprint. These contracts are utilized to purchase electrical supplies for ongoing maintenance and repair activities across multiple departments. Generally, the BSD uses like and kind parts to address electrical maintenance and repair work; however, BSD constantly look to source the most economically viable and sustainable products based on LEED best practices. The installation of energy-efficient lighting systems, controls, and other energy-efficient equipment is usually tied to new construction, remodels, or identified as part of ongoing energy reduction and sustainability goals and follows the recommendations in the Austin Green Building Policy.

Austin Water (AW) will use these contracts in accordance with the City's Administrative Bulletin "Establishment of Energy Efficiency Policy" to replace fluorescent and metal halide bulbs and replace current light fixtures with more energy efficient bulbs and fixtures. AW will install occupancy sensors for offices, restrooms, conference rooms and common area spaces throughout AW facilities. Many are original to the buildings. Several of the electrical distribution panels are beyond their life and require replacement to maintain building code compliance.





### Council Question and Answer

Related To

Item #18

Meeting Date

October 13, 2022

### Additional Answer Information

**Item #18:** Authorize negotiation and execution of multiple cooperative contracts with various contractors for parks, playgrounds, and pool equipment and repair, each for a term of 44 months in an amount not to exceed \$63,700,000, divided among the contractors. (Note: These procurements were reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program. For the goods and services required for these procurements, there were no subcontracting opportunities; therefore, no subcontracting goals were established).

#### MAYOR PRO TEM ALTER'S OFFICE

- 1) *Please provide additional detail regarding any anticipated or previously authorized spending these contracts will be utilized for. If any specific projects are anticipated to benefit from these projects, please include a listing of those projects. Please describe whether any nature-play construction will be completed using these contracts.*

This item is being withdrawn. An amended version will be brought back on October 27, 2022. Responses will be provided in the October 27 Q&A report.



### Council Question and Answer

Related To

Item #18

Meeting Date

October 13, 2022

### Additional Answer Information

**Item #18:** Authorize negotiation and execution of multiple cooperative contracts with various contractors for parks, playgrounds, and pool equipment and repair, each for a term of 44 months in an amount not to exceed \$63,700,000, divided among the contractors. (Note: These procurements were reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program. For the goods and services required for these procurements, there were no subcontracting opportunities; therefore, no subcontracting goals were established).

#### COUNCIL MEMBER ELLIS'S OFFICE

- 1) *Please provide a list of projects to be funded through this item? Are you able to clarify which of these projects will take place in District 8?*

This item is being withdrawn. An amended version will be brought back on October 27, 2022. Responses will be provided in the October 27 Q&A report.

- 2) *The RCA states \$21 million in funding is currently available from a number of departments. Please list each contributing department, along with the amount of funds to be contributed by each department.*

This item is being withdrawn. An amended version will be brought back on October 27, 2022. Responses will be provided in the October 27 Q&A report.



### Council Question and Answer

**Related To**

Item #18

**Meeting Date**

October 13, 2022

### Additional Answer Information

**Item #18:** Authorize negotiation and execution of multiple cooperative contracts with various contractors for parks, playgrounds, and pool equipment and repair, each for a term of 44 months in an amount not to exceed \$63,700,000, divided among the contractors. (Note: These procurements were reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program. For the goods and services required for these procurements, there were no subcontracting opportunities; therefore, no subcontracting goals were established).

#### COUNCIL MEMBER FUENTES'S OFFICE

- 1) *Which District 2 based parks or aquatic facilities will receive repairs, maintenance, or equipment upgrades as part of these cooperative contracts?*

This item is being withdrawn. An amended version will be brought back on October 27, 2022. Responses will be provided in the October 27 Q&A report.



### Council Question and Answer

Related To

Item #22

Meeting Date

October 13, 2022

### Additional Answer Information

**Item #22:** Authorize negotiation and execution of multiple contracts with Austin Regional Manufacturers Association and Austin Urban Technology Movement to provide workforce development services, each for a term of two years in an amount not to exceed \$993,420 divided between the contractors. (Note: These procurements were 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 these procurements, there were no subcontracting opportunities; therefore, no subcontracting goals were established).

#### COUNCIL MEMBER KELLY'S OFFICE

- 1) *To date, how many people have been trained and employed with the help of the Austin Regional Manufacturers Association and Austin Urban Technology Movement?*

This is the City of Austin's first contract for workforce development services with Austin Urban Technology Movement (AUTMHQ). AUTMHQ has reskilled or upskilled 137 clients in their six-year tenure, and provided internet access, devices, and digital literacy training to nearly 500 more. AUTMHQ recently partnered with Workforce Solutions Capital Area in their efforts to lift 10,000 residents out of poverty through middle-skill job training. Austin Regional Manufacturers Association (ARMA) collaborates with ACC, Workforce Solutions Capital Area, and Skillpoint Alliance to train and certify individuals as Certified Production Technicians (CPTs) for advanced manufacturing careers. ARMA has recruited 354 people into training and placed 119 into employment since 2019.

- 2) *Has the City of Austin ever conducted business with Austin Urban Technology Movement or Austin Regional Manufacturers Association? If so, in what capacity?*

This is the City of Austin's first contract for workforce development services with the Austin Urban Technology Movement. The City previously contracted with the Austin Regional Manufacturers Association (ARMA) from 2018-2022 to provide workforce development services for the Advanced Manufacturing industry, specifically to pilot a Certified Production Technicians (CPT) program, and to develop and coordinate the training and employment collaborative for CPT program participants. ARMA also served as the leading industry convenor, conducted research on local employer workforce needs, and worked with local school districts to generate interest in advanced manufacturing careers amongst older students.





### Council Question and Answer

**Related To**

Item #22

**Meeting Date**

October 13, 2022

### Additional Answer Information

**Item #22:** Authorize negotiation and execution of multiple contracts with Austin Regional Manufacturers Association and Austin Urban Technology Movement to provide workforce development services, each for a term of two years in an amount not to exceed \$993,420 divided between the contractors. (Note: These procurements were 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 these procurements, there were no subcontracting opportunities; therefore, no subcontracting goals were established).

#### MAYOR PRO TEM ALTER'S OFFICE

1) *How many individuals are anticipated to be served through these contracts?*

The total number of individuals anticipated to be served through these contracts is 120.

Austin Urban Technology Movement will serve 50 clients and Austin Regional Manufacturers Association will enroll 70 students into the advanced manufacturing academy (and provide an additional 480 individuals with tours/demos of manufacturing facilities conducted for the purpose of building awareness and creating a future pipeline).



### Council Question and Answer

Related To

Item #23

Meeting Date

October 13, 2022

### Additional Answer Information

**Item #23:** Authorize negotiation and execution of an interlocal agreement with the University of Texas at Austin for the Austin Fire Department to provide assistance in the planning and execution of fire safety at sporting and other special events, in an amount not to exceed \$150,000.

#### COUNCIL MEMBER TOVO'S OFFICE

- 1) *The term of the agreement is for three years, and there is a cap on the total amount fees that can be charged to The University of Texas of \$150,000, equating to approximately \$50,000 per year. These fees are established based upon cost of service. Based on prior years and the anticipated number of events that The University of Texas will hold during the term of this agreement, what is the anticipated revenue loss associated with the \$150,000?*

For the past several years planning and execution of fire safety at sporting and other special events has been under 30k per year for fewer than 20 events, including home football games and commencement ceremonies. Coverage is generally related to aerial fireworks and command post representation at major events.

In the event the cap was reached, and UT was unwilling to increase the amount, AFD would deny the permit. Exceeding the cap is unlikely and AFD is comfortable that the listed amounts will meet both UT and COA needs, covering incurred costs.



### Council Question and Answer

**Related To**

Item #24

**Meeting Date**

October 13, 2022

### Additional Answer Information

**Item #24:** Authorize negotiation and execution of a one-year contract with the Austin Tenants Council to fund and administer the Tenants' Rights Assistance Program for community education and information about tenant protection laws in an amount not to exceed \$298,938.

#### COUNCIL MEMBER FUETENS'S OFFICE

1) *How many tenants received services as part of the previous contract with Austin Tenants Council?*

Austin Tenants Council served a total of 317 unique households who received counseling or technical assistance, exceeding the goal of 300 for FY22.



### Council Question and Answer

Related To

Item #31

Meeting Date

October 13, 2022

### Additional Answer Information

**Item #31:** Authorize negotiation and execution of two agreements with social service agencies to provide workforce development services for an initial 12-month term beginning October 1, 2022 in a combined amount not to exceed \$1,138,068, with four 12-month extension options in a combined amount not to exceed \$4,552,272, for a total agreement amount not to exceed \$5,690,340 divided among the agencies.

#### MAYOR PRO TEM ALTER'S OFFICE

- 1) *How many clients are intended to be served through this contract? Please provide a description of relevant metrics and outcomes included in the forthcoming contracts, if available. Please confirm if the funding sources for these contracts are derived from the General Fund or ARPA funds.*

#### The Other Ones Foundation

Name of Program	FY23 Amount	Program Description	Deliverables
Workforce Development	General Funds - \$1,082,494	Workforce First is an alternative work program, where individuals are offered the opportunity to be of service to the community through the maintenance of Austin greenspaces and provision of residential services. The goal of WFF is to increase the income of individuals experiencing homelessness. TOOFs objectives to achieve this goal include providing temporary employment opportunities at a dignified wage and providing supported employment services	Under general funds, 153 clients will be served. 57 clients will be served under ARPA. Outputs for this contract include the total number of labor hours benefiting City departments (WP and PARD) and the total amount of debris and vegetation removed.



		through culturally sensitive interventions. Program success is defined by individuals building interpersonal skills and abilities to navigate resources, while meeting their basic needs and connecting to furthering education or vocational training.	
--	--	---	--

### **Lifeworks**

Name of Program	FY23 Amount	Program Description	Deliverables
Workforce Development Program	General Funds - \$55,574.00	LifeWorks Workforce Development program provides integrated employment, education, and mental health support to help youth secure employment and pursue career goals. This contract uses an evidence-based model, Individual Placement and Support (IPS), tailored for youth facing mental health challenges. IPS focuses on finding work quickly that matches youth strengths and interests. LifeWorks Employment Specialists partner with youth to identify employment goals, conduct job searches,	Under general funds, 10 clients will be served. 235 clients will be served under ARPA. Relative metrics will be documented under the ARPA contract. Those outcomes include number of individuals obtaining employment, number of individuals exiting the program, & number of individuals increasing employment income.

		write resumes, submit applications, and prepare for interviews.	
--	--	--	--



### Council Question and Answer

**Related To**

Items #32 and 33

**Meeting Date**

October 13, 2022

### Additional Answer Information

#### Item #32 and 33:

32. Authorize 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.

33. Authorize 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 information on each contract including what specific services will be provided and anticipated deliverables/outcomes each organization must meet.*

Item 32: Street Outreach General Funds

#### Sunrise

Agency & Program	Funding Type	Services	Outcomes/ Deliverables
Sunrise Community Church Mobile Outreach and Housing Navigation	General Funding	<ul style="list-style-type: none"> <li>Weekly Outreach and hotline calls</li> <li>Lead annual Overnight Mass Assessment events downtown</li> <li>Map and track encampment locations</li> <li>Coordinated Assessments</li> <li>Housing Navigation (including basic need items, substance abuse support, harm reduction)</li> </ul>	<ul style="list-style-type: none"> <li>Unduplicated clients serviced City of Austin goal 332, Total program goal 3000</li> <li>Other metrics are tracked in the ARPA agreement</li> </ul>

		<p>interventions, benefits enrollment, completing paperwork, obtaining Identification cards, housing voucher application and process assistance, connection to other Sunrise and outside organization services)</p> <ul style="list-style-type: none"> <li>• Provide referrals</li> <li>• Wellness Counselling</li> <li>• Connection to medical and/or mental health case manager</li> </ul>	
--	--	--	--

Item 33: Homeless Emergency Shelter - ARPA funded

**Lifeworks** - The purpose of the program is to provide temporary emergency shelter and housing-focused case management to youth experiencing homelessness. It uses the evidence-based Strengths Model of Case Management, Trauma-Informed Care, and Positive Youth Development to secure youths immediate safety, increase their stability, and help them move toward permanent housing. LifeWorks approach emphasizes holistic well-being and provides connections to wraparound services, including workforce development, mental health counseling, and high school equivalency.

