



June 3, 2021

Questions and Answers Report



Mayor Steve Adler

Council Member Natasha Harper-Madison, District 1

Council Member Vanessa Fuentes, District 2

Council Member Sabino "Pio" Renteria, District 3

Council Member Gregorio Casar, District 4

Council Member Ann Kitchen, District 5

Council Member Mackenzie Kelly, District 6

Council Member Leslie Pool, District 7

Council Member Paige Ellis, District 8

Council Member Kathie Tovo, District 9

Council Member Alison Alter, District 10

The City Council Questions and Answers Report was derived from a need to provide City Council Members an opportunity to solicit clarifying information from City Departments as it relates to requests for council action. After a City Council Regular Meeting agenda has been published, Council Members will have the opportunity to ask questions of departments via the City Manager's Agenda Office. This process continues until 5:00 p.m. the Tuesday before the Council meeting. The final report is distributed at noon to City Council the Wednesday before the council meeting.

QUESTIONS FROM COUNCIL

Item #6: Approve a resolution directing the Chief Financial Officer of the City to calculate the City's proposed voter-approval property tax rate with an increase of 8% above the City's current maintenance and operations rate as allowed by the Texas Tax Code for taxing units located in areas declared a disaster by the Governor of the State of Texas.

COUNCIL MEMBER ALTER'S OFFICE

1) Please provide detail as to the financial impact to the typical City homeowner, typical senior/disabled City homeowner, and other classes of property owners of an increase in the general homestead exemption from 10% to 20% and of an increase in the senior/disabled exemption to a level sufficient to keep the typical senior/disabled homeowner's FY22 projected property tax below at or below its FY21 level.

The state-mandated deadline for increasing the general homestead exemption is June 30th, and any changes to the over 65 or disabled persons exemption must be instituted before calculation of the voter-approval rate. Items have been launched for the June 3 Council meeting agenda to allow consideration of increases to these exemptions. The tables below display the projected impacts—at an assumed property tax increase of 3.5%—to different categories of property owners of an increase in the general homestead exemption from 10% to the maximum 20%, and of increases in the over 65/disabled homestead exemption to the levels necessary to hold these homeowners' FY22 projected tax bills below their FY21 levels.

Increase General Homestead Exemption from 10% to 20%

	3.5% Tax Rate Increase
General Fund Revenue	<i>No impact</i>
Typical Homeowner annual savings	\$141.06
Annual impact per \$100,000 of taxable value for non-homestead properties	\$20.80

Increase Over 65/Disabled Exemption to Hold Harmless, no change to General Homestead Exemption

	3.5% Tax Rate Increase
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Exemption increase to hold median over-65/disabled homestead's FY22 projected property tax bill below FY21 level	\$25,000 (total exemption of \$113,000)
General Fund Revenue	<i>No impact</i>
Median Over 65/Disabled Homestead projected FY22 annual property tax bill in comparison with FY21 annual property tax bill	(\$3.52)
Increase in projected FY22 annual property tax bill for typical homeowner (in comparison with no increase to senior/disabled exemption)	\$11.52
Increase in projected FY22 annual property tax bill per \$100,000 of taxable value for non-homestead properties (in comparison with no increase to senior/disabled exemption)	\$3.20

2) Please provide clarification on calculating the voter approval property tax rate at 8% and the impact this action has on the FY22 budget?

Item 6 on this week's agenda is a resolution to authorize the city to potentially increase property taxes for city maintenance and operations by up to 8% over this current year's taxes. This action is allowed by state law for years in which the governor issued a disaster declaration. The governor has issued disaster declarations for the COVID crisis and winter storm Uri which trigger the opportunity for the City to utilize this provision of state law. This action does not mandate that the tax rate will be increased, but gives council the option of this increase should the funding be needed. As council knows, during the 2019 legislative session, the law was changed so that absent the disaster declaration, the City is limited to not more than 3.5% increase in property taxes for maintenance and operations unless the City calls election to go above 3.5%.

However, the law requires that a taxing entity take specific action to direct that it wishes its voter-approval rate to be calculated using the 8% increase factor. Item 6 on the 6/3 agenda is this action. It would not require Council to eventually approve a property tax rate at any specific level, but would merely create the opportunity for Council to consider leveraging the additional revenue capacity provided by the 8% increase factor as it shapes the final Fiscal Year 2022 Budget. The final property tax rate is scheduled to be approved, as usual, during the budget adoption proceedings in August.

Item #7: Authorize negotiation and execution of a competitive sealed proposal agreement with Balfour Beatty Construction Group, Inc. for construction services for the Town Lake Metro Park - Seaholm Intake Facility Phase 1 Rehabilitation project in an amount not to exceed \$3,200,000.

