

**ORDINANCE NO.**

**AN ORDINANCE WAIVING OR REIMBURSING CERTAIN FEES FOR CONSTRUCTION OF PHASE III AND PHASE IV OF COMMUNITY FIRST! VILLAGE BY MOBILE LOAVES & FISHES AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE AND AGREEMENT WITH MOBILE LOAVES & FISHES REGARDING PARTICIPATION IN THE COSTS OF CONSTRUCTING A WATER MAIN.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1. FINDINGS:**

- (A) Mobile Loaves & Fishes serves a valuable purpose by providing food and resources for the growing population in Austin of people experiencing homelessness.
- (B) Community First! Village, developed by Mobile Loaves and Fishes non-profit organization, is a master planned community that provides affordable, permanent housing and a supportive community for people coming out of chronic homelessness. The village currently houses more than 200 residents and consists of micro-homes, RVs and amenities for residents.
- (C) Phase I of the village opened in 2015 and is a 27-acre site that provides affordable, sustainable housing for formerly homeless individuals. The development consists of a medical clinic, community market, operations building, art house, blacksmith forge, woodshop, and an organic farm that provides fresh produce to the community's residents.
- (D) Phase II of the Village, which opened in 2020, is directly adjacent to the Phase I development and adds an additional 24 acres – bringing the entire property to 51 acres and more than 500 homes. Phase II includes additional amenities, such as community gardens, an entrepreneur hub, a donor recognition park and a 3D-printed office building.
- (E) Phases III and IV will add homes at two sites. Phase III will be located on 51 acres near the current village on Hog Eye Road in far Northeast Austin. Phase IV will be 10 miles to the south at a 76-acre site on Burleson Road between McKinney Falls Parkway and U.S. 183. The sites will be similar to the original village, functioning as self-contained communities where residents can access supportive services and share amenities with their neighbors.

(F) The Development Services Department has coordinated with other City departments to develop an estimate of fees and infrastructure support that would apply to Phases III and IV. Development fees and infrastructure support for Phase III, projected to add 500 homes, are estimated to total \$2,205,601. Development fees for Phase IV, projected to add 800 homes, are estimated to total \$2,106,601. These costs for both phases span three fiscal years: Fiscal Year 2021 costs are \$89,848; Fiscal Year 2022 costs are \$616,000; and Fiscal Year 2023 costs are \$3,606,354.

(G) Approval of this ordinance would further the City's commitment to providing affordable permanent supportive housing to vulnerable residents and therefore serves a municipal purpose.

**PART 2.** Council approves the waiver or reimbursement of the fees as set forth in **Exhibit A**, attached to this ordinance.

**PART 3.** The City Manager is authorized to negotiate and execute an agreement with Mobile Loaves & Fishes regarding participation in the costs of constructing a water main associated with construction of Phase III and Phase IV of Community First! Village, in an amount not to exceed \$600,000.

**PART 4.** This ordinance takes effect on \_\_\_\_\_, 2021.

**PASSED AND APPROVED**

\_\_\_\_\_, 2021 §  
§  
§  
Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:** \_\_\_\_\_  
Jannette S. Goodall  
City Clerk

Exhibit A

Development Services Department (DSD)  
Community First Phase III & IV Fee Waiver & Infrastructure Support Assessment  
May 7, 2021

Fee Grouping	Total Fees and Infrastructure Support	DSD	AWU	AE
Review Fees <sup>a</sup>	\$ 22,000	\$ 22,000		
Non-Admin Variance Fee <sup>a</sup>	\$ 3,000	\$ 3,000		
Electrical Fees <sup>a</sup>	\$ 10,000	\$ 10,000		
Plumbing Fees <sup>a</sup>	\$ 45,000	\$ 45,000		
Inspection Fees <sup>b</sup>	\$ 60,000	\$ 60,000		
Review and Inspection Fees <sup>a</sup>	\$ 1,680		\$ 1,680	
AW Tap Fees/Capital Recovery Fee <sup>c</sup>	\$ 1,958,504		\$ 1,958,504	
AE Fees for Temporary Service <sup>c</sup>	\$ 20,000			\$ 20,000
AE Construction Costs <sup>c</sup>	\$ 700,000			\$ 700,000
Water/Wastewater Infrastructure Oversizing Cost <sup>c</sup>	\$ 600,000		\$ 600,000	
RSMP Participation Fee <sup>b</sup>	\$ 500,000		\$ 500,000	
10% Contingency Fee	\$ 392,018	\$ 14,000	\$ 306,018	\$ 72,000
Total Fees to Waive	\$ 4,312,202	\$ 154,000	\$ 3,366,202	\$ 792,000

Amounts calculated above are based on the following assumptions:

1. The 51-acre site in Phase III near the current village on Hog Eye Road in far Northeast Austin projected to add 500 homes; and the 76-acre site in Phase IV on Burleson Road between McKinney Falls Parkway and U.S. 183 projected to add 800 homes.
2. Calculations are based on current fees and do not consider future fee changes
3. No individual lots are being developed - only one lot for the entire development
4. All listed Development Services Department fees include a 4% Development Services Surcharge fee.

	Total Fees and Infrastructure Support	DSD	AWU	AE
<sup>a</sup> FY21	\$ 89,848	\$ 88,000	\$ 1,848	
<sup>b</sup> FY22	\$ 616,000	\$ 66,000	\$ 550,000	
<sup>c</sup> FY23	\$ 3,606,354		\$ 2,814,354	\$ 792,000
Total	\$ 4,312,202	\$ 154,000	\$ 3,366,202	\$ 792,000