Emergency Shelter has three main objectives:

- 1)Secure youth's safety and improve their social and emotional well-being.
- 2)Increase access to educational and employment opportunities.
- 3)Transition youth into safe, stable, and appropriate housing that meets their individual needs.

Emergency Shelters primary measures of success are program exits to permanent housing or temporary/transitional housing. Youth who seek Emergency Shelter services frequently face complex and compounding barriers to securing and sustaining permanent housing. A transitional housing program is an appropriate next step on participants housing journeys if they want or need targeted support to build life skills and resources for independent living. Secondary measures of success include completion of Coordinated Assessment, improvements in social-emotional well-being, increased number of permanent connections, and progress toward education and employment goals.

Deliverables/Outcomes:

- Agency will reach approximately 62 unduplicated clients that received services during the reported period from the LifeWorks Emergency and Young Adult Shelter.
- Agency will measure 11 of case managed households that transition from homelessness into housing against 35 of households that exit the program.
- Agency will measure 3 of unduplicated clients served who were provided a first-time or updated Coordinated Assessment by the program out of 30.

- Agency will measure 14 of unduplicated clients served who were receiving case management services from the project who exit from homelessness into transitional/temporary housing out of 35.

**Urban Alchemy**- The goal of this program is to provide street outreach and engagement to individuals experiencing homelessness (unduplicated) and to provide half of those individuals with case management and other services designed to help people exit homelessness. While the primary goal is housing, Urban Alchemy staff will also work to ensure that clients have access to the resources they need to stay healthy and safe while working to resolve their homelessness.

- Each outreach team will be assigned one care coordinator who will work both in the field and the office providing case management services and helping coordinate referrals,

Deliverable/Outcomes:

- Agency will reach about 218 of unduplicated individuals that will receive Coordinated Entry
- Agency will reach 73 unduplicated individuals receiving Emergency Assistance
- Agency will reach 87 individuals that receives Diversion/Rapid Exit
- Agency will reach 22 individual that receives SOAR outreach
- Will measure the number of case managed households that transition from homelessness into housing (87) against the number of households that exit the program (1457)
- Will measure the number of individuals obtaining or maintaining public benefits (7) against the number of individuals in the program (22)


**Sunrise Community Church** - Sunrise will conduct weekly outreach at encampments and or at gate locations, including Hotline calls. In addition, lead annual Overnight Mass Assessment events in the downtown area as individuals emerge from daytime hiding spots. This will also build trust and rapport with those experiencing homelessness, as well as creating on-going partnerships with organizations. Sunrise will map encampment locations, plot where people reside and track movements as Prop B enforcement continues. Sunrise will provide Coordinated Assessments and housing navigation to identify the needs of each camp and complete proper documentation to make referrals to partner agencies that can assist with various basic needs. Clients will also be seen by a wellness coordinator and referred to other appropriate services. In addition, facilitate connection with their medical or mental health case manager.

Deliverable/Outcomes:

- Agency will reach approximately 32 unduplicated clients that received services during the reported period from Sunrise for Emergency Vouchers.
- Agency will measure the 23 households receiving services that maintain housing due to essential services against 32 of households receiving essential services.
- Agency will measure 26 of clients referred to the program from Coordinated Entry against the 26 of unduplicated clients house in the program.
- Agency will measure 5 of individuals in the program who experience an increase in income against 26 of individuals housed in the program.

**Austin Area Urban League** - The goals are to help people obtain housing quickly, increase self-sufficiency, and stay housed.

- Mobile Street Outreach- This service refers to all the contact, engagement, and follow-up steps that involve bringing services to a client rather than asking the client to physically go somewhere themselves in order to receive a service.

- Services - Premises are operated 24 hours-7 days per week for 365 days per year - 3 meals are provided per day (no commercial kitchen on site) - Operator will work with clients with the intention to accommodate client pets 

**Deliverables/Outcome:**

- Agency will reach 84 unduplicated clients with street outreach
- Agency will reach 5 clients with emergency DV Rental Assistance
- Agency will reach 54 unduplicated clients that receives Case Management
- Will measure the number of case managed households that transition from homelessness into housing (21) against the number of households that exit the program (54)
- Will measure number of unduplicated clients served who were provided a first-time or updated Coordinated Assessment by the program (50/84)
- Will measure number of unduplicated clients served who were receiving rental assistance with current funds (2/84)

- 2) Please provide a chart detailing how many contracts each organization has from the City (APH) and how each contract relates to one another and how the deliverables are distinct from one another. This will take a combined effort to complete. Please complete the highlighted sections for your respective contracts

**Lifeworks**

Name of Program	FY23 amount	Program Description	Deliverables
Emergency Shelter	\$386,948	<p>The purpose of the program is to provide temporary emergency shelter and housing-focused case management to youth experiencing homelessness. It uses the evidence-based Strengths Model of Case Management, Trauma-Informed Care, and Positive Youth Development to secure youths immediate safety, increase their stability, and help them move toward permanent housing.</p> <p>LifeWorks Emergency Shelter provides 15 beds dedicated to minor youth (under age 18) and 5 beds dedicated to young adults (ages 18-24) experiencing homelessness.</p>	<p>Reach approximately 62 unduplicated clients that received services during the reported period from the LifeWorks Emergency and Young Adult Shelter. Will measure the number of case managed households that transition from homelessness into housing against the number of households that exit the program (11/35 31%)</p> <p>Will measure number of unduplicated clients served who were provided a first-time or updated Coordinated Assessment by the program (3/30 10%)</p> <p>Will measure number of unduplicated clients served who were receiving case management services from the project who exit from homelessness into transitional/temporary housing (14/35 40%)</p>
HHSP Youth Set Aside	\$165,044	<p>LifeWorks HHSP contract provides a safety net infrastructure to ensure that basic needs are met, including food, clothing, health, shelter, and behavioral health care. LifeWorks serves more than 4,500 area families annually through a network of 17 Housing, Counseling, and Education/Workforce programs which are aligned around improving self-sufficiency for youth and young adults and their families.</p> <p>Housing programs provide safe and stable housing, support, and assistance with basic needs for high-risk youth, with a long-</p>	<p>Reach approximately 70 unduplicated clients that received services during the reported period from the LifeWorks Homeless Youth Set Aside. Will measure the number of case managed households that transition from homelessness into housing against the number of households that exit the program (38/54 70.37%).</p>

		term focus on increasing their self-sufficiency. These programs include: Street Outreach, and Transitional Housing.	
ARPA Rapid Rehousing and Supportive Services	\$1,269,548	LifeWorks Rapid Rehousing Program will rapidly house youth, ages 18-24, in scattered site RRH apartments and provide comprehensive supportive services. The program will: Conduct outreach and housing navigation to locate youth, create service referrals, and prepare youth for housing placement. LifeWorks will use Coordinated Entry system to identify and house the community's most vulnerable youth and reduce the time youth spend on the streets and/or in emergency shelters. LifeWorks will rapidly house and support youth in their transition from homelessness to housing stability and long-term financial independence. LifeWorks will provide wraparound services, including case management, workforce development, education, counseling, peer support, benefits specialists, financial assistance, and service linkages to external agencies for substance use.	Reach approximately 90 unduplicated clients that received services during the reported period from the LifeWorks Rapid Rehousing Programs Will measure the number of case managed households that transition from homelessness into housing against the number of households that exit the program (27/39 69%) Will measure number of case managed households that transition from homelessness into housing in 90 days or fewer against the number of households that transition into housing (15/30 50%).
Rapid Rehousing and Supportive Services – Gen Fund	\$609,383	LifeWorks Rapid Rehousing Program will rapidly house youth, ages 18-24, in scattered site RRH apartments and provide comprehensive supportive services. The	Reach approximately 30 unduplicated clients that received services during the reported period from the LifeWorks Rapid Rehousing Programs Will measure the number of case managed



		<p>program will:  Conduct outreach and housing navigation to locate youth, create service referrals, and prepare youth for housing placement.  LifeWorks will use Coordinated Entry system to identify and house the community's most vulnerable youth and reduce the time youth spend on the streets and/or in emergency shelters.  LifeWorks will rapidly house and support youth in their transition from homelessness to housing stability and long-term financial independence.  LifeWorks will provide wraparound services, including case management, workforce development, education, counseling, peer support, benefits specialists, financial assistance, and service linkages to external agencies for substance use.</p>	<p>households that transition from homelessness into housing against the number of households that exit the program (13/18 72%)  Will measure number of case managed households that transition from homelessness into housing in 90 days or fewer against the number of households that transition into housing (12/25 48%).</p>
Counseling Services	\$113,861	<p>LifeWorks Resolution Counseling is a trauma-informed intervention and prevention program that serves individuals who have been identified as being abusive and/or violent against an intimate partner. Resolution Counseling main goals are 1) increasing safety for participants, survivors, and children impacted by intimate partner violence, and 2) helping participants lead lives free of violence. Primary service objectives are for participants to:  Eliminate violent, aggressive, and controlling</p>	<p>Reach approximately 650 unduplicated clients that received services during the reported period from LifeWorks Counselling Services.  Will measure the number of individuals demonstrating improved life skills against the number of individuals participating in the activity (163/250 65%)  Will measure number of clients who exited services successfully against the number of unduplicated clients who have a service exit record during the reporting period. (287/410</p>

		<p>behaviors; Reduce emotionally and verbally abusive behaviors; Change beliefs and attitudes that support violence, abuse, control, and oppression of others; Demonstrate accountability and accept responsibility for their history of abuse and/or violence; Be accountable for instances of victim blaming, minimizing, and denial of the referral incident and/or their history of abuse and/or violence, regardless of participants relationships, current stress factors, or previous trauma; Build skills, safety plans, and healthy coping strategies to address stressors and mental health challenges; Learn how to develop and sustain relationships rooted in respect.</p>	70%).
CIC	<p>Education CIC \$144,406</p> <p>Youth Dev. CIC \$132,482</p> <p>Housing CIC \$333,721</p>	<p>LifeWorks Collective Impact Continuum (CIC) contract provides a safety net infrastructure to ensure that basic needs are met, including food, clothing, health, shelter, and behavioral health care. LifeWorks serves more than 3,100 area families annually through a network of nineteen Housing, Counseling, Education/Workforce and Youth Development programs which are aligned in a collective impact continuum to support youth, young adults and families in their efforts to achieve measurable increases in self-sufficiency.</p>	<p>For Education CIC, metrics will be total number of clients receiving education supportive services, number of youths served who progress to the next academic level, number of youths who received services and percent of youth who make progress on educational goals through completing three or more short-term action steps from their educational goal plan. For Youth Development CIC, metrics will be number of individuals demonstrating improved life skills, number of individuals participating in the activity, number of individuals who complete and educational program that improves</p>

			their knowledge, and number of individuals participating in the educational program. For Housing CIC, metrics will be number of case-managed households that transition from homelessness into housing, and the number of households that exit the program.
Youth Education Development program	\$392,995	LifeWorks Youth Development Program provides strengths-based, trauma-informed services in a Positive Youth Development (PYD) framework to help youth pursue and their achieve goals and reach their full potential. LifeWorks is a comprehensive youth services agency with expertise providing housing, mental health, education, and workforce services. Two programs comprise LifeWorks Youth Development Program: High School Equivalency (HSE) and Teen Parent Services (TPS). The Youth Development Program is embedded in wraparound services and supports specifically tailored for youth who experience homelessness, trauma, mental health challenges, involvement with foster care and juvenile justice, or early parenting.	Primary goals supported through the program include helping youth: 1. complete secondary education, 2. navigate to post-secondary and career opportunities, 3. build community connections and supportive relationships, 4. increase life skills, and 5. develop parenting skills.