COUNCIL MEMBER ALTER'S OFFICE

- 1) *The back-up for this item states this project is funded by both General Obligation Bond and Hotel Occupancy Tax funds. Please provide a break-down as to the amount by each funding source and please include information as to why the project isn't being funded exclusively by Hotel Occupancy Tax funds.*

Current funding breakdown for this project is as follows:

\$2.2 million – 2018 G.O. Bond funds

\$1.1. million – Hotel Occupancy Tax (HOT) funds

All HOT funding appropriated to PARD have been assigned to other active projects. If additional HOT funds were to be made available for this project, they could be used to offset the bond funding.

Item #13, 28, 73: 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.

Authorize negotiation and execution of an agreement with Austin/Travis County Mental & Health Mental Retardation Center (d/b/a Integral Care) to provide permanent supportive housing to disabled individuals who have experienced chronic homelessness, in an amount not to exceed \$1,558,200 for the term July 1, 2021 to September 30, 2022, with three 12-month extension options each in an amount not to exceed \$1,199,220, for a total agreement amount not to exceed \$5,155,860.

Approve a resolution affirming support for a guaranteed income, amending the City's federal legislative agenda, and directing the City Manager to study and report to Council on direct financial assistance programs for possible local initiatives.

COUNCIL MEMBER TOVO'S OFFICE

- 1) *Please break down the proposed spending for each area of the "Immediate Relief Needs." In particular, please detail the categories of spending related to the Hotel Occupancy Tax programs and planned spending within each category.*

Pending

- 2) *Please explain whether the Colony Park Sustainable Community Health Center could be funded via certificates of obligation. Please explain whether Central Health intends to contribute financially to this facility.*

Pending

Item #14: Approve an ordinance amending the Fiscal Year 2020-2021 Development Services Department Operating Budget (Ordinance No. 20200812-001) to increase the number of authorized staff positions by 41 full-time equivalent staff positions to support the housing goals expressed in Strategic Direction 2023 and the Austin Strategic Housing Blueprint.

COUNCIL MEMBER POOL'S OFFICE

1) In the RCA, staff states: "To meet the increased demand for permit application reviews and the accelerated pace of submittals, DSD leadership have piloted process improvements and realigned staff to address workload as a first measure. DSD has also been able to achieve short-term gains utilizing temporary staff and contracts." Our questions are as follows:

- Can you please describe the "short-term gains" that are referenced, and in detail? For instance, how many temporary staff have been used, what contracts, and how much were the contracts for?*

To assist with spikes in application volume, the Development Services Department (DSD) utilizes a combination of third party contracts and temporary staffing to support operational needs.

There are a total of 19 temporary employees that directly support the processing of development applications. The assignment details are as follows:

Service Area	# of Temporary Employees
Residential Application Intake	4
Commercial Application Intake	3
Volume Builder Application Intake	1
Service Center (Permit Issuance)	2
Residential Building Plan Review	3
Commercial Building Plan Review	2
Expedited Building Plan Review	1
Land Use Review	3

Third party contracts are used to assist with building plan reviews. DSD entered into a one year contract with two one-year extension options for assistance with residential building plan reviews. Fiscal Year 2022 is the last fiscal year of that contract. Approximately \$81k has been spent since commencement of services under that contract with a remaining \$68k in spending authority.

DSD also just executed a contract for assistance with commercial building plan reviews. The contract is for one year with two one-year extension options, with \$60k in spending authority per fiscal year.

2) Are there efficiencies in the permitting processes being developed to improve service delivery both on the residential and commercial sides? If so, please describe them.

The Development Services Department is continually working to improve service delivery across all work units. Included below is a list of completed process improvements, as well as a list of improvements underway.

Completed (FY20)

- Significantly increased customer satisfaction in 128 out of 140 service areas (Source: 2020 Annual Customer Satisfaction Poll).
- Implemented residential combination inspections enabling multiple inspections by a single inspector at each site.
- Created online checklists for consistency in inspections.
- Implemented virtual inspections for residential projects resulting in increased inspection capacity.
- Streamlined inspection services through combination of Environmental and Tree inspections, and realignment of Site and Subdivision inspectors into territories.
- Implemented digital development, including online markups, eliminating the need for paper plan sets and applications.
- Updated the website to improve user experience and enhance access to information.

Recently Launched (FY21)

- Implemented Update Fridays to reduce backlog and cycle time.
- Permanently incorporated virtual inspections program to maintain additional inspection options.
- Initiated a Strike Team in partnership with Building Plan Review and Inspections to address Intake and Service Center backlogs.
- Expanded Fresh Chat to enhance communication options and build capacity for communication alternatives.
- Updated standalone permit process to eliminate backlog and reduce processing time.
- Added commercial inspections to the “change out” program to allow stakeholders to schedule inspections for a specific date and time.

- Deployed a webform in support of Service Center operations.
- Moratorium on Rules and Criteria Manual Changes not currently in process.
- Developed better scripting for 311 to broaden the issues that can be addressed.

Underway

- Actively working on the creation of an online Code Interpretation database to improve access to information.
- Expanding residential “combination inspection” program which will enable inspectors to perform more inspections in fewer trips.
- Continuing work on the AB+C Portal upgrade with the long term goal of an online application process.
- Developing web-based intake tools for Residential and Commercial projects which will decrease overall processing time.

