

**Agenda Questions/Responses
September 02,2004**

13. What purposes will these funds be used for? (Council Member Raul Alvarez)

One of the Urban Renewal Agency's (URA) role is to oversee the implementation of the East 11th and 12th Streets Urban Renewal Plan. These funds will be used by URA for acquiring property in the urban renewal area and associated relocation costs, organizational insurance for URA (general liability, directors and officers, and business automobile) property maintenance for property owned and to be acquired by the URA, and program audits for URA. These funds are included under the East 11th and 12th Street Redevelopment Program, identified in our 2004-05 Action Plan that was approved by City Council on July 29, 2004.

36a. Please provide the evaluation matrix. (Council Member Raul Alvarez)

The matrix has been attached to RCA as back-up and provided to Council Offices via email attachment.

36b. When did this go out for bid? (Council Member Raul Alvarez)

The solicitation was issued June 7, 2004, and proposals were due July 8, 2004.

36c. What is the estimated cost per year to manage each site? (Council Member Raul Alvarez)

	Year 1	Year 2	Year 3	Year 4	Year 5
City Hall	215,249	249,432	249,432	249,432	249,432
One Texas Center	4,350	4,350	4,350	4,350	4,350

What services are being provided by the proposed company? (Council Member Raul Alvarez)

City Hall

Complete management of garage, including:

§ Perform rate surveys/recommend pricing

§ Notify City of liability issues

§ Clean, maintain, sweep, pick up trash

§ Staff booth

§ Issue tickets

§ Collect fees

§ Maintain signage

One Texas Center

Collect revenue, maintain general lot security

Police lot for trash and debris throughout evening

Are parking fees being charged at any of the sites? If so, what is the fee? (Council Member Raul Alvarez)

City Hall

Rates have not yet been established for the City Hall parking garage.

One Texas Center

Fees are not presently charged. It is anticipated that a fee of \$5 per vehicle will be charged for up to 15 events per year; more event parking will be added after the Long Center is built.

Also, if so, what is the anticipated revenue from each facility? (Council Member Raul Alvarez)

City Hall

Although we have included in the proposed budget a first year revenue estimate of \$312,000, this revenue amount may not be fully achieved this fiscal year as the 2nd Street Retail District is still emerging.

One Texas Center

Although there is no experience in collecting fees for this site to project revenue, a \$5 per vehicle rate means an annual break-even point of 870 vehicles, or an average of 58 vehicles per event. It is anticipated that demand will outweigh the cost for event parking.

For what purpose will collected revenue, if any, be used? (Council Member Raul Alvarez)

City Hall

Although we have included in the proposed budget a first year revenue estimate of \$312,000, this revenue amount may not be fully achieved this fiscal year as the 2nd Street Retail District is still emerging.

Revenue collected from the City Hall parking garage will be deposited in the City Hall Fund to pay for parking operations, maintenance and management costs.

One Texas Center

Although there is no experience in collecting fees for this site to project revenue, a \$5 per vehicle rate means an annual break-even point of 870 vehicles, or an average of 58 vehicles per event. It is anticipated that demand will outweigh the cost for event parking.

Revenue collected from One Texas Center parking fees will be deposited in the One Texas Center Fund to help cover operations, maintenance and management costs.

- 38. Are any additional funds allocated to the East 7th Street project with this action, or for Fiscal Year 2004-05? What is the estimated cost of burying the power lines on 7th Street from Chicon to the railroad? (Council Member Raul Alvarez)**

This item is being postponed to September 30, 2004.

- 40. What entities will qualify for and exemption and what is the value of the exemption on a yearly basis? (Council Member Raul Alvarez)**

This action would exempt Austin Community College (ACC) from the Drainage and Transportation Fees. During the last legislative session, the Drainage Utility laws were changed

to require exemption of public institutions of higher education. Upon the effective date of that action, the City ceased charging the drainage fee to ACC. This action brings the Drainage Utility ordinance into compliance with State law. In addition, it proposes changing the exemptions for the Transportation ordinance so that the exemptions are consistent between the two ordinances. The annual fiscal impact of the change in State law is \$69,317 for drainage, and of this proposed action is \$20,381 for transportation.