### Urban Alchemy

Name of Program	FY23 amount	Program Description	Deliverables
ARCH – Emergency Shelter	\$2,775,557	The ARCH is a low barrier emergency shelter designed to provide supportive services, case management, and assistance with accessing affordable housing under a harm reduction approach. The shelter is designed to help clients meet their basic needs, including acting as a gateway into a variety of programs and services designed to help move clients into housing and	Provide services to 1068 unduplicated clients, including case management for at least 747 of clients residing in shelter and utilizing 90% of available bed space per night. The agency will provide information on the number of existing shelter staff that were interviewed for positions and the number that were kept on from the previous agency in charge of the shelter.

		achieve self-sufficiency as quickly as possible. The overall program budget is \$4,100,007 which includes FY22 and FY23 funds.	The agency also provides updates on the number and resolution of client grievance reporting as well as client satisfaction surveys and reporting on the number of clients who are enrolled and how many gone through Coordinated Entry within their initial 10 days.
ARPA Community Engagement and Outreach Team	\$1,042,224	Urban Alchemy focus will be on helping unhoused individuals exit homelessness while ensuring they remain healthy and safe while searching for housing. The agency will also work to improve conditions in neighborhoods highly impacted by unsheltered homelessness.	Reach about 218 of unduplicated individuals that receive Coordinated Entry Reach about 73 unduplicated individuals receiving Emergency Assistance Reach about 87 individuals that receives Diversion/Rapid Exit Reach about 22 individual that receives SOAR outreach Will measure the number of case managed households that transition from homelessness into housing (87) against the number of households that exit the program (1457) Will measure the number of individuals obtaining or maintaining public benefits (7) against the number of individuals in the program (22)

### **Sunrise Community Church**

Name of Program	FY23 amount	Program Description	Deliverables
Prevent Violence by Intervention and Education- OVP	\$65,000  Budget Stabilization Reserve Funding	This project seeks to establish a proof of concept regarding using trauma-informed care, de-escalation, conflict mediation and restorative justice practices to reduce conflicts, 9-1-1 calls, enhance safety and well-	1. Project plan including a plan for the entire program, job description, how the program will be evaluated 2. Trainings curriculum, # of trainings, partner organizations included, # trained to date 3. Unduplicated clients

		<p>being at the Sunrise Hub location. These services will be provided to individuals who are experiencing homelessness and who have been impacted by crime, violence, and divestment.</p> <p>Goals:</p> <ol style="list-style-type: none"> <li>1. Decrease the number of 9-1-1 calls for violence prevention or intervention to 0</li> <li>2. Create safety and immediate well-being for staff, clients, and visitors at the Hub location.</li> <li>3. Engage 100+ individuals in restorative Justice interventions</li> <li>4. Serve 1750 unduplicated individuals</li> </ol>	<p>served and type of services provided, # of 9-1-1 calls; safety metrics</p> <ol style="list-style-type: none"> <li>4. Lessons learned, recommendations for safety in homeless outreach.</li> </ol>
PSH – EHV	\$350,000	<p>The goals of the program are to decrease the number of individuals experiencing homelessness in Austin-Travis County, utilize Emergency Vouchers to connect individuals experiencing homelessness to housing, and to increase client housing stability through wrap-around case management and financial assistance.</p>	<p>Reach approximately 32 unduplicated clients that received services during the reported period from Sunrise for Emergency Vouchers.</p> <p>Will measure the number of households receiving services that maintain housing due to essential services against the number of households receiving essential services (23/32 72%)</p> <p>Will measure number of clients referred to the program from Coordinated Entry against the number of unduplicated clients house in the program (26/26 100%).</p> <p>Will measure the total number of individuals in the program who experience an increase in</p>

			income against the number of individuals housed in the program (5/26 19%).
--	--	--	--

### **Austin Area Urban League**

Name of Program	FY23 amount	Program Description	Deliverables
Southbridge Shelter	\$2,986,251	The Bridge (Southbridge) program supports the HEAL initiative to provide temporary non-congregate low barrier shelter for adults experiencing homelessness with a focus on short-term stays, averaging between 3 to 6 months, that quickly lead to clients exiting to permanent housing. Seventy five rooms will be utilized for referrals through the HEAL program for those who were previously in encampments. The program is designed to serve adult clients and will be operated as a low barrier shelter with a harm reduction approach. Low barrier shelters are defined as programs that actively seeks to eliminate barriers to services such as lack of transportation, limited communication and outreach, space needs for pets and possessions, drug and alcohol related requirements for admission, and other restrictions for individuals who are not acting in ways that are unsafe to themselves or others.	The program is designed to provide services to approximately 225 unduplicated clients throughout the program period and provide the Coordinated Assessment to 100% of those clients within 10 days of program entry. The program has a goal of utilizing 90% of the available rooms nightly. For the initial 4-6 week period, the program will provide updates on the number of existing Front Steps staff who were interviewed for positions and the number that were kept on. The agency will also provide quarterly client satisfaction surveys as well as quarterly reports on the numbers of, and resolutions to, any client grievance reports that are filed.
HOMES ARPA	\$384,725	This program provides Street Outreach for individuals experiencing	Reach about 84 unduplicated clients with street outreach

		homelessness with a focus on providing comprehensive housing supports to Austin/Travis County/Central Texas individuals and to households in order to eliminate homelessness, mitigate housing insecurity, and provide stabilized housing options.	Reach about 5 clients with emergency DV Rental Assistance Reach about 54 unduplicated clients that receives Case Management Will measure the number of case managed households that transition from homelessness into housing (21) against the number of households that exit the program (54) Will measure number of unduplicated clients served who were provided a first-time or updated Coordinated Assessment by the program (50/84) Will measure number of unduplicated clients served who were receiving rental assistance with current funds (2/84)
HOMES ARPA HEAL	\$431,520	To identify individuals in need of Rapid Re-Housing in the Austin/Travis County Area and navigate at least 50% into housing and other supportive services	Will measure the number of case managed households that transition from homelessness into housing (31) against the number of households that exit the program (62)
ARPA Emergency Rental Assistance (Neighborhood Services)	\$1,051,299	This program provides rental assistance to eligible households who are unable to pay rent due to the COVID-19 pandemic. The funding source is the United States Department of the Treasury's Emergency Rental Assistance Program. Austin Public Health is working with the Austin Area Urban League to process the financial assistance payments for eligible clients.	1. Assist eligible households avoid eviction.



### Council Question and Answer

Related To

Item #33

Meeting Date

October 13, 2022

### Additional Answer Information

**Item #33:** Authorize 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.

#### COUNCIL MEMBER KELLY'S OFFICE

- 1) *How much money has Urban Alchemy received in total from any department within the City of Austin in the last 10 years? What has been the main service(s) provided by Urban Alchemy?*

Urban Alchemy – The chart below contains all contracts on record for Urban Alchemy with the APH within the last 10 years.

Name of Program	FY23 amount	Program Description	Deliverables
ARCH – Emergency Shelter	\$2,775,557	The ARCH is a low barrier emergency shelter designed to provide supportive services, case management, and assistance with accessing affordable housing under a harm reduction approach. The shelter is designed to help clients meet their basic needs, including acting as a gateway into a variety of programs and services designed to help move clients into housing and achieve self-sufficiency as quickly as possible. The overall program budget is \$4,100,007 which includes FY22 and FY23 funds.	Provide services to 1068 unduplicated clients, including case management for at least 747 of clients residing in shelter and utilizing 90% of available bed space per night. The agency will provide information on the number of existing shelter staff that were interviewed for positions and the number that were kept on from the previous agency in charge of the shelter. The agency also provides updates on the number and resolution of client grievance reporting as well as client satisfaction surveys and reporting on the number of clients who



			are enrolled and how many gone through Coordinated Entry within their initial 10 days.
ARPA Community Engagement and Outreach Team	\$1,042,224	Urban Alchemy focus will be on helping unhoused individuals exit homelessness while ensuring they remain healthy and safe while searching for housing. The agency will also work to improve conditions in neighborhoods highly impacted by unsheltered homelessness.	<p>Reach about 218 of unduplicated individuals that receive Coordinated Entry</p> <p>Reach about 73 unduplicated individuals receiving Emergency Assistance</p> <p>Reach about 87 individuals that receives Diversion/Rapid Exit</p> <p>Reach about 22 individual that receives SOAR outreach</p> <p>Will measure the number of case managed households that transition from homelessness into housing (87) against the number of households that exit the program (1457)</p> <p>Will measure the number of individuals obtaining or maintaining public benefits (7) against the number of individuals in the program (22)</p>



## Council Question and Answer

**Related To**

**Item #39**

**Meeting Date**

**October 13, 2022**

### Additional Answer Information

**Item #39:** Approve a resolution directing the City Manager to draft an ordinance that authorizes the property located at 2400 South Congress Avenue to obtain a Type 2 Non-Peak Hour Permit for Concrete Installation.

#### COUNCIL MEMBER TOVO'S OFFICE

- 1) *Currently, when does this contractor need to stop pouring concrete for the night?*

Staff Response: 7:00pm. The Austin city code prohibits operating a machine that separates, gathers, grades, loads, or unloads sand, rock, or gravel within 600 feet of a residence, church, hospital, hotel or motel between 7:00pm and 6:00am, except for the installation of concrete with a permit. For property beyond 600' a contractor would need to stop at 10:30pm, except for the installation of concrete with a permit.

Council Member Renteria Response:

The current required stop time for concrete pouring is 7pm. However, HEB has not been pouring concrete past 5:30pm to date for this project.

- 2) *How many concrete pours does HEB intend to have during this time period between December 5, 2022, and April 5, 2023? For approximately how many hours will each concrete pour last?*

HEB is expecting 27 nights/pours lasting approximately 5-6 hours each.

- 3) *Are there any examples of sites outside the Central Business District that have received waivers to allow overnight concrete pours? If so, which ones, and for what duration of time?*

There are no previous examples of sites outside the Central Business District receiving waivers to allow non-peak hours concrete pours.

- 4) *The resolution noted that "there is coordination with affected residents." Please identify which community groups, neighborhood associations, and residents (in terms of general location) were contacted about this proposed change.*

On September 16th HEB block walked gift baskets taped with printed invitations to all fence line neighbors to the construction site (on Euclid Avenue) inviting them to an in-person construction information meeting on September 21st at the onsite construction trailer. A zoom link was also provided on the invite for neighbors that may be traveling. SpawGlass subsequently visited in person with 1 neighbor that was traveling on September 27th to re-present the information and answer her questions.