3) We’d like to better understand the relationship between staffing and permit fees – as we add staff, we also need to consider the potential increase in permit fees that may ensue, or perhaps a balance is ultimately achieved if the increase in permit applications submitted covers the cost. Please describe how the permit fees may need to be increased to cover the increase in staff, and at what rate.

The connection between additional staff and permit fees is based on projections that anticipate an increase in the number of applications and an increase in service-demand from customers. In accordance with this view, projections from the Capitol Market Research group’s annual forecast indicate that Development Services will experience growth in both commercial and residential permits (2021-2025). Anticipated revenue from this increase in volume will cover the costs for the requested staff, without an increase to fees in FY22.

COUNCIL MEMBER ALTER’S OFFICE

1) Please provide additional detail as to why this request is coming outside of the budget cycle. Is this request in anticipation of a volume increase in permitting or has the volume increased since the beginning of the fiscal year?

The timing of this request is in response to existing demand as well as projected volume.

Existing Demand. With the exception of the COVID-19 related decrease experienced in FY20, permitting volume has been increasing since FY2013. Overall permit volume is up approximately 5% over the same time period last fiscal year, and approximately 7% over this same time frame in FY19. Residential permit volume is up 13.5% this fiscal year over the same time period last fiscal year, and up 16% from the same time period in FY19. Similarly, residential plan review volume is up 31% over this same time period in FY20.

Projected Volume. Every year, the Development Services Department commissions a development forecast, produced by Capitol Market Research (CMR). This year’s report estimates an increase of 11% in commercial and residential permit volumes (using a combined average) in 2021 and 2022, which corresponds to projections developed by DSD based on operational data

and current year estimates. Based on the staff analysis, the CMR report, and discussions with the local development and real estate community about what is happening both locally and in the region, we expect housing demand to continue to rise.

Processing Times. DSD resources are strained as a result of current demand and volume.

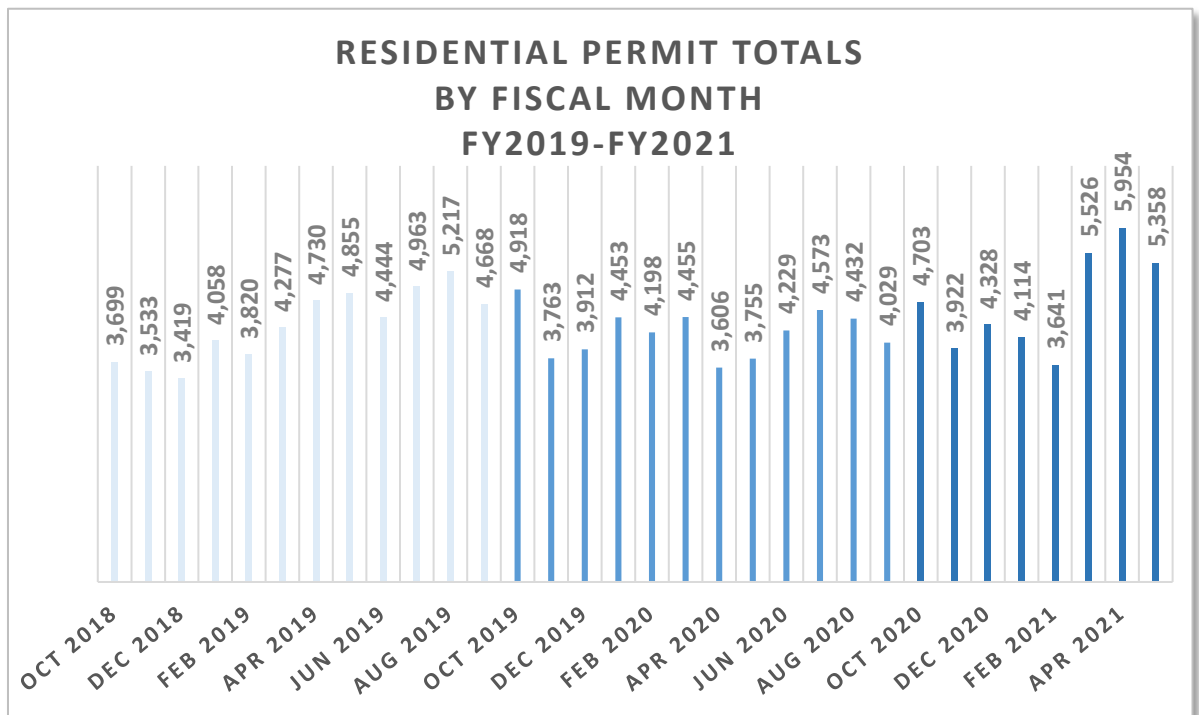
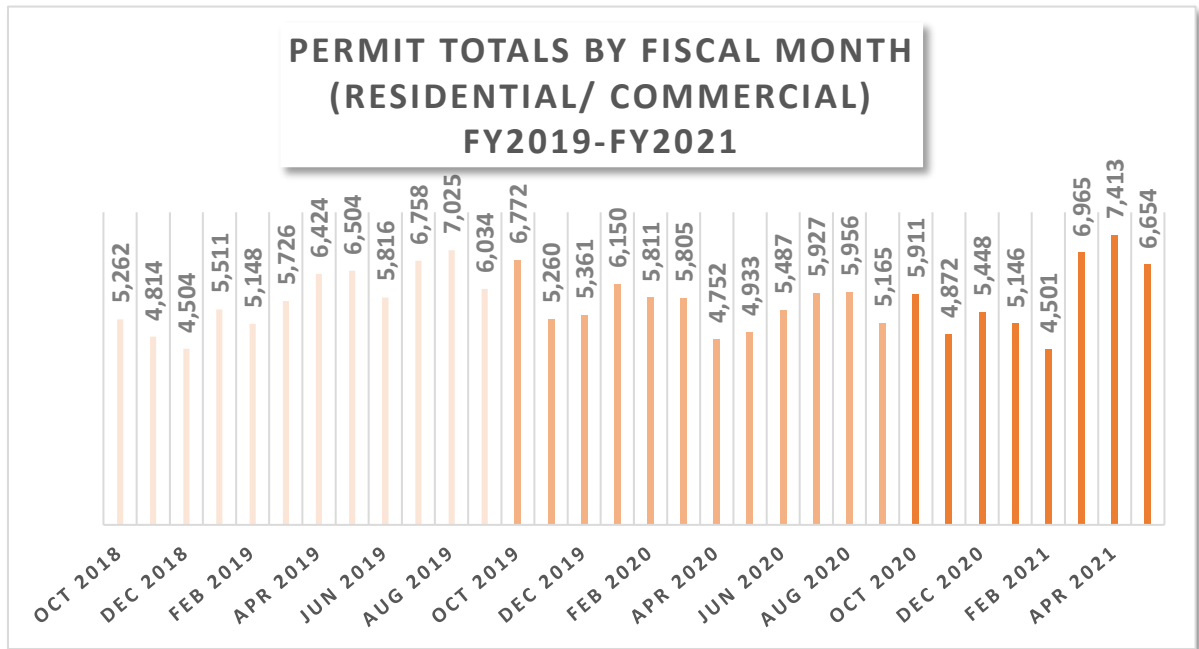
Turnaround times are increasing and we are concerned about the impact that could have on the City's ability to realize its housing and service delivery priorities, including those outlined in Strategic Direction 2023 and the Strategic Housing Blueprint. The resources requested this fiscal year are to support this development activity and timed to ensure we are moving as quickly as possible, taking into account the growth we are beginning to see, the growth we expect to see, and the amount of time it takes to complete recruitment and training.

