

Change Log

This Attachment (Attachment B Version 2) represents staff recommended changes to "Attachment A - ETODPolicyPlan_PublicReviewDraft" based on additional coordination and public input received since 11/1/22. Items that are new or updated from Version 1 of this document have red IDs in the first column.

ID	Feedback Source	Page #	Change Proposed/Comment/Question	Staff Response & Recommended Changes
B - 1	General corrections from ETOD project staff	Various	As staff finds minor errors, such as typos or formatting mistakes, these will be fixed when producing the final ETOD Policy Plan document, after Council approval.	N/A.
B - 2	Early Childhood Council	Various	The Early Childhood Council (ECC) voted at its 11/9/22 meeting to form a working group to make recommendations on the ETOD Policy Plan. These detailed recommendations from the ECC are included in Attachment C - Board Commission and Committee Recommendations.	<p>Staff supports some elements of these proposed changes. For reasoning on ECC recommendations not proposed by staff at this time, see Attachment D - Public Feedback and Responses (D-7). Specifically:</p> <ul style="list-style-type: none"> - On page A35, staff suggests the following update to a bullet under Implementation Challenges and Considerations: "Consider setting criteria that incentives culturally appropriate, 'missing' services for a healthy, resourced community. This includes affordable, high-quality childcare but it may also be useful to think about banking, healthcare, cooperative grocery stores, gathering spaces, etc." - On pages A70 and A73, staff recommends adding language to read "Consideration and potential prioritization for residents who operate small, home-based businesses that support ETOD Goals (such as childcare centers) could be considered when implementing this tool." - On page A82, staff recommends a similar version of this change per coordination with Austin Public Health. See B-3 recommended changes for language to the Universal Basic Mobility Pilot tool. - On page A99, staff suggests the language to say: "The community will need to be engaged...to identify desired ground floor uses, such as adding childcare or other uses that support ETOD Goals as eligible uses." - On page A101, staff recommends a version of this change per coordination with Austin Public Health. See B-3 recommended changes for language to the Establish High Affordable Housing Goals for Publicly Owned Land within ETOD Areas tool. - On page A109, staff suggests adding a bullet to read: "The community will need to be engaged during the early stages of development of this tool to identify desired amenities, including consideration of amenities that are designed for the needs of families with young children."