- 5) *Council Member Renteria indicated that affected residents will receive a \$300 gift card. Will that amount be per pour? Which residents received this offer? Is there a signed agreement with neighbors?*

Yes, the VISA gift cards will be given per pour. Residents along the property fence line on Euclid Avenue received this offer. There is no signed agreement. Residents will “sign-out” their gift cards upon receipt from SpawGlass.

6) Please provide background from last time we considered changing the hours for pours.

In 2008, (Ord 20080618-036) City Council adopted an ordinance allowing the installation of concrete for property with CBD base zoning between 7:00pm and 6:00am, authorizing staff to issue a permit, and creating permit criteria and conditions including a 72 hour max duration for each pour.

In 2014 (Ord 20141120-056) City Council adopted an ordinance reducing the hours to 7:00pm to 2:00am or in special circumstances of limited duration from 7:00pm to 6:00am. The ordinance also limited the permit to property within the Downtown Density Bonus area and added conditions requiring the applicant to mitigate possible impacts and minimize disruptions to adjacent residential and commercial uses.

In 2016, (Ord 20161110-010) City Council adopted an ordinance creating three types of non-peak hour permits with different times and sound level allowances. Type 1 from 7:00pm-12:00am with an 83 decibel allowance. Type 2 from 12:00am-6:00am with a 78 decibel allowance and Type 3 from 7:00pm-6:00am without a sound level but requiring special circumstances that require a continuous pour and requiring a letter from a professional engineer confirming the need.



### Council Question and Answer

Related To

Item #40

Meeting Date

October 13, 2022

### Additional Answer Information

**Item #40:** Approve a resolution relating to Council policies and directives to the City Manager for City-owned real estate, including requirements for construction projects, living wage, minority and women-owned business requirements and other Council priorities related to City-owned real estate and City-owned parking facilities; and recommendations for future use of same.

#### COUNCIL MEMBER HARPER-MADISON'S OFFICE

- 1) *Could the new requirements proposed in this item create delays for existing projects currently in the works on city-owned land, such as Colony Park?*

Council Member Tovo's revised resolution dated October 11, 2022 states "nothing in this resolution is meant to alter the terms and conditions of existing agreements or leases." Staff will interpret that this resolution, if passed by Council, will exempt projects currently under executed Exclusive Negotiating Agreements (ENA), Master Development Agreements (MDA), and any other agreements that have been negotiated and executed prior to the date of this resolution if passed. If this is not the case, this will cause significant burden on City staff to renegotiate the terms achieved to date under significantly different set of requirements. This will delay the development of the project indefinitely by causing negotiations to cease due to economic infeasibility or restart the negotiations under significantly different set of requirements. If this resolution, if passed, is applied to current project negotiations under ENAs or similar executed agreements, the following are some examples of its significant impacts:

1. Projects currently under executed Exclusive Negotiation Agreements were reached through a competitive bidding process that set out the requirements for each project. Some of the requirements in the IFC, if applied to existing projects, would be adding requirements that were not part of the solicitations. This would be problematic from a legal perspective, as it could lead to protests from failed bidders or legal action from the selected developers. This would also be problematic from an economic feasibility perspective because the submitted proposals are based on the economic feasibility of the requirements published in the solicitation. The resolution, if passed and applied to these projects, would significantly change the business plans and possibly the economic feasibility of the proposals.
2. Application of certain provisions of this resolution may increase development costs and timing of projects currently under executed ENAs, thereby potentially hindering the City in securing the Best and Final Offer proffered through solicitation that did not include this resolution's requirements.
3. Certain parcels under current negotiations (St. Johns/Home Depot, 6909 Ryan Drive, and Colony Park) may necessitate the sale of land in order to secure the community benefits and the community's vision for the redevelopment of the property due to the nature of the financing

structure. In order to advance affordable housing and community serving commercial and public uses, some parcels will need to be sold to achieve community needs. In Colony Park, for example, the City will sell a parcel of land to Central Health to develop the community's need of a Health and Wellness Center offering access to health care east of Highway 183. Prior Council resolutions for certain City properties contemplate the potential sale to ensure the City's long-term interest in community beneficial uses and supports City staff's extensive community engagement process. For example, a current Council resolution supports the sale of the St. Johns properties to a public facility corporation controlled by the Housing Authority of the City of Austin (HACA) to ensure the affordable housing needs of the St. Johns community.

4. The current draft of the resolution requires "upzoning" of City property if contemplated to be sold or leased. For properties currently under ENAs, rezoning property to highest and best use would place a significant delay in time and present a regulatory barrier in obtaining the redevelopment program for the property as outlined in the competitive solicitation process already undertaken for those properties. Many of the solicitation requirements were developed from years of community engagement that call for uses that reflect beneficial community uses, rather than "highest and best use." Staff therefore recommends rezoning City property currently under negotiation in a manner that secures the community benefits envisioned through past Council action.

5. Application of Living Wage to commercial tenants is a significant change to the terms of projects currently under ENA. This requirement would hinder the ability to secure tenants, particularly non-profit social service tenants and low-cost childcare operators. Certain industries such as restaurants and potentially other industry sectors currently cannot comply with the new living wage rate or require a stepladder, progressive timeline to achieve the living wage rate. Furthermore, the application of community benefits such as living wage and requirements for construction activities (e.g., tenant build-out) to comply with various Council priorities will not be something that an appraiser will be able to account for in a fair market rent study. These requirements will likely result in higher construction and operating costs for a prospective tenant. Accordingly, staff would anticipate needing to discount the proposed rental rate as an enticement for future tenants. The result may be that proposed leases for City-owned properties can no longer be firmly tethered to the fair market rental rate established by an appraisal.

6. Based on the significant progress staff has made in negotiating the terms with the developer for Colony Park, staff recommends seeking Council authority to negotiate and execute the master development agreement based on the terms achieved, the project and finance plan presented to Council in November 2022, the property is rezoned in partnership with Catellus, and additional community engagement. The proposed resolution would delay this progress by requiring staff to seek multiple, separate Council actions that could change the foundational project and finance plan as well as impact the rezoning that serves as the foundation for negotiating and executing the master development agreement.

2) *Could requiring a minimum percentage of income-restricted units potentially deter proposals for larger projects that would deliver a lower percentage but higher net number of units?*

Yes, requiring a minimum percentage of income-restricted units could potentially deter proposals for larger projects that would deliver a lower percentage but higher net number of units. Essentially, requiring a minimum percentage of income-restricted units in solicitations that incorporate housing may narrow the number and diversity of respondents to solicitations and preclude financial viability of delivering affordable housing developments, as market rate housing units are often used to "internally subsidize" more deeply affordable units (and limit the city subsidy required). In addition, requiring a minimum percentage of income-restricted units could limit additional community benefits, such as parks/open space, creative space, and below-market commercial space.

- 3) *At a recent audit and finance committee meeting, we received a briefing on the creation of a public facilities corporation. How would this item impact the work they are proposing to do?*

Use of the Public Facilities Corporation (PFC), if approved by Council, would still need to follow the prescriptions outlined in the proposed resolution as would the Austin Economic Development Corporation (AEDC). The proposed resolution would require that the City Manager first consider utilizing the AEDC for the projects the Strategic Facilities Governance Team anticipates utilizing the PFC to address. In the event the City Manager and/or the AEDC determines that the proposed project would better be facilitated by utilizing the PFC, the City Manager can make that recommendation to Council.



## Council Question and Answer

Related To

Item #40

Meeting Date

October 13, 2022

### Additional Answer Information

**Item #40:** Approve a resolution relating to Council policies and directives to the City Manager for City-owned real estate, including requirements for construction projects, living wage, minority and women-owned business requirements and other Council priorities related to City-owned real estate and City-owned parking facilities; and recommendations for future use of same.

#### MAYOR ADLER'S OFFICE

- 1) *Please provide any staff feedback from relevant departments on how this resolution as currently proposed would impact city operations, beneficially or otherwise, including, but not limited to, current project negotiations, the conducting of real estate transactions in current or other market conditions, revenue impacts, and other foreseeable impacts and consequences.*

\* Staff has reviewed iterations of this resolution, these comments are in response to the version received Tuesday October 11, 2022 in the evening. Staff will continue to review future iterations as received to fully respond to these questions. \*

#### Current Project Negotiations

##### **Economic Development Department**

Council Member Tovo's revised resolution dated October 11, 2022 states "nothing in this resolution is meant to alter the terms and conditions of existing agreements or leases." Staff will interpret that this resolution, if passed by Council, will exempt projects currently under executed Exclusive Negotiating Agreements (ENA), Master Development Agreements (MDA), and any other agreements that have been negotiated and executed prior to the date of this resolution if passed. If this is not the case, this will cause significant burden on City staff to renegotiate the terms achieved to date under significantly different set of requirements. This will delay the development of the project indefinitely by causing negotiations to cease due to economic infeasibility or restart the negotiations under significantly different set of requirements. If this resolution, if passed, is applied to current project negotiations under ENAs or similar executed agreements, the following are some examples of its significant impacts:

1. Projects currently under executed Exclusive Negotiation Agreements were reached through a competitive bidding process that set out the requirements for each project. Some of the requirements in the IFC, if applied to existing projects, would be adding requirements that were not part of the solicitations. This would be problematic from a legal perspective, as it could lead to protests from failed bidders or legal action from the selected developers. This would also be problematic from an economic feasibility perspective because the submitted proposals are based on the economic feasibility of the requirements published in the solicitation. The



resolution, if passed and applied to these projects, would significantly change the business plans and possibly the economic feasibility of the proposals.

2. Application of certain provisions of this resolution may increase development costs and timing of projects currently under executed ENAs, thereby potentially hindering the City in securing the Best and Final Offer proffered through solicitation that did not include this resolution's requirements.

3. Certain parcels under current negotiations (St. Johns/Home Depot, 6909 Ryan Drive, and Colony Park) may necessitate the sale of land in order to secure the community benefits and the community's vision for the redevelopment of the property due to the nature of the financing structure. In order to advance affordable housing and community serving commercial and public uses, some parcels will need to be sold to achieve community needs. In Colony Park, for example, the City will sell a parcel of land to Central Health to develop the community's need of a Health and Wellness Center offering access to health care east of Highway 183. Prior Council resolutions for certain City properties contemplate the potential sale to ensure the City's long-term interest in community beneficial uses and supports City staff's extensive community engagement process. For example, a current Council resolution supports the sale of the St. Johns properties to a public facility corporation controlled by the Housing Authority of the City of Austin (HACA) to ensure the affordable housing needs of the St. Johns community.

4. The current draft of the resolution requires "upzoning" of City property if contemplated to be sold or leased. For properties currently under ENAs, rezoning property to highest and best use would place a significant delay in time and present a regulatory barrier in obtaining the redevelopment program for the property as outlined in the competitive solicitation process already undertaken for those properties. Many of the solicitation requirements were developed from years of community engagement that call for uses that reflect beneficial community uses, rather than "highest and best use." Staff therefore recommends rezoning City property currently under negotiation in a manner that secures the community benefits envisioned through past Council action.