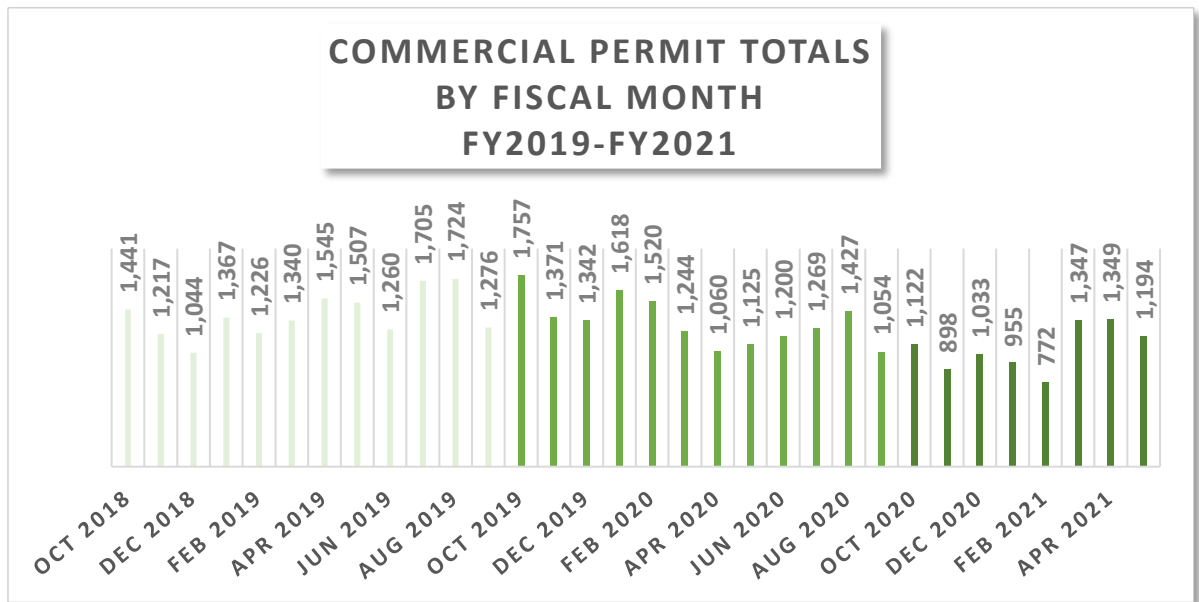
2) Please provide a listing of the department areas that these FTEs will be assigned.