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B - 3	Austin Public Health Staff	Various	<p>ETOD staff coordinated further with APH staff during this final public review period to better reflect their ongoing work on improving access to childcare. Staff recommends updates be made to the following tools to reflect this ongoing coordination:</p> <ul style="list-style-type: none"> - Affordable Ground Floor Space for Local Businesses and Non-Profits tool, - Childcare Grants tool, - Universal Basic Mobility Pilot tool, and - Establish High Affordable Housing Goals for Publicly Owned Land within ETOD Areas tool. 	<p>Staff supports these changes. Staff proposes edits to these tools to better reflect the ongoing work of the City. Specifically:</p> <ul style="list-style-type: none"> - On page A35, for the Affordable Ground Floor Space for Local Businesses tool, staff suggests tracking both "...the number and type of small businesses and non-profits receiving funding for subsidized space..." - On page A82, for the Universal Basic Mobility Pilot tool [future page A84 after additions suggested to the "Community Land Trusts & Other Shared Equity Homeownership Models" tool per B-5] , staff suggests the last sentence of the first paragraph now read "...programs like UBM, and the program should consider targeting those most in need like extremely low-income community members, people experiencing housing instability, or workers in traditionally low-wage industries like childcare and service industries where employees are not required to be paid the federal minimum wage, etc." - On page A101, for the Establish High Affordable Housing Goals for Publicly Owned Land within ETOD Areas tool [future page A103 after additions suggested to the "Community Land Trusts & Other Shared Equity Homeownership Models" tool per B-5] , staff suggests adding the following bullet as an Implementation Challenge and Consideration: "While high amounts and deep levels of affordable housing are key to achieving our ETOD Goals, other community benefits and services such as affordable childcare, affordable business space, etc. are also necessary. Some of these other needs are already being considered and processes developed for evaluating those needs; for instance, the City's Office of Real Estate and Austin Public Health has developed criteria and a scoring system for evaluating whether the inclusion of a childcare facility should be further considered in development projects on City-owned and leased properties." - On pages A44-A45, for the Childcare Grants tool [suggested renamed to Childcare Grants and Other Family Supports] staff is suggesting detailed edits. See recommended pages [meant to replace A44-A45 from Attachment A] attached to this document.
B - 4	SpeakUp Austin webpage and survey	A62-A63	Soft density' should include fourplexes as they are allowed under standard federal residential housing mortgage guidelines (a fourplex is a house) and	<p>Staff supports this change. Staff proposes edits to the "Soft Density By Right" tool to make it clear that fourplexes are also a home type that falls within this definition of soft density. Specifically, staff suggests the first sentence of this tool should now read "The City of Austin Housing and Planning Department should legalize the development of soft density typologies (like townhomes, duplexes, triplexes, and fourplexes)..."</p>
B - 5	Email from the public	A52-A53	Policy Tool "Shared Equity Models"- include LECs in description, local examples and success metrics	<p>Staff supports this change. Staff proposes edits to the tool "Community Land Trusts & Other Shared Equity Homeownership Models" to add more information about existing Limited Equity Cooperatives in Austin and success metrics related to them. See recommended pages [meant to replace A52-A53 from Attachment A] attached in this document.</p>
B - 6	Organizational Summit participant; Staff coordination	29	Both the concept of the City's ongoing work with siting Resilience Hubs and evaluating Childcare Deserts came up as possible additional factors to consider when prioritizing either policy tool implementation and/or planning	<p>Staff supports this change. Staff agrees these should be additional factors considered either during the focused station area planning process, or be considered alongside the station area planning priority level (high, medium, or low) among the other factors such as collaboration opportunities and balancing planning across bus and rail and in different parts of Austin. Staff suggests amending language on page 29 to read: "Those factors may include whether we have a chance to collaborate with other partners (like with other governmental entities such as local school districts, or other City initiatives such as creating resilience hubs or increasing childcare access). We will also strive to balance planning across..."</p>
B - 7	Comment made in discussion at in-person ETOD summit	17	[Goal 2] could focus more specifically on removing <i>burdens</i> to things like housing, childcare, healthcare, education, jobs, etc.	<p>Staff supports this change. Staff recommends adding the following language to the description of Goal 2 on page 17: "In order to achieve this goal, we will need to both increase opportunities for historically disenfranchised communities as well as decrease and remove burdens for these communities in accessing existing opportunities."</p>

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B - 8	Comment made in discussion at in-person ETOD summit	A49	[In regards to Goal 3, organizations like] Foundation Communities have to go to a bunch of different sources and different pots [of money to find adequate funding. This process] requires complex financing and significant expertise. It's hard to know all the pots of money. The city could streamline it for non-profits like they do for permits.	Staff supports this change. Staff suggests adding a bullet to the Developing and Augmenting Housing Funds for Preservation and Creation of Affordable Housing tool under the Implementation Challenges and Considerations section: "It can be a significant burden for non-profits to understand their eligibility for and identify existing and new funding sources to support affordable housing developments. The City should continue exploring ways to make funding opportunities and eligibility clear and build the capacity of small non-profit developers to adequately combine different funding sources."
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Staff suggested updates to tool; see B-3.