5. Application of Living Wage to commercial tenants is a significant change to the terms of projects currently under ENA. This requirement would hinder the ability to secure tenants, particularly non-profit social service tenants and low-cost childcare operators. Certain industries such as restaurants and potentially other industry sectors currently cannot comply with the new living wage rate or require a step-ladder, progressive timeline to achieve the living wage rate. Furthermore, the application of community benefits such as living wage and requirements for construction activities (e.g. tenant build-out) to comply with various Council priorities will not be something that an appraiser will be able to account for in a fair market rent study. These requirements will likely result in higher construction and operating costs for a prospective tenant. Accordingly, staff would anticipate needing to discount the proposed rental rate as an enticement for future tenants. The result may be that proposed leases for City-owned properties can no longer be firmly tethered to the fair market rental rate established by an appraisal.

### **Austin Energy**

The resolution proposes to exempt all system infrastructure related real estate which provisions electricity (i.e. power plants, substations, etc.). It does, however, include properties where AE has or would have office space. Since AE operations also include system operations, training facilities and warehouses, we would like those to be included in the exception as well since those uses would not achieve community benefits.



## **Aviation**

Application of certain provision of this resolution to current agreements, projects, and negotiations at the Department of Aviation (DOA) would increase developments costs and timing of projects that would impact the Airport expansion program to accommodate expedited passenger growth.

### **Impacts to City Staff Conducting Real Estate Transactions**

Additional requirements placed upon staff in the real estate process may have the unintended consequence of adding additional time and expense as well as limit the negotiating positions of the City. For redevelopment projects that consist of rebuilding/re-establishing a newer version of the City facility (such as utilities, Mounted Patrol facility, Daugherty Arts Center for example), that currently exists and no other/different uses of the property are contemplated, Council may wish to consider exempting those projects from the requirements proposed in the IFC.

## **Austin Energy**

The proposed resolution creates multiple steps in the real estate transaction process for approvals. Examples include approval of requests to negotiate an ENA, and approval of the actual ENA contract itself, as well as public transparency of contract details. There are specific terms in such negotiations which would stymie the City's competitive advantages in the negotiation process if those terms were made public, as well as limit developer interest given the level of disclosure. Austin Energy would like to see specific terms within these negotiations and contracts be limited to executive session.

## **Aviation**

Consider language excluding on-Airport real estate transactions defined as Airport Purpose under Federal Aviation Administration Guidelines Section 163 governing aeronautical land use, and real estate transactions subject to FAA grant assurances compliance.

### **Revenue Impacts**

The proposed resolution may jeopardize the financial viability of projects if 85% income restricted housing is a requirement

Construction cost increases related to the project will likely occur as the development delays due to the significant requirements the proposed resolution requires for project approval. This could cause delays in development of city projects.

## **Aviation**

Additional costs and development delays as a result of the processes in the resolution will change the potential forecast for revenue generation at the Airport. As a City Enterprise, revenue must be managed to maintain the City's commitment under the FAA grant assurances that the Airport remains financially self-sufficient, has the ability to support the funding of capital improvements, and maintains compliance with Bond Indenture revenue commitments.

## **Other Impacts**

Other potential impacts may be anticipated which include but are not limited to the following:

1. See #4 under "Current Project Negotiation" related to the requirement of "upzoning."

2. See #5 under “Current Project Negotiation” related to the requirement of applying Living Wage to commercial tenants.
3. Staff has established a non-profit lease policy based on an audit finding and Council direction.
4. Proposed resolution speaks to the application of “goals” for MBE/WBE. Staff would request that reference to “goals” be removed and simply insert, “MBE/WBE program requirements”, as this language provides greater flexibility if goals are not placed on a project.
5. Early review of solicitations may not guarantee that all desired elements are included in the final solicitation documents due to changes in project’s objectives and needs over time.
6. Impacts identified by Austin Energy
  - a. Regarding avoidance of long-term vacancy of city facilities, the resolution proposes to attempt to reestablish active uses to avoid long term vacancies of underutilized real estate, including creating temporary civic space and temporary housing. Given the nature of Austin Energy’s operations, NERC compliance and enhanced security requirements to secure and maintain the integrity of the grid, AE facilities would not be appropriate for these uses. We propose an alternative that Austin Energy make routine good faith efforts to continually optimize real estate, including co-location with other city departments to benefit the City.
  - b. In regards to identifying opportunities to develop, redevelop and co-locate income restricted housing and other council adopted priorities such as child-care centers along city facilities, utilities acquire real estate with funds collected from customers to provide utility services. Conversion of those properties for purposes other than the provision of utility service without receipt of market value or similar financial exchange will result in loss of assets for the utility.
  - c. Transfers between City Departments and City-owned entities – the new revision creates policy which would set property value for the transfer at the initial purchase price plus carrying costs. Given that the acquisition of real estate for utility purposes uses rate payer funds to purchase, Austin Energy requests the language be modified for AE property specifically to be property value for the transfer at no less than book value of the property plus cost of capital or fair market value, whichever is less.

## **Parking Garages**

### **Aviation**

The Department of Aviation will continue to comply with Climate Equity Plan, Austin Strategic Mobility Plan and other Council approved policies with respect to the Airport parking program. However, parking facilities located at the Airport are defined as a single purpose use for airline passenger service, and therefore the Department of Aviation should have the ability to continue to provide the range of parking facilities and associated rates to provide the required variety of parking options/pricing for the traveling public. Parking revenues are a substantial revenue stream that supports the financial self-sufficiency of the Airport Enterprise as required by FAA.

## **Austin Convention Center Department**

This resolution includes direction to study the City’s parking garages. Council’s recently passed Resolution No. 20220915-055 also directs the City Manager to study the parking garages. It is not clear

which of these resolutions Council intends to take precedence and would request clarification from Council in the event this resolution is passed.



### Council Question and Answer

**Related To**

Item #46

**Meeting Date**

October 13, 2022

### Additional Answer Information

**Item #46:** Conduct a public hearing related to an application by Live Make Housing Partners LP, or an affiliated entity, for housing tax credits for a multi-family development to be financed through the private activity bond program and to be known as Live Make Apartments, located at or near 1127 Tillery Street, Austin, Texas 78702, within the City, and consider a resolution related to the proposed development, the application, and the allocation of housing tax credits and private activity bonds.

#### COUNCIL MEMBER KELLY'S OFFICE

- 1) *Has the City of Austin ever conducted business with Live Make Housing Partners LP before? If so, in what capacity?*

The City of Austin has worked closely with the development team affiliated with Live Make Housing Partners, LP throughout the pre-development process for Live Make Apartments. Austin Housing Finance Corporation (AHFC) owns the development site (1127 Tillery) and issued an RFP for the site on June 15, 2020. After a thorough review of all proposals, the AHFC Board selected Imagine Art and MRE Capital to develop the site on September 17, 2020. These entities entered into a partnership, Live Make Housing Partners, LP, in order to undertake this development. Their application for housing tax credits is the result of extensive collaboration and negotiation with the City of Austin. AHFC has not contracted with any of the individual partners on any previous developments.



## Council Question and Answer

Related To

Item #48

Meeting Date

October 13, 2022

### Additional Answer Information

**Item #48:** Conduct a public hearing and consider an ordinance amending City Code Title 25 relating to environmental, drainage, landscape, and site plan requirements.

#### COUNCIL MEMBER VELA'S OFFICE

- 1) *Will requiring water to enter parking lot islands require parking lots to be sloped in certain ways?*  
Parking lots are typically required to be sloped to drain toward curb inlets and area inlets, which are typically at low points in the drive aisles. Requiring water to enter parking lot islands will necessitate low points to be designed in islands, medians, and peninsulas. Area inlets can still be used to prevent standing water. This change would require an adjustment to existing fine grading requirements.
- 2) *Will this requirement make it necessary to build additional storm drains in parking lots? If so, what is the estimated cost of these storm drains?*  
New parking lots typically are required to drain to stormwater control ponds or green space. No additional drains are anticipated with this change.
- 3) *Can water flowing over traffic islands during major storms create erosion issues? Could this cause problems if mulch and other debris enter the storm drain system?*  
If not designed appropriately, there could be minor erosion. It is the responsibility of the design engineer to ensure that projected maximum flows and velocities are below erosive values for the particular soil conditions of the landscaped areas receiving stormwater runoff. Inlets can be designed to prevent large pieces of debris from entering the storm drain pipes to prevent clogging.
- 4) *Can sedimentation/filtration systems be built underneath a building or other usable feature?*  
Yes, however access requirements for maintenance and inspection typically limit sedimentation/filtration systems to under parking areas. Underground water quality stormwater control measures are more difficult to inspect and maintain, and they do not provide the same level of water quality and auxiliary benefits that green stormwater infrastructure provides. However, under the current proposal water quality ponds can be constructed below ground for sites with greater than 90% impervious cover.
- 5) *Are there any circumstances where sedimentation/filtration systems allow a site to have more buildable area than a biofiltration pond or other green stormwater infrastructure?*  
Biofiltration ponds have similar footprints to sedimentation/filtration ponds. Footprints for sedimentation/filtration systems and biofiltration systems comprise an average of 4.3% and 4.5% of the drainage area to the control, respectively. Both rainwater harvesting systems (GSI) and subsurface sedimentation/filtration systems may be designed to allow a site to have more buildable area by removing ground-level area dedicated to the control. Because very highly impervious sites have less pervious area to site a control, sites with greater than 90% impervious cover may use conventional

controls, including subsurface controls. Rain gardens can be installed diffusely throughout a site and can sometimes occupy the same footprint as other required open space areas or parking medians.

- 6) *Other than the direct cost of green stormwater infrastructure, are there any reasons why a developer might choose a sedimentation/filtration system over green stormwater infrastructure?*

Site specific constraints may lead a developer to opt for sedimentation/filtration ponds over GSI. For example, some types of projects such as auto salvage facilities, gas stations, and commercial nurseries may generate highly contaminated runoff ("hot spot" land uses per 1.6.7.E). In cases where a site is redeveloping and a sedimentation/filtration pond already exists onsite, it would be less disturbance to the site and a more effective use of resources to utilize the existing pond. Finally, for very highly impervious sites that exceed 90% impervious cover, there is less available area and a subsurface control may be warranted. For these instances staff are proposing exceptions.

- 7) *How would changing the critical water quality zone and erosion hazard zone buffers impact what could be built in those areas?*

Development is limited within the CWQZ per LDC 25-8-261. For development that is allowed, an erosion hazard zone analysis will be required to ensure that the proposed development is either safe from erosion or is designed with protective works to ensure that it will not be threatened in the future by riverbank erosion.

- 8) *Has the legal department reviewed these changes to ensure that there would not be any legal issues with these changes?*

Yes, staff have been working closely with Law throughout the entire process.