Building Plan Review	
Includes Commercial, Residential and Expedited Review staff to assist with current and projected application volume.	
Unit	FTEs
Commercial Plan Review	6
Residential Plan Review	3
Expedited Plan Review	12
Customer and Employee Experience	
Includes staff who will focus on providing assistance with all aspects of application submittal and permit issuance in support of additional application volume, as well as staff who will support expanded outreach, engagement and training needs.	
Unit	FTEs
Service Center	4
Intake	8
Support Services	4
Land Development Review	
Includes Tree Review staff to assist with existing backlog and additional application volume, an Urban Forestry Program Development Coordinator to support the Youth Forest Council, and a Planner Principal to help lead process improvements.	
Unit	FTEs
Community Tree Preservation	2
Regulatory Policy & Admin.	1
Office of the Director	
Includes an Equity and Inclusion Program Manager to develop and coordinate strategy and policy in support of equity, diversity, and inclusion.	
Unit	FTEs
Equity & Inclusion	1

3) Please provide data on the volume change in permits by specific permit type.

Included below are data sets for FY2019 through May of FY2021 that reflect residential and commercial permit volume, plan review volume, as well as well as current plan review performance measures. Additional detail is provided in the response to question #4.

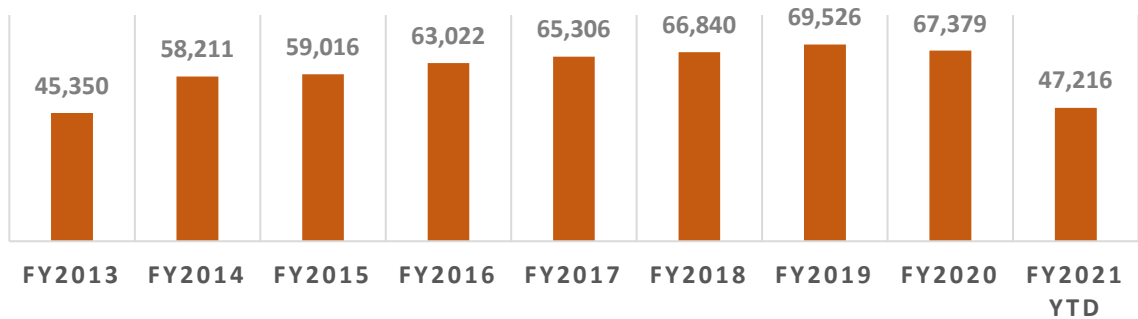




- 4) Please provide information on the volume of permits by permit type from 2013 to 2017 and from 2017 to 2021. Please break down the data to include the permit volume by permit type for each of those years.

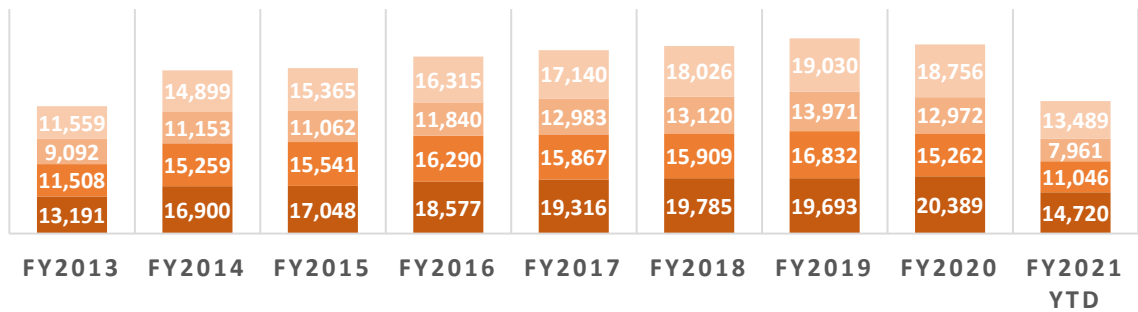
Included below is permit volume by permit type broken out by commercial and residential permits from FY2013 through May of Fiscal Year 2021. Based on current volume, we project ending this fiscal year with issuance of approximately 73,000 permits, which is the highest volume we have seen since FY2013.