Childcare Grants and Other Family Supports

Implementation Lead

Workforce development providers

Partners

Austin Public Health; CapMetro Planning and Development; City of Austin Office of Real Estate; City of Austin Economic Development Department

Timeline

Commence Planning and Design:

Within 1 year

Implementation Begins:

Prior to Transit Construction

Active Period:

Ongoing

City Council Goals

I, W

ETOD Goals

2. Help to Close Racial Health and Wealth Gaps
4. Expand Access to High-Quality Jobs & Career Opportunities
5. Support Healthy Neighborhoods that Meet Daily Needs

Strategy: Workforce Development Program

Description: Strategies to support families with children and ensure they are sharing in the benefits of ETOD include increasing the number of families that receive childcare subsidies, incentivizing childcare centers to be located with access to transit service, and improving and subsidizing transportation options for people to access existing childcare center. Childcare is full-day, year-round care for children from birth to age three.

The City and its partners should provide additional funding for existing workforce development programs to expand access to childcare in Austin for working parents. A childcare grant program subsidizes the costs of childcare for children in low-income households with parents who are working or are enrolled in educational or workforce training programs.

There are currently limited options for transportation solutions and subsidies to get to childcare—this is an opportunity for Capital Metro to ensure that families and the childcare workforce can get to their priority destinations by setting aside a portion of this funding to create a new pilot program for subsidized transportation that enables low-income households to better access childcare providers.

CapMetro should continue to provide discounted childcare space at their eastern administrative building (near the east side bus yard). CapMetro should enhance access to childcare by providing flexible hours of operations that works for its workers' non-traditional work hours (and others such as police, firefighters and healthcare workers), and by expanding the CapMetro childcare services to other CapMetro owned buildings located throughout the service area (e.g., North Operations and Thompson Lane).

In Rhode Island, a Childcare Assistance Program is available to low-income families working a minimum of 20 hours/week and earning at or below 180% of the federal poverty line. Funding for this program is currently coming from American Rescue Plan funds.

Staff suggested updates to tool; see B-3.

Does something like this exist in Austin today? If so, how does this tool build from existing program? If not, could it exist?: Yes. Workforce Solutions Capital Area currently offers childcare grants in several forms (directly to providers, childcare workers to continue their education, scholarships to low-income families) for low-income households in Travis County (defined as under \$73k for 4-person households in 2022), as well as 3 months of childcare financial assistance for parents undertaking a job search. Capital Area Workforce Solutions also has access to the Texas Workforce Commission's Childcare Expansion Grants, where funds can be given to businesses seeking to deliver childcare and to existing childcare providers seeking to expand their current capacity. These programs could be expanded with additional funding.

Foundation Communities recently partnered with Open Door Preschools to provide free ground-floor rent in exchange for offering subsidized childcare for residents. Additionally, the City has already begun working to expand childcare centers through several projects like Kindcare at Bergstrom Tech and the childcare center that is planned for the Dove Springs Public Health location.

The City of Austin has also utilized funds from the American Rescue Plan Act, Community Development Block Grant COVID-19 funding, and general fund dollars to expand childcare assistance for families with young children in the area. This includes partnering with Workforce Solutions Capital Area to fund Continuity of Care for families with temporary ineligibility for or disruptions in childcare and also to fund childcare for essential workers. The City's partnership with Austin Independent School District (AISD) has funded childcare for teen parents and for full-day Pre-K for three year olds. The City has also partnered: with Child Inc. for Early Head Start and summer and after-school childcare; with YWCA for a Bridge program to provide emergency childcare; with Del Valle ISD for full-day dual-language Pre-K for three year olds; and within the City to fund a Childcare Assistance Program for City employees.

Implementation Challenges & Considerations:

- It is critical to evaluate existing childcare availability in each station area so that we can understand the need for and feasibility of increasing high-quality, affordable childcare (where it is deemed an environmentally safe site to locate childcare) that is transit-accessible. This could be an aspect of incentivizing affordable ground floor space and other real estate strategies. This evaluation will also help us understand to what extent existing childcare centers that accept subsidies are or are not located in transit-accessible areas.
- The Children's Funding Project is a planned initiative funded by Austin Public Health in partnership with United Way for Greater Austin that will help provide a better picture of existing unmet needs around childcare and support efforts to build local strategic financing capacity for early care and education. The anticipated outcomes of the Children's Funding Project are a Fiscal Map of Early Childhood programs, Early Childhood programs Cost Estimation and Gap Analysis, and recommendations and options for sustainable revenue generation. This work will be important to consider as this policy tool is implemented.