- 9) *How does the width of the proposed buffers compare to the width of buffers on other portions of the Colorado River? What factors are used to determine what width of buffer is appropriate?*

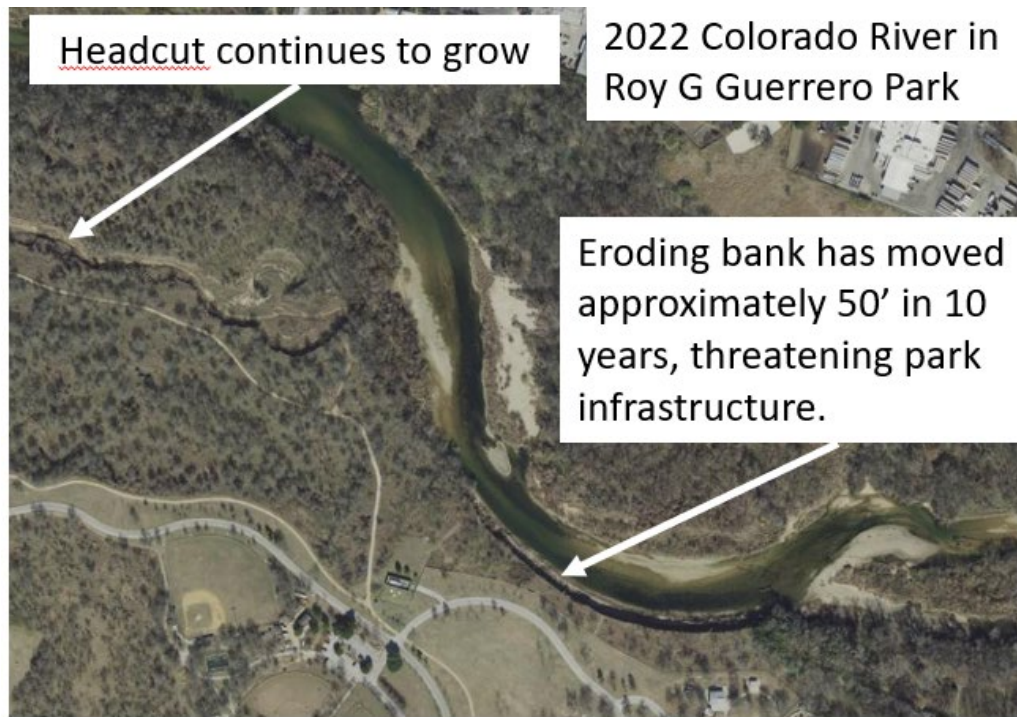
The dammed portions of the Colorado River within Austin's jurisdiction (aka Lake Austin, Lady Bird Lake, and parts of Lake Travis) have a 75' setback from the shoreline for single family residential lots, or 100' for all other development. Due to the fact that the riverbank is now inundated due to damming and much of the land adjacent to the lakes is already developed, and in some cases stabilized through bulkheads, there is less concern for bank erosion to threaten existing infrastructure along the lakes. The free-flowing portion of the Colorado River, however, differs from the dammed stretches of the river significantly. The riverbank is highly erosive and the bank is susceptible to failure in many locations where the bank is high and actively eroding. Discussions were held with Watershed Protection Department erosion engineering staff to determine the 400' buffer. This determination was based on the soil in the banks consisting predominantly of erodible sands and the engineers' observations of bank erosion over time in this lower section of the river. This request was part of the original IFC and was requested by East Side community advocates concerned with future environmental equity outcomes.

Not adopting additional protections for the Colorado River downstream of Longhorn Dam will result in less preservation of healthy soils, trees, and vegetation along the river corridor and a greater risk of water quality degradation over time. In addition, more public infrastructure will potentially be threatened by future erosion. Designing and constructing stabilization projects along the Colorado River is incredibly complex and often prohibitively expensive. As an example, Fallwell Lane is the primary access route to the existing South Austin Regional Wastewater Treatment Plant and the Austin Energy Sand Hill Energy Center (SHEC) electric generating and distributing facilities. Based on experience in previous flood events, the facilities are at risk of losing access, flood damage, and bank erosion that could cause catastrophic interruptions of service. Stabilizing the bank of the Colorado River to protect the Austin Energy Onion Creek Substation and Fallwell Lane is estimated to cost \$9.1 million.

A visual example of a rapidly eroding riverbank at Roy G. Guerrero Metro Park is shown below.







- 10) *How much time would Housing and Planning staff require to estimate the maintenance costs for green stormwater infrastructure and functional green?*

Housing and Planning Department (HPD) must address this question. An Affordability Impact Statement was completed and is included in backup material.

WPD can provide HPD an estimate of annual maintenance costs for green stormwater infrastructure. This estimate is based on City of Austin capital projects, which differ from private infrastructure in many respects.

- 11) *Can staff elaborate on the concerns from the income-restricted community about the siting of green stormwater infrastructure elements?*

The income-restricted community expressed concern about the potential impacts to developable area from the code amendments taken as a whole, rather than the green stormwater infrastructure proposal specifically. The stakeholders expressed a concern that the combined impact of the greenfield standard and the green stormwater infrastructure requirements would potentially increase the site area dedicated to stormwater. The income-restricted community also expressed that while the GSI proposal may not be cost prohibitive, that costs are rising across the board, and any new requirements without increases in entitlements force the projects to reduce amenities or cut costs elsewhere. Some stakeholders also expressed concern about plant survival depending on the specifics of the site's orientation and design. For example, if the pond location (largely determined by topography) is highly shaded or the pond is designed with deep vertical walls. An administrative variance is proposed for unique site conditions that may make GSI infeasible on a particular site.

- 12) *Please provide a link to any past studies or presentations where staff has done an explicit cost/benefit analysis that quantifies the benefits of green stormwater infrastructure and/or functional green infrastructure.*

The forthcoming WPD Stormwater Control Measure Audit assessed different types of costs and benefits independently but did not explicitly compare them. The audit does not attempt to quantify the ancillary community benefits associated with GSI and instead used a more qualitative analysis.

Measuring the economic benefits of the wider ancillary benefits to the community are difficult to quantify, as it requires assigning monetary value to benefits such as urban heat island mitigation,



enhanced soil health, wildlife habitat, water conservation, aesthetic value, mental and physical health benefits, and other ecosystem services. Note that many current projects already find the cost/benefit ratio to be positive, as proposed GSI controls have exceeded the number of conventional controls accepted for review every year since 2013.

Please find links to an EcoNorthwest literature review on the economic benefits of trees, green roofs, biofiltration systems, vegetated walls, porous pavements, and rainwater harvesting systems:  
<https://austintexas.app.box.com/s/rpzdqxk14cxo0qchvd9e1u9dh88utgn9>



## Council Question and Answer

Related To

Item #69

Meeting Date

October 13, 2022

### Additional Answer Information

**Item #69:** C814-89-0003.02 - 305 S. Congress - Approve second reading of an ordinance amending City Code Title 25 by rezoning property locally known as 305 South Congress Avenue (Lady Bird Lake Watershed). Applicant's Request: To rezone from planned unit development-neighborhood plan (PUD-NP) combining district zoning to planned unit development-neighborhood plan (PUD-NP) combining district zoning, to change conditions of zoning. This ordinance may include waiver of fees, alternative funding methods, modifications of City regulations, and acquisition of property.

#### COUNCIL MEMBER TOVO'S OFFICE

- 1) *Does a redlined version of the existing PUD ordinance exist, or is this ordinance intended to or is this ordinance intended to replace the existing PUD ordinance in its entirety?*

This Law Dept has clarified this issue with CM Tovo's office. There is a not a redline of the July 28<sup>th</sup> ord vs. the June 16 version.

- 2) *Please identify any part or subsection in the draft Statesman PUD ordinance where applicant is requesting a fee waiver or other public subsidy.*

Per the PUD ordinance, the applicant will be able to invest required fees in lieu and park development fees into the park. Beyond these credits, the park investments shown in the Conceptual Open Space Plan (p25) appear to suggest the requirement for additional public subsidies.

- 3) *Is there any inundated acreage, ie. land under the surface of Lady Bird Lake, included within the totals for parkland for this project? If so, how much?*

Yes, 0.86 acres of Inundated Land. This will receive 0% park credit.

- 4) *Is there precedent for allowing parcels to be set aside for water quality, flood, or other controls that serve adjacent or nearby development and still count these as dedicated parkland? If so, please identify the section of City code that addresses this situation.*

Yes, there is precedent. Applicants must design drainage/water quality features with PARD approved recreational amenities. They must serve drainage needs of the park as well as any adjacent private development. (14.3.8 A. 2. Land containing a water quality or detention pond may be accepted at 50% per acre credit if the pond is designed and developed with PARD-approved recreational amenities.)

- 5) *The applicant proposes to dedicate 6.53 acres of parkland and another 1.59 acres of plaza, for a total dedication of 8.12 acres of open space.*

- a. *How much of this total acreage includes water quality areas that cannot be developed?*

The total acreage of surface area for drainage and water quality (ponds and rain gardens) has been capped at 0.9 acres.

- b. *How much of the proposed dedicated parkland would, as provided in the draft PUD ordinance, be occupied by the following uses:*

- i. the proposed cistern (below the surface of the park)*
- ii. raingardens serving as water quality controls for the development*
- iii. any other water quality controls required for the proposed development (if there are any water quality control elements other than the cistern and raingardens)*

These acreages are not determined, only the total cap of 0.9 acres for the surface area, which does not include the underground cistern.

- 6) *Please confirm that the trail easement along Ladybird Lake will remain as an alternative path to the boardwalk.*  
Yes the trail easement along Ladybird Lake remains as an alternative path to the Boardwalk. The Boardwalk feature appears in the “park plan”.
- 7) How will the public access the trail easement during the period when the site is under construction?  
It has not yet been determined how the public will access the trail easement during site construction. In discussion, the applicant has made verbal commitments to reroute the trail so it can stay open during construction- which is consistent with other trail projects.
- 8) Is there any other place along Lady Bird Lake that uses a boardwalk for reasons other than avoiding cliffs, bridge abutments or other features that make it difficult or extremely expensive to keep the trail on land? If so, please identify each of these locations and how they were funded.  
As the Parks and Recreation Department understands the situation, existing boardwalk sections were constructed when property owners were unwilling to sell their property or grant easements. Existing boardwalk was financed through transportation bonds. The details of the construction decisions may be better answered by Public Works or the Transportation Department.
- 9) Is the internal plaza or a similar feature required for adequate fire access to the proposed PUD buildings? Is it required for any other development purposes? Is this plaza being counted as “dedicated park land” under the proposed PUD ordinance (and if so, how much)?  
The Internal Plaza (also called the Great Steps) is proposed as a Parkland Easement, approximately 0.68 acres, and will receive 50% parkland credit. The fire access issues will be addressed at the time of site plan but at this time staff is not aware of any development purpose for the plaza other than providing access to the parkland, serving as an amenity and pedestrian access to two of the buildings.
- 10) *Please identify how many more units would be provided under the 10% requirement for affordable housing in the ordinance that Council passed on first reading versus the 4% contained in the alternative proposal from Council Member Vela.*  
*At the 4% level the project would have approximately 55 affordable units. At 100% the project would have approximately 150 affordable units.*
- 11) *Did staff use the site’s existing entitlements (ie. the existing PUD) to set the original baseline? If not, please explain staff’s rationale.*  
Staff did not use the existing entitlements in determining the recommendation. Rather staff used the recommendation for this tract contained in the South Central Waterfront Vision Plan which calls for 4% affordable housing on this site. In the plan this number attempts to account for the fact that this parcel also has other community benefits such as Barton Springs Rd and the waterfront park that other parcels within the SCW area do not have to provide. Additionally, this is an amendment to an existing PUD that does not trigger Tier 3 requirements.
- 12) *Please calculate and provide the number of affordable housing units and other community benefits that would be required using the existing entitlements as the baseline. Please calculate the number of affordable units based*

*on the Planned Unit Development requirement of 10% of the delta (between existing and proposed entitlements) as well as the 4% proposed by the developer.*

The existing PUD allows for roughly 600,000 sq ft of development. The proposed development is 3.5 million sq ft. That would equate to an estimated bonus area of 2,900,000. Applying the Tier 3 affordability formula this would mean an estimated 290,000 square foot of affordable rental space and 145,000 square foot of affordable ownership space. The number of units would depend upon the size of each unit. At 1,000 sq ft each that would translate to 290 rental units.