PERMIT TOTALS BY FISCAL YEAR (RESIDENTIAL/ COMMERCIAL) FY2013-FY2021

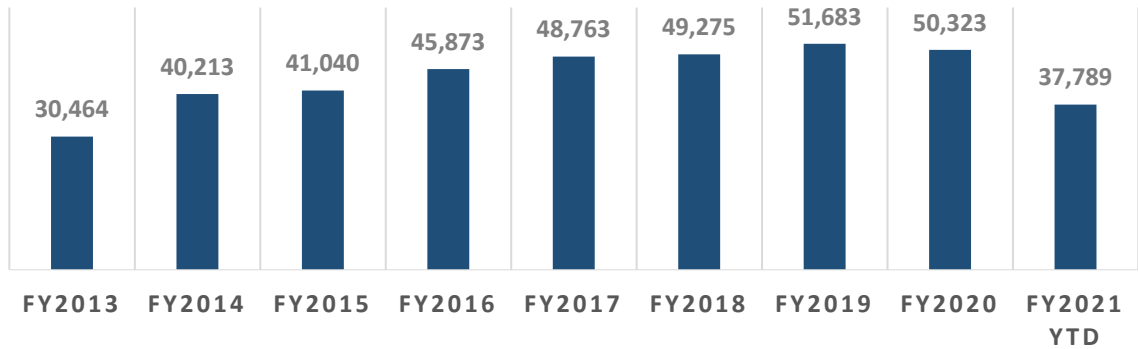


PERMIT TOTALS BY TYPE (RESIDENTIAL/ COMMERCIAL) FY2013-FY2021

■ Electrical Permit
 ■ Building Permit
 ■ Mechanical Permit
 ■ Plumbing Permit

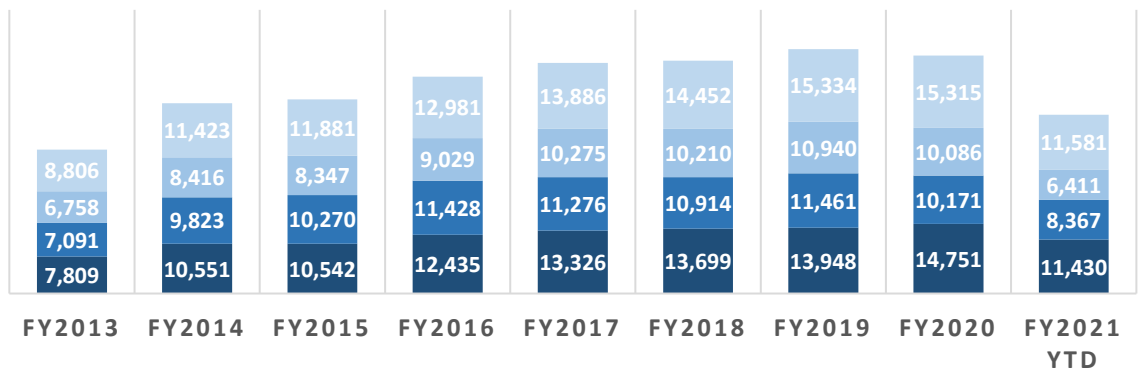


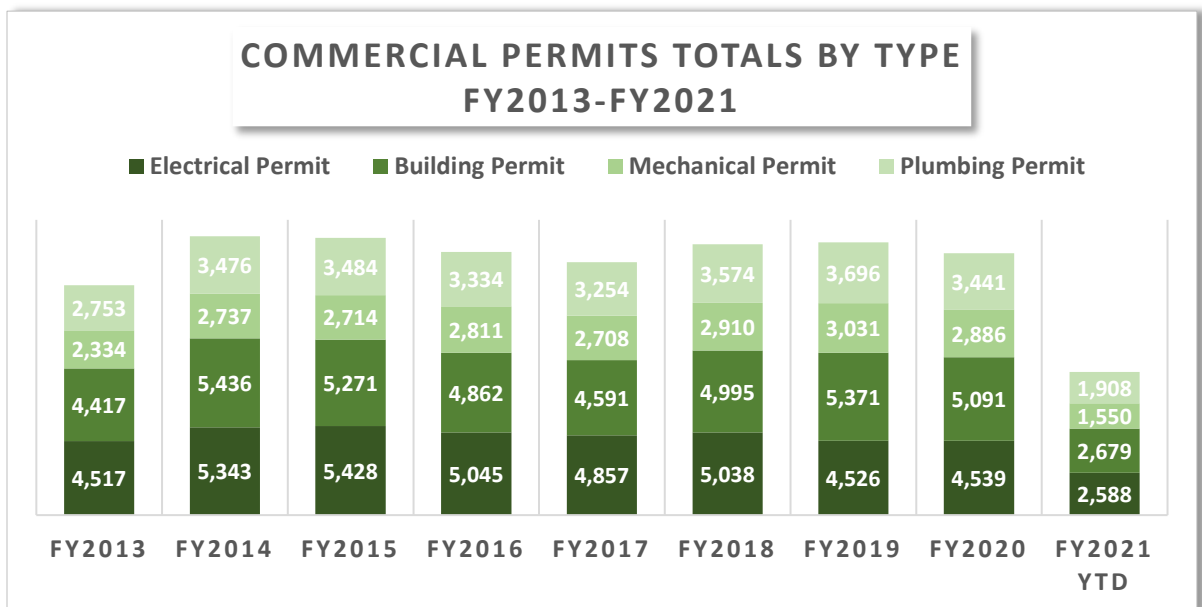
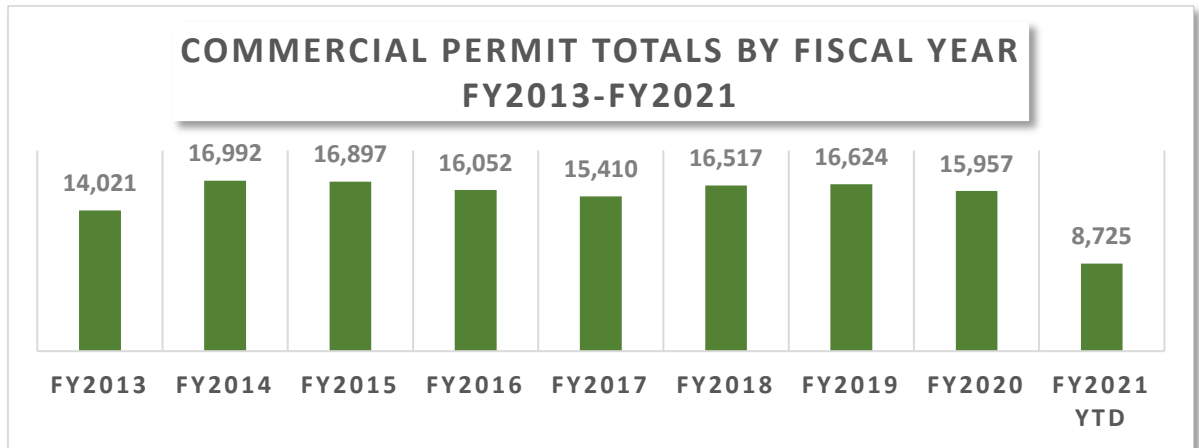
RESIDENTIAL PERMIT TOTALS BY FISCAL YEAR FY2013-FY2021