Staff suggested updates to tool; see B-3.

- Consider highlighting the value of existing public and private employers that provide childcare services and their impact on employee retention and satisfaction, including CapMetro’s existing childcare center. Public agencies should gain an understanding of the necessity, convenience, and benefit to providing employees with quality work-adjacent childcare services and set an example for and/or incentivize other sectors to provide these services.
- High-quality childcare is childcare that meets Texas Rising Star 4, Early Head Start or Head Start, or is nationally accredited—the most common accreditations are administered by the National Association for the Education of Young Children (NAEYC) and the National Accreditation Commission (NAC). CapMetro childcare services meet the requirements of national accreditation standards. For instance, this means the service is of high quality, includes healthy, well-balanced meals, and is supportive of holistic child development.
- Currently, the number of care givers who obtain employment while receiving childcare assistance may not be measured in our region systematically. Understanding the impacts on families’ quality of life and economic mobility opportunities through utilizing childcare subsidies will be important as this tool is implemented.

Success Metrics:

- Overall number and percentage of children enrolled in high-quality Early Childcare and Education (ECEs), broken down demographically to understand the number and percentage of BIPOC households enrolled.
- Overall percentage and number of full-day ECEs that receive Texas Rising Star rating 4 or higher and that serve children from birth to five years old from families with low household incomes, especially that are transit-accessible.
- The number of seats created in childcare centers owned by BIPOC business owners, especially in childcare centers that are transit-accessible.

Staff suggested updates to tool; see B-5.

Community Land Trusts & Other Shared Equity Homeownership Models

Implementation Lead

City of Austin Housing and Planning Department; Austin Housing Finance Corporation

Partners

For-profit and non-profit developers

Timeline

Commence Planning and Design:
1 to 2 years

Implementation Begins:

Prior to Transit Construction

Active Period:

Ongoing

City Council Goals

A, B, C, D, E, F, G, H, M

ETOD Goals

2. Help to Close Racial Health and Wealth Gaps
3. Preserve and Increase Housing Opportunities that are Affordable and Attainable

Strategy: Financing Tools

Description: Austin Housing Finance Corporation, with support of the City of Austin, should consider expanding the Austin Community Land Trust program to increase the supply of home-ownership opportunities for low-income households. Along with Limited Equity Cooperatives and Deed-Restricted Homeownership, Community Land Trusts (CLTs) are one of the three main shared equity models in the US. Shared equity programs facilitate homeownership for low-income households by decreasing the costs of home purchases. These models can allow for affordable development in areas where density is limited by zoning and other regulatory challenges. CLTs and deed restricted models can introduce long-term affordable options in primarily single-family housing neighborhoods.

Community Land Trusts create homeownership opportunities for moderate-income households by allowing buyers to purchase a home and lease the land for a small monthly fee. By taking the cost of the land out of the real estate transaction, land trust homes are more affordable than houses on the open real estate market. CLT's provide access to quality housing for low- and moderate-income families and keep housing affordable for future buyers by controlling the resale price of the houses on CLT land through a 99-year renewable ground lease and resale formula.

Limited Equity Cooperatives (Co-Ops) allow families to purchase a partial stake in a multifamily property through shares of a cooperative corporation that owns the entire housing complex. Each member of the cooperative receives a right to occupy one unit, as well as a vote on matters of common interest. Cooperative members share responsibility for maintaining common areas and admitting new members. Share prices are set

by a formula contained in the co-op's bylaws, subscription agreement, and stock certificates. Co-ops promote housing affordability by allowing families with low and moderate incomes to own their homes, decreasing their exposure to rapid rises in rents. Co-op models can be an effective tool to create both homeownership and housing stability, thereby reducing the displacement pressures associated with rapid rent growth.

