



Recommendation for Action

File #: 23-3378, Agenda Item #: 55.

11/30/2023

Posting Language

Authorize negotiation and execution of a second amendment to the agreement with Austin-Travis County Mental Health and Mental Retardation Center d/b/a Integral Care for renovating the Bungalows at Century Park (formerly known as the Texas Bungalows Hotel & Suites) located at 13311 Burnet Road, Austin, Texas 78727 to add an additional \$397,002.03 for a total contract amount not to exceed \$1,761,212.43.

Lead Department

Housing Department.

Fiscal Note

Funding is available in the Capital Budget of the Housing Department.

Prior Council Action:

August 31, 2023 - Council authorized negotiation and execution of an amendment to the agreement with Austin-Travis County Mental Health and Mental Retardation Center d/b/a Integral Care for renovating the Bungalows at Century Park (formerly known as the Texas Bungalows Hotel & Suites) located at 13311 Burnet Road, Austin, Texas, 78727 to extend the term of the agreement to May 30, 2024, and provide for an additional extension of the term if needed.

February 3, 2022 - Council authorized negotiation and execution of an agreement with Integral Care to fund renovations at the Texas Bungalows Hotel & Suites located at 13311 Burnet Road, Austin, Texas 78727, a hotel conversion project to create permanent supportive housing, for a one-year term for a total contract amount not to exceed \$1,364,210.40.

January 27, 2021 - Council authorized negotiation and execution of the purchase of the property located at 13311 Burnet Road, Austin, Texas 78727 for a total amount not to exceed \$6,700,000, including closing costs. The purchase was executed on July 30, 2021.

For More Information:

Rosie Truelove, Director, Housing Department, 512-974-3064; Mandy DeMayo, Deputy Director, Housing Department, 512-974-1091.

Council Committee, Boards and Commission Action:

January 27, 2022 - The Austin Housing Finance Corporation (AHFC) Board approved Resolution No. 20220127-AHFC007 authorizing the formation of AHFC Bungalows Non-Profit Corporation, a Texas nonprofit corporation and instrumentality of AHFC, to develop low-income housing: approving the forms of its certificate of formation and by-laws, appointing its Board of Directors and President, and authorizing AHFC Bungalows Non-Profit Corporation to acquire the former hotel previously known as the Texas Bungalows Hotel & Suites located at 13311 Burnet Road, Austin, Texas 78727 from the City, to contract with Integral Care to rehabilitate, develop, manage, and operate the facility as a residential rental development, and to lease its units to qualified tenants who have experienced chronic homelessness.

Additional Backup Information:

If approved, the Housing Department will be authorized to increase the amount of the agreement with Austin-Travis County Mental Health and Mental Retardation Center d/b/a Integral Care (Integral Care) for renovating the Bungalows at Century Park in an amount not to exceed \$397,002.03.

Additional funds are needed to complete the rehabilitation of the former hotel and include costs associated with electrical upgrades and construction price increases related to fencing, flooring, and landscaping.

Following the renovation of the property, Integral Care will operate the facility, which will include 60 fully furnished efficiency apartments. Each apartment will contain one bed. Potential residents will be referred through the Ending Community Homelessness Coalition Coordinated Entry System. Eligible individuals will be single adults with a documented history of chronic homelessness and a disabling condition. This is a permanent resident site where individuals will receive a yearly lease to live in the facility. To ensure that individuals have access to the right level of care to support their recovery and maintain housing, Integral Care will provide onsite support services, including case management, service coordination, living skills training, housing stability support, assistance accessing basic needs, and community building activities.