RESIDENTIAL PERMIT TOTALS BY TYPE FY2013-FY2021

■ Electrical Permit
 ■ Building Permit
 ■ Mechanical Permit
 ■ Plumbing Permit





- 5) Please provide a breakdown of which fees were increased in the 2018 budget adoption that added the last round of 50 FTE positions. Please include the total cost of those additional FTE positions. Please also provide a summary of the amount of increased revenue those specific fee increases generated for DSD annually since that fee schedule adoption.

In FY2018-2019, the Development Services Department increased fees across the board in support of the last phase of DSD's transition from General Fund to full cost of service. Revenue increased by 36% or \$15M that fiscal year. A breakdown of the fee increases is attached (Appendix 1). That fiscal year, Council also approved the addition of 52 FTEs. The total cost of those FTEs was \$6.5M which included salary, fringe benefits and miscellaneous operating expenses.

- 6) *Please provide the calculations that DSD has done to conclude that these additional positions can be afforded without a fee increase and please confirm that the Department will not be requesting fee increases in the next budget cycle to fund these positions.*

The Department will not increase fees in the next budget cycle to support the requested positions. The underlying conclusions that lend support for not increasing fees were derived from the volume projections included in the Capitol Market Research (CMR) Development Applications Forecast Report. The results from the report show that both commercial and residential permit volumes would increase in 2021 and 2022 by 11%, using a combined average. DSD operations data reveal similar growth projections based on current year estimates and anticipated service demand levels, which support CMR's conclusions. The Department analysis that followed incorporated the volume projections of 11%, increased the budget accordingly and kept fees static.

The table below reflects the FY2020-2021 adopted budget and FY2021-2022 proposed budget. Based on DSD's calculations, the 11% budget increase in FY2021-2022 of \$7.1 million, will support the \$4.4 million expense for the requested positions.

	FY20-21 Adopted Budget	FY20-21 Estimated Budget	FY21-22 Proposed Budget	% Increase/ (Decrease)	\$ Increase/ (Decrease)
Revenue	\$62,430,000	\$63,825,071	\$69,596,587	11%	\$7,166,587
Expense	\$64,763,567	\$59,997,211	\$69,596,587		
Total Balance	(\$2,333,567)	\$3,827,860	\$0		
<hr/>					
FY21-22 Annualized Cost for 41 FTEs					\$4,415,394

Item #31: Authorize award of a multi-term contract with Schuler Contracting, LLC (WBE), to provide one inch river rock, for up to five years for a total contract amount not to exceed \$2,006,000.

COUNCIL MEMBER POOL'S OFFICE

1) We would like to understand how the funding for this contract will occur – particularly the part that will serve Austin Water?

The funding is identified by each department and budgeted according to the departmental forecast.

2) If Austin Water is the main beneficiary of the contract, how is the funding allocated?

Funding is allocated by each Austin Water Division, each Division that forecasts use of this contract will provide expected usage expense(s) and appropriate accounting codes for charging/tracking.