**13) Which Water Forward elements do the Statesman developers propose to include or not include?**

These are the Water Forward items the applicant has agreed to:

**DEMAND MANAGEMENT STRATEGIES**

Advanced Metering - The project infrastructure and service to each proposed building will be designed to accept City of Austin Smart Water Meters. If smart meters are unavailable for purchase at the time of initial meter installation, AWU will be required to install the Smart Water Meters when readily available.

Landscape Transformation – The project will install water efficient landscapes to the fullest extent possible additionally landscape proposed will be required to meet the PUD environmental requirements noted in the environmental restoration plan, in the event of conflict the restoration plan shall govern.

Irrigation Efficiency – Provide high efficiency irrigation systems that include advanced irrigation controllers to decrease water consumption by responding to leaks, high pressure, soil moisture, and making flow data accessible.

**Alternative Water Use –**

Stormwater Harvesting – we are collecting 55,000 cubic feet of stormwater for water quality that will be utilized for irrigation onsite.

Rainwater Harvesting - we are collecting 55,000 cubic feet of stormwater for water quality that will be utilized for irrigation onsite.

Grey water Harvesting - No Greywater is proposed to be collected and reused on site – however the Dual plumbing in the proposed buildings will allow either auxiliary, greywater, or reclaimed water reuse in buildings.

Wastewater Reuse - No wastewater is proposed to be collected and reused on site – however the Dual plumbing in the proposed buildings will allow either auxiliary, greywater, or reclaimed water reuse in buildings.

AC Condensate Reuse - No AC Condensate is proposed to be collected and reused on site – however the Dual plumbing in the proposed buildings will allow either auxiliary, greywater, or reclaimed water reuse in buildings.

**WATER SUPPLY STRATEGIES**

Direct Non-Potable Reuse (Centralized Reclaimed Water System) – The project will provide an extension of a public reclaimed water main from Riverside and Barton springs road intersection to the development for connection of the buildings to reclaimed water. Additionally Build internal reclaimed services to each building and facilitate looping of distribution reclaimed mains to the south of the project within the Barton Springs Extension. Connection to the Reclaim system is not required until AWU can provide reliable reclaimed service to the city.

Onsite Water Reuse Systems (OWRS) - Greywater or Blackwater – No Greywater or Blackwater systems are proposed by this project. However, if either of these systems are developed as part of the South Central Waterfront Plan, as a project by others, however the Dual plumbing in the proposed buildings will allow either auxiliary, greywater, or reclaimed water reuse in buildings.

Indirect Potable Reuse (IPR) through Lady Bird Lake – NOT IN THE SCOPE OF THIS PROJECT – THIS STRATEGY IS ONLY IMPEMENTED BY AWU IN EXTREME EMERGENCY CONDITIONS. This water source would not change the building design as the water will be delivered to the project through the existing domestic meters.



### Council Question and Answer

Related To

Item #69

Meeting Date

October 13, 2022

### Additional Answer Information

**Item #69:** C814-89-0003.02 - 305 S. Congress - Approve second reading of an ordinance amending City Code Title 25 by rezoning property locally known as 305 South Congress Avenue (Lady Bird Lake Watershed). Applicant's Request: To rezone from planned unit development-neighborhood plan (PUD-NP) combining district zoning to planned unit development-neighborhood plan (PUD-NP) combining district zoning, to change conditions of zoning. This ordinance may include waiver of fees, alternative funding methods, modifications of City regulations, and acquisition of property.

COUNCIL MEMBER VELA'S OFFICE

#### Cost of residential units

#### *1) What is the per unit subsidy to provide affordable housing at this project?*

Through the Rental Housing Development Assistance (RHDA) and Ownership Housing Development Assistance (OHDA) programs, the Austin Housing Finance Corporation (AHFC) provides direct subsidy for the provision of affordable housing. These programs operate on a quarterly basis and are competitive by design. Developers must apply for financing with a complete development proposal including a timeline and budgetary information. Staff works with each developer to improve the application throughout the process, searching for ways to increase the number of subsidized units or decreasing the amount of funds requested. Staff also works with the developer to identify other funding sources and programs that may help achieve a lower subsidy per unit. Over the last several years, staff has been able to reduce the average subsidy per rental unit to approximately \$50,000 and the average subsidy per ownership unit to approximately \$80,000. Due to variations in the affordability level, the size of the units, and the target population (i.e. permanent supportive housing), the subsidy per unit may vary widely from one project to the next. Additionally, due to increased costs stemming from supply chain constraints and increasing interest rates, the average subsidy per unit may increase by as much as 50% over the next few years, though staff will continue to diligently pursue greater leverage for every dollar of City subsidy.

#### *2) What is the normal subsidy for other types of developments in Austin? For example, your typical Texas Donut style development, or a garden style development.*

Regardless of the development type, staff will diligently pursue every avenue to reduce the City subsidy per unit; however, staff recognizes that some development types are more expensive to build than others. For example, while a garden style apartment may occupy more land than a "Texas Donut", the compact nature of the Donut would be more appropriate in an area with higher land values. Additionally, while a garden-style apartment provides surface parking, the Donut would provide structured parking, which can be as much as ten times as expensive as surface parking. These differences may explain some variation in the development budget between these two types of projects, but not necessarily. Each development has a unique set of challenges that could be due to availability of funds, timing of any applications for financing, construction materials, or carrying costs.

TIRZ - SCW specific:

3) *Is the TIRZ covering public infrastructure, such as water and wastewater pipes, that the city normally pays to upkeep and replace?*

No. The TIRZ funding does not include maintenance costs.

4) *Is the infrastructure that is currently in place at a point where it needs to be replaced even if the area isn't redeveloped?*

As part of the Capital Improvement Plan and budget process, City staff assess needs for repairs and upgrades for infrastructure, such as streets, watershed protection, and utilities.

5) *If the infrastructure needs to be replaced or redeveloped, how is that cost divided between the developer and the city?*

For new development or higher density redevelopment, City staff determines adequacy of existing public infrastructure and, if additional capacity is needed, determines the proration of costs in accordance with service needed to serve the site. Once the Regulating Plan has been adopted, the City can assess more accurately what infrastructure needs in South Central Waterfront are required and estimate costs accrued to City and to private owners.

6) *Will any of the upgraded infrastructure be used to service other parts of the South Central Waterfront?*

Staff has listed Barton Springs Road extension as a public improvement that would serve as a major arterial road for the district and for through traffic. Thus, it is listed as priority by staff for funds from the SCW TIRZ.

#### Cost of infrastructure

7) *When new developments are occurring in the suburbs, does the city have to pay for new infrastructure like parks, roads, and water/wastewater improvements to service those developments?*

In general developers pay for the cost of infrastructure for new development regardless of location. There are exceptions such as MUDs and PIDs in which the district pays for most infrastructure. In some cases the City pays for a developer to oversize infrastructure beyond what is needed for their project so the City may serve other future development. The City also collects fees such as parkland dedication fees for parkland and impact fees for water and wastewater infrastructure.

8) *How does the cost of providing infrastructure to dense infill development compare to providing infrastructure to new suburban development?*

Dense infill development generally has lower infrastructure costs per unit because there are more units per area of land and it is more likely that infrastructure is available to serve the development and does not need to be extended to the development.

9) *How do the maintenance costs on the infrastructure for dense infill and suburban infill development compare? Who usually pays for the maintenance of that infrastructure?*

On a per unit basis the costs of infrastructure maintenance is higher for suburban development because each "unit" of infrastructure serves more units. Maintenance of roads, pipes, parks etc. is generally covered by the City once the City confirms the infrastructure has been built to City standards.

10) *What is the added cost to provide fire and police services to new suburban development vs new infill development?*

Because infill development is more likely to be located near existing fire stations or police facilities, and therefore less likely to trigger the need for new stations, infill development is less expensive.

#### Cost of PARK?

11) *What is the cost of developing the proposed park on the Statesman PUD site?*

The costs below are baseline for the identified amenities at this point in the process. The PUD ordinance at this point, contemplates a future park design plan that may include other amenities that are not estimated below (playscape(s), nature play areas, board walk, etc.)

- 10 ft. wide natural vegetative buffer along dedicated parkland adjacent to Congress \$1 mil
  - Great Steps estimated cost of \$4.6 mil
  - Great Lawn estimated cost of \$500K
  - Pier estimated cost of \$1 mil
  - Irrigation \$1.3 mil
  - Bat viewing area with underground cistern \$TBD (likely coincide with Great Lawn)
  - Amenitized water quality ponds to no more than .9 acres of surface area with an estimated cost of \$1.6m
  - 1700 linear feet of reconstructed hike and bike trail in consultation with the Safety and Mobility report at a cost of \$1m
  - ADA access to the hike and bike trail from Congress Bridge\*\* (in addition to committed five (5) ADA access points and/or this access point can be included as part of the 5 not in addition to) \$3m
  - Appropriate interpretive/educational signage bat viewing and pond ecosystems \$TBD (likely coincide with Great Lawn)
  - Soft cost for development fee (estimated \$1.2m and design/permitting costs (\$5.1m) for a total of \$6.3m
- Rough Total Estimated: \$25 million

12) *Generally speaking, would a developer normally pay for a park of this scope on their own?*

Within the context of a PUD, a developer normally pays for an onsite park and the costs are balanced with entitlements received.

13) *What is the estimated Parkland Dedication fee that the development is required to pay? Is it paying above what is required?*

After parkland dedication is taken into account, the project will owe the remainder as Parkland Fee in Lieu. Based on a unit count of 1,375 residential units and 275 hotel rooms, the parkland fee in lieu will be \$3.6 million per current code. They will also owe a per unit Parkland Development fee of \$951,181, which is \$100 per unit above current code as agreed upon up to this point in the process. The total would be \$4.57 million, which PARD would approve to be invested in the park.

14) *If the value of the proposed park is greater than what would normally be required, how much extra value is that adding to the rest of the project? Can that extra value be captured in the TIRZ?*

If the question refers to cost, the differential between the required investment (\$4.57 million), and the baseline cost of the park (\$25 million) is \$20.43 million. The TIRZ analysis as included in the Preliminary Project and Financing Plan approved by Council in December 2021 includes the park (as well as trails and open space) as a public investment. See Exhibit D. Any potential for extra value to be captured would require additional analysis.

15) *What park improvements are envisioned for the site? How are they broken down by cost?*

See the cost breakdown in #1.

16) *How does the proportion of this PUD that is being developed as parkland compare to previous PUDs such as the Grove?*

	Units	Parkland Owed (Acres)	Parkland to be Dedicated (Acres)	% of Required Land satisfied by PUD	Total PUD Area (Acres)
Whisper Valley	9028	263	700	266%	2066

Sun Chase	5629	164	600	366%	1604
Camelback	200	6	27	464%	145
Estancia	2287	52	117	224%	594
Wildhorse	5000	114	171	149%	670
Easton Park	3900	114	192	169%	1300
*The Grove	1548	27	14.5	53%	76
*Statesman	1650	26.4	6.5	25%	19
For Statesman, 6.5 acres is proposed to be deeded, and 1.6 dedicated via easement-combined 8.1 acres.					

