



Recommendation for Action

File #: 21-2142, Agenda Item #: 13.

6/3/2021

Posting Language

Approve an ordinance waiving or reimbursing certain development fees and infrastructure support in the amount of \$2,205,601 for construction of Phase III and \$2,106,601 for construction of Phase IV of Community First! Village by Mobile Loaves & Fishes, and authorizing the City Manager 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 of Community First! Village, in an amount not to exceed \$600,000.

Lead Department

Development Services Department.

Fiscal Note

This item will result in unrealized revenue in the amount of \$2,205,601 for Phase III and \$2,106,601 for Phase IV for the Development Services, Austin Energy, and Austin Water departments. This item is consistent with waivers for fees and infrastructure support approved by prior Council action. A Fiscal note is attached.

Prior Council Action:

May 22, 2014 - Ordinance No. 20140522-047 waiving certain fees for the Mobile Loaves & Fishes Proposed Community First Village was approved on consent on Council Member Spelman's motion, Mayor Pro Tem Cole's second on a 7-0 vote.

December 11, 2014 - Ordinance No. 20141211-213 waiving certain additional construction inspection fees for the Mobile Loaves and Fishes, Community First Village project was approved on consent on Council Member Spelman's motion, Mayor Pro Tem Cole's second on a 7-0 vote.

March 1, 2018 - Ordinance No. 20180301-005 waiving or reimbursing certain development fees in the amount of \$413,989.31 for construction of Phase II of Community First! Village by Mobile Loaves & Fishes was approved on Council Member Houston's motion, Mayor Pro Tem Tovo's second on an 11-0 vote.

June 19, 2019 - Ordinance No. 20190619-088 waiving or reimbursing certain fees for the Community First! Village Solar Panel Installation Project was approved on consent on Mayor Pro Tem Garza's motion, Council Member Alter's second on a 10-0 vote. Council Member Harper-Madison was absent.

For More Information:

Eric Ugalde, Financial Manager III, Development Services Department, Eric.Ugalde@austintexas.gov

Additional Backup Information:

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.

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.

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.

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.

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 and infrastructure support for Phase IV, projected to add 800 homes, are estimated to total \$2,106,601. These costs for both phases span three fiscal years: FY21 costs are \$89,848; FY22 costs are \$616,000; and FY23 costs are \$3,606,354.

The proposed ordinance would waive the development fees and infrastructure support for Phases III and IV in keeping with prior action for Community First! Village. Approval of this ordinance would further the City's commitment to providing affordable permanent supportive housing to vulnerable residents.

Strategic Outcome(s):

Economic Opportunity & Affordability.