Deed-Restricted Homeownership promotes long-term affordable homeownership by subsidizing the initial purchase of a home in exchange for limitations on the future sale

Staff suggested updates to tool; see B-5.

price of the home. These restrictions require that the home be sold, and eventually resold, to buyers meeting certain qualifications—for example, incomes below 80 percent of the area median—at an affordable price as defined according to a formula set in the deed restriction or covenant. These mechanisms allow for the preservation of affordable homeownership opportunities.

Does something like this exist in Austin today? If so, how does this tool build from existing program? If not, could it exist?: The Austin Community Land Trust program is operated by the Austin Housing Finance Corporation and targets first-time homebuying households earning less than 80% AMI. The program has an initial stock of 44 homes, which will be sold via a lottery to eligible applicants. The program seeks to lower the cost of homeownership and improve housing security.

Austin's Housing Finance Corporation also helps fund community partners like the Guadalupe Neighborhood Development Corporation (GNDC) which operate their own CLT programs. These independent operations could be bolstered through further partnerships with City programs as a means of enhancing the affordability of CLT transactions. GNDC has 112 units in its CLT pipeline.

A number of co-ops already operate in Austin today whose missions focus on providing attainable homeownership:

- Community Housing Expansion of Austin (CHEA) creates and sustains co-ops by overseeing long-term financial planning, maintenance plans, and legal compliance of its communities; currently, two properties (Sasona Coop in South Austin and La Reunion Coop in North Austin) operate under CHEA.
- Asociacion de Residentes de North Lamar is a Resident-Owned Community (ROC) of manufactured homes, organized through a partnership with ROC USA (a national non-profit created to guide manufactured home communities through the cooperative agreement process).
- Boomers Collaborative Foundation (BCF), an Austin-based non-profit focused on a holistic approach to seniors and aging in place, is working towards completing planning for their first shared equity affordable senior housing cooperative located in Crestview Village near the Project Connect Red Line and future Orange Line.
- The Texas Rural Cooperative Center has been working with the City of Austin Economic Development Department on supporting small and mutually owned businesses, especially cooperatives, by providing training and coaching to cooperative boards of directors to advance success and efficiency as well as assist with start-up, expansion, and operational improvements.

While this list is not exhaustive of all the successful cooperative organizations and properties in Austin, it does provide evidence that limited equity cooperatives are a viable, sustainable and attainable homeownership solution for individuals and families. Partnering with existing organizations who promote cooperative living and business models to create new opportunities for homeownership, affordability, and housing stability can strengthen the implementation of this tool.

Staff suggested updates to tool; see B-5.

Implementation Challenges & Considerations:

- CLT programs are most impactful for moderate-income households who can cope with the financial burdens associated with homeownership. The impact of CLT programs for low-income households is limited without further subsidies.
- Affordability potential of program could be enhanced by facilitating the layering of existing home purchasing subsidies like down-payment assistance in CLT transactions.
- CapMetro and the City of Austin should consider leasing or donating vacant land to the Austin Community Land Trust to facilitate the development of low-income homeownership opportunities around the transit corridor.
- Shared-equity housing programs require long-term capital commitments in the form of long-term, low-cost, land leases. Program design and calibration might entail trade-offs between enabling wealth creation opportunities vs. maintaining long-term affordability.

Success Metrics:

- Number of moderate-income households that purchase a home through a CLT.
 - This data should also be broken out to understand the number of BIPOC-headed households accessing shared equity homeownership opportunities.
- Homeownership retention rate for low- and moderate-income households 5-10 years after purchasing a home through a CLT, which may be verified through Travis County parcel data or survey follow ups with program participants.
- Number of households and/or individuals served by cooperative properties.
 - This data should be broken down demographically to understand the number of BIPOC households that are served by cooperative housing.
 - This data should be broken down demographically to understand the number of households of different ages and abilities that are served by cooperative housing.