Currently, the Drainage and Transportation ordinances both exempt the following governmental entities from paying the fee: any property owned and occupied by the State of Texas, a county or an independent school district.

55. What improvements result in the \$14 million fiscal note? (Council Member Raul Alvarez)

The Tracking Chart included with the back-up for this item (also emailed to Council Offices on August 12, 2004), lists a number of items that carry a capital cost. One recommendation is to extend the Great Streets program to Guadalupe St. (estimated at \$9.3 million) The plan also recommends starting the Guadalupe St. renovation project as soon as possible. That project is estimated at \$4.7 million. It is already partially funded. The other recommendations for which we have cost estimates are the new sidewalk construction recommendations and a few small parks improvement items.

57a. On Tracts 148 and 148a - If the zoning change is approved for these tracts, would the current use be legal? (Council Member Raul Alvarez)

Yes and No. Yes for Tract 148 (Everett Hardware/Breed & Co. property). Tract 148 is being used for an off-site accessory parking use.

Yes and no for Tract 148a. A portion of Tract 148a used as a residence would be a legal use; however, the liquor sales use (Junior's) on the remainder of Tract 148a is an existing legal non-conforming use. The liquor sales uses is legal under the proposed zoning as an existing non-conforming use, even though it does not comply with the proposed zoning or the existing zoning.

57b. Are both of these tracts located on one lot? Are they both owned by John Zamora? If so, shouldn't the valid petition apply to 148a also? Will the current use be legal under the proposed category? If not, what change would have to be made in order to make the current use legal? (Council Member Raul Alvarez)

No. Tract 148 and 148a are separate lots.

No. Tract 148 is owned by Everett Hardware (Breed & Co.) and Tract 148a is owned by John Joseph Zamora Senior.

No. The John Zamora petition applies to Tract 148a and not Tract 148.

Yes and No. Yes for Tract 148 (Everett Hardware/Breed & Co. property). Tract 148 is being used for an off-site accessory parking use. Yes and no for Tract 148a. A portion of Tract 148a used as a residence would be a legal use; however, the liquor sales use (Junior's) on the

remainder of Tract 148a is an existing legal non-conforming use and does not comply with the existing zoning today, nor would it comply with the proposed zoning.

The portion of Tract 148a that contains the liquor sales use would require CS-1 zoning.

- 58a. If car sharing and the affordable housing provisions are both part of the ordinance, please suggest language that would not allow the minimum parking requirement to go beyond 40%. (Council Member Raul Alvarez)**

Answer Forthcoming

- 58b. Please draft an amendment to the proposed ordinance that outlines the proposal on affordable housing made by Council Member Alvarez. (Council Member Raul Alvarez)**

Answer Forthcoming

- 58c. If the parking requirement is reduced from 100% to 60%, how many space are likely to be produced per dwelling unit? (Council Member Raul Alvarez)**

At 60% of the required parking efficiency apartments, one-bedroom apartments, and two-bedroom apartments would require 1 parking space each.

- 58d. How much is a person at 100% MFI able to pay to purchase a home? How much is a person at 80% MFI able to pay to purchase a home? How much is a person at 50% MFI able to pay to purchase a home? (Council Member Raul Alvarez)**

Under S.M.A.R.T. Housing™, they cannot pay more than 30% of their gross income on housing, including utilities. Based on family size, here are the maximum monthly mortgage and utility payments based on family size:

1 person @ 50% MFI = \$622
1 person @ 80% MFI = \$995
2 persons @ 50% MFI = \$663
2 persons @ 80% MFI = \$1137
3 persons @ 50% MFI = \$800
3 persons @ 80% MFI = \$1280
4 persons @ 50% MFI = \$889
4 persons @ 80% MFI = \$1422
5 persons @ 50% MFI = \$960
5 persons @ 80% MFI = \$1536

Since housing for a family at 100% MFI is not considered "reasonably-priced", the only breakout we have is for a family of four earning \$66,900 (100% of median for the Austin area in 2004 as determined by HUD). For this household, the maximum would be \$1,672.50 a month.