#### Parking:

##### *17) Is underground parking considered a community benefit?*

The City planning staff does consider the underground parking to be a community benefit. From an urban design perspective, not having parking garages on the shores of Lady Bird Lake is clearly superior. Underground parking is the most expensive type of parking, more than garage parking and much more than surface parking. According to the City's economic analysis consultant the underground parking adds \$71 million to the cost of the project above the cost of providing garage parking.

##### *18) Does the underground parking add taxable value to the project?*

Yes, the underground parking does add taxable value to the project.

##### *19) Is the underground parking being paid for by the TIRZ? Could it be paid for by the TIRZ?*

The parking will be paid for by the developer, not the TIRZ. The parking was never envisioned as one of the community benefits that could be covered by a TIRZ in the South Central Waterfront Plan and given its high cost would preclude funding other community benefits.

#### Other TIRZ:

##### *20) What public infrastructure does the Waller Creek TIRZ pay for? How much revenue does the Waller Creek TIRZ generate?*

City Council approved Item 12 on May 24, 2018, an ordinance (<https://www.austintexas.gov/edims/document.cfm?id=300423>) approving Amendment No. 2 (<https://www.austintexas.gov/edims/document.cfm?id=298785>) to the Project and Financing Plan for Tax Increment Financing Reinvestment Zone (TIRZ) No. 17 to update current project design and project cost estimates, to extend the length of time in which the TIRZ operates, and to provide the most recent estimates of underlying funding sources that are anticipated to pay for the construction of projects within the Waller Creek District. The TIRZ was initially created in 2007 to finance the construction of the Waller Creek Tunnel project.

- TIRZ Amendment #2 outlined the surface-level Project Plan within the Waller Creek Chain of Parks to be partially funded by the TIRZ. These improvements were split into "links":
- Waterloo Park Link: development of Waterloo Park and connection to Symphony Square
- Creek Delta Link: trail system improvements and ecosystem restoration between Lady Bird Lake and 4th Street, the revitalization of Palm Park, and construction of a shared-use operations and maintenance facility
- Connectivity Link: trail improvements and natural space restoration between 5th and 11th Streets
- The Refuge: a new park between 7th and 9th Street where the current Austin Police Department Headquarters and Municipal Court is located
- Pontoon Bridge: a bridge connecting the north and south shore of Lady Bird Lake



Below are 5-year actuals and the FY'22 current year estimate of Total Revenue generated for the Waller Creek TIRZ:

**Waller Creek Revenue**

FY 2017 Actual	FY 2018 Actual	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 CYE
\$4,759,867	\$5,771,269	\$6,520,439	\$7,790,874	\$11,375,671	\$11,227,794

*21) What public infrastructure does the Seaholm TIRZ pay for? How much revenue does the Seaholm TIRZ generate?*

Seaholm Tax Increment Financing Fund 18 (TIF18) was created in 2008, and amended in 2012, as a financial mechanism to fund public improvements included in the Seaholm Master Development Agreement (MDA) that reflect elements of the Seaholm District Master Plan. The public improvements completed include rehabilitation of historic Seaholm Power Plant, a plaza, utility and street improvements. The proposed bicycle & pedestrian path under Union Pacific Railroad's (UPRR) tracks at Bowie Street was terminated in 2021 as City could not accept UPRR's final proposed terms. Staff of Austin Transportation in coordination with Financial Services is developing alternative multimodal connectivity solutions within the Seaholm District funded with \$6.6M remaining of Bowie Underpass funds. These funds are transferred to the Seaholm Capital Improvement Project budget. There are no additional project funds available.

Below are 5-year actuals and the FY'22 current year estimate of Total Revenue generated for the Seaholm TIRZ:

**Seaholm Revenue**

FY 2017 Actual	FY 2018 Actual	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 CYE
\$902,880	\$1,443,779	\$1,493,372	\$1,529,833	\$1,836,975	\$1,858,092

*22) Are there any existing TIRZ in Austin that are used to acquire land for a park or develop a park?*

The Waller Creek TIRZ is the only active TIRZ used for parkland development and/or acquisition.

*23) How common are TIRZ in Austin?*

To date, Austin has 19 TIRZs that have been created; with five currently active:

- Second Street Redevelopment Project Tax Incrementing Financing Zone No. 15
- Mueller Redevelopment Project Tax Increment Financing Zone No. 16
- Waller Creek Redevelopment Project Tax Increment Financing Zone No. 17
- Seaholm Redevelopment Project Tax Increment Financing Zone No. 18
- South Central Waterfront Tax Increment Reinvestment Zone No. 19

*24) How common are TIRZ statewide?*

TIRZs are common statewide. The link below provides the number of TIRZs statewide and the jurisdictions that are actively utilizing them.

<https://comptroller.texas.gov/economy/docs/tirz-financials-log-08-2022.xlsx>



### Council Question and Answer

**Related To**

Item #73

**Meeting Date**

October 13, 2022

### Additional Answer Information

**Item #73:** Approve an ordinance creating the Austin/Travis County Public Health Commission to serve as an advisory board to City Council concerning public health programs, projects, and services within Austin and Travis County.

#### COUNCIL MEMBER ELLIS'S OFFICE

- 1) *Please outline the planned organization of the proposed new commission; including meeting frequency, the number of members, the appointment process and the division of appointments between Austin City Council and Travis Country Commissioner's Court.*

The commission shall be composed of a balanced and diverse membership representing a broad range of health and human services interests and lived experiences. The board is composed of nine (9) members. Members shall be nominated by the ex officio members and member recommendations will be approved the Austin City Council and the Travis County Commissioners Court. Ex-Officio Members will be executive leaders (or designees) of the following agencies and the Health Authority for Austin/Travis County:

1. Central Health CEO
2. Travis County Health and Human Services
3. Austin Public Health Director

Meetings frequency is yet to be determined, but it will be no less than quarterly each year.



## MEMORANDUM

**TO:** Mayor and Council Members

**FROM:** Adrienne Sturup, Director, Austin Public Health *Adrienne Sturup*

**THROUGH:** Stephanie Hayden-Howard, Assistant City Manager

**DATE:** July 19, 2022

**SUBJECT:** **Staff Update – Joint Austin/Travis County Public Health Commission**

---

This memorandum serves as an update to [Resolution 20210930-108](#) which directed the City Manager to collaborate with Travis County on creating a joint Austin/Travis County Public Health Commission and return to City Council with a formal recommendation on the creation and implementation.

The resolution further directs the work of the Public Health Commission to include the following:

1. Monitor the public health status of Austin and Travis County
2. Explore the best/evidence-based public health practices for areas that need improvement and provide recommendations
3. Inform policymakers, administrators, and public health agencies at large about the status of the public health system
4. Provide an annual formal recommendation on the improvement of the overall public health programs, projects, regulations, and services within the governing entities in the city and the county
5. Work to address health disparities that impact health outcomes for underserved patients and populations
6. Gather input from the community on budget and programming recommendations to share with policymakers and health agencies annually
7. Report periodically to the Public Health Committee of the Austin City Council and the Travis County Commissioners Court (or the appropriate committee thereof)

### **Phase One – Information Gathering**

Austin Public Health leadership and Travis County Health and Human Services began meeting to address the task. Key first steps were aligning with Travis County and ensuring a similar resolution was presented to and acted upon by the Commissioners Court. [The County resolution passed on February 22, 2022.](#)

Staff from both agencies met with key community leaders, council members, commissioners, and stakeholders to gather information on the commission's intent and scope. All agreed that the commission should work in three areas:

1. Amplifying the need to address disparities through programs, policies, and resource recommendations anchored in equity
2. Amplifying and supporting the work of public health to engage communities in the implementation of evidence-based strategies to address health disparities
3. Advocate and support the strengthening public health infrastructure to better position the community to respond to public health threats

Staff also reviewed information on existing Boards and Commissions within the City of Austin with similar intent and purpose; of interest is the Austin HIV Planning Council. The HIV Planning Council is a group of volunteers appointed by the Mayor. They oversee the allocation of funds from the Ryan White HIV/AIDS program to coordinate an effective and comprehensive community-wide response to HIV. The HIV Planning council is a requirement of the federal funding the City receives. By-laws and membership are per guidelines from Health Resources Services Administration (HRSA). Planning efforts of this body cover five counties: Bastrop, Caldwell, Hays, Travis, and Williamson. <https://www.austintexas.gov/content/hiv-planning-council>.

Other relevant models considered were the Central Health and Sobering Center Boards. These bodies contain City and County appointees and ex-officio members representing local government.

### **Phase Two – Peer City Analysis**

Staff researched cities within and outside of Texas with established bodies with similar intent and purpose. Of particular focus were the following five cities/counties:

- Dallas County, TX,
- Minneapolis, MN,
- Montgomery County, MD,
- Lane County, OR,
- and Alameda County, CA (attachment A).

Staff reviewed the following information:

- Purpose and Vision
- Membership Description
- Number of Appointees
- Term Limits
- Leadership Structure
- Meeting Frequency

This information, language in the resolution, and feedback from stakeholders were foundational in developing specific recommendations around the scope of work and membership (including the number of appointees, recruitment, and application process).

## **Staff Recommendations**

The following are recommendations from the staff team : Local Health Authority and Medical Director for Austin Public Health, Austin Public Health Director, Travis County Health and Human Services County Executive, Travis County Planning Project Manager, and Travis County Intergovernmental Relations Officer(Staff). This team also consulted with the City Clerk to ensure alignment across the City and County.

### Scope of Work

Staff based the proposed revisions to the Austin/Travis County Public Health Commission's (ATC-PHC) scope on information gathered and the potential overlap with responsibilities mandated by state statute as core functions of a local health department, it is recommended that the following activities would fall within the scope of the commission:

1. Explore the best/evidence-based public health practices for areas that need improvement and provide recommendations
2. Provide an annual formal recommendation on the improvement of the overall public health programs, projects, regulations, and services within the governing entities in the City and the County
3. Gather input from the community on budget and programming recommendations to share with policymakers and health agencies annually
4. Report periodically to the Public Health Committee of the Austin City Council and the Travis County Commissioners Court (or the appropriate committee thereof)

### Membership

Staff recommends a membership consisting of nine (9) appointees and four (4) ex-officio members. The nine appointees will represent individuals and organizations best positioned to provide expertise by profession, organizational affiliation, or lived experience. The ex-officio members will consist of the Local Health Authority and leadership (or designee) from Austin Public Health, Travis County Health and Human Services, and Central Health. A draft recruitment matrix is attached (attachment B).

Ex-officio members will vet membership applications and make recommendations to the ATC-PHC for approval. The ATC-PHC will then forward the recommendations to the City of Austin Public Health Committee and the Travis County Commissioners Court for review and approval.

### Next Steps

1. Attorney review of by-laws - July
2. Draft ordinance for City and County Approval - September
3. Establish a timeline for the recruitment and vetting process – September/October
4. Present roster to Public Health Committee and Commissioners Court-November
5. Schedule initial meeting – January 2023

Austin Public Health and Travis County Health and Human Services staff will continue to meet bi-weekly to work on relevant documents and the orientation process and share updates with Council.

Austin Public Health will provide a status update memo summarizing progress on the next steps by September 30, 2022.

Should you have any questions, please do not hesitate to contact me directly at 512-972-5010 or [Adrienne.Sturup@austintexas.gov](mailto:Adrienne.Sturup@austintexas.gov)

cc: Anne Morgan, Acting City Manager

Pilar Sanchez, County Executive, Travis County Health and Human Services