3) Do they pay for their portion, and then whatever the other department's use is paid out of their budgets?

Yes, Austin Water pays for their portion, and then whatever the other department's use is paid out of their budgets. See attached department estimates.

Item #40: Approve a resolution directing the City Manager to participate in the Capital Metro Equitable Transit Oriented Development Study and community engagement efforts; to develop an Equitable Transit Oriented Development Policy Plan to achieve specified goals, including, but not limited to identifying methods to address community displacement, exploring opportunities to fund affordable housing, creating diverse housing options near transit, and encouraging multimodal transportation; and identify potential funding for the policy plan development.

COUNCIL MEMBER TOVO'S OFFICE

1) Please provide a comprehensive update on the direction provided by Council in Resolution No. 20170413-025. Please specifically provide an update on staff's response to the direction to the City Manager to:

- Consider using the Corridor Housing Preservation Tool to help assess current conditions and set corridor-specific numeric goals for the creation and preservation of affordable housing for corridors throughout Austin, beginning with those corridors that will receive funding through the 2016 Mobility Bond.*
- Using the Strategic Housing Plan and other preservation reports and plans as the foundation, the City Manager is directed to identify any additional resources or strategies for leveraging transportation and infrastructure investments and coordinating with the Strike Fund to retain and create affordable housing along Austin's corridors.*
- Report at least twice per year on the provisions contained within the resolution so that Council can be apprised of where development is occurring along corridors and what progress the City is making toward meeting its goals for affordable housing in those areas.*

Housing and Planning Department staff, in partnership with HousingWorks Austin, created Scorecard to analyze and track the community's progress towards reaching the affordable housing goals established in the Blueprint.

The Scorecards measure goals outlined in the Strategic Housing Blueprint including ensuring the creation, preservation, and equitable spread of affordable housing units across our City, while aiming to create affordability accessible to a wide range of incomes.

The annual scorecard (published 6-12 months after the close of the reporting period) can help Austin track its efforts to sustainably achieve affordability goals, expand housing opportunities, and ensure Austin remains a livable city for all. Find more information, including the 2018 and 2019 Scorecards, on the [Blueprint Reporting and Progress website](#).

In addition, the Housing and Planning Department has created an [Affordable Housing + Transit map series](#), which shows all existing income-restricted affordable housing units in relation to the City's Transit Priority Network and the proposed Project Connect transit expansion.

The original response to this Council resolution can be found [here](#).

2) *Please provide a comprehensive update on the direction provided by Council in Resolution No. 20180823-076. Please specifically provide an update on staff's response to the direction to the City Manager to:*

- *Develop a plan to use a portion of available funds, such as the Housing Trust Fund and General Obligation bonds to acquire and preserve multi-family developments and mobile home parks that are home to households earning below 60% median family income (MFI). The plan should be developed in concert with any broader land acquisition program that is being developed by staff.*
- *Structure the framework of this affordable housing preservation initiative to prioritize acquisition, preservation, rehabilitation of multi-family developments and mobile home parks that are located within a quarter mile of high-frequency transit corridors in areas that are rapidly gentrifying or highly vulnerable to gentrification.*
- *Consider the acquisition of parcels where there exists additional development potential.*
- *Explore the feasibility of contracting or working with a consultant, or community partners to provide technical assistance.*
- *Include in the plan how this new initiative is prioritized compared to other initiatives of the Housing Trust Fund and General Obligation bonds in order to maximize the impact of funds and maximize the number of affordable residential units and reach the other goals of the Strategic Housing Blueprint*
- *Return to Council with recommended acquisition criteria no later than November 25, 2018, and an acquisition plan, budgetary estimates, and framework by November 25, 2018, if possible.*

On February 12, 2019, staff presented to City Council's Housing and Planning Committee a comprehensive implementation strategy for the *Austin Strategic Housing Blueprint*. Staff continues to follow the implementation strategy, including the Preservation Strategy, that was detailed within the Blueprint Implementation Briefing Book: [ASHBI Book 2 12 19 final.pdf \(austintexas.gov\)](#)

At the March 11, 2021 Housing and Planning Committee, staff provided an update on the deployment of the 2018 Affordable Housing Bonds:

<https://www.austintexas.gov/edims/document.cfm?id=356217>. As detailed in the

presentation, nearly \$75 million of the \$100 million in 2018 General Obligation Bonds for Land Acquisition has been committed to date. Those acquisitions have been guided by established priorities for the creation and preservation of affordable housing in (1) areas experiencing gentrification; (2) high opportunity areas; and (3) locations in proximity to transit. Acquisitions thus far include both vacant land and hotels/motels (in alignment with the City's Motel Conversion Strategy):

Address	Council District(s)	Amount	Council/AHFC Approval
1212 W. Slaughter	5	\$10,715,000	5/21/20
11225 Pecan Park Blvd.	6	\$4,265,000	2/20/20
20 Scattered-Site Single-Family Homes	1, 2, 6, and 7	\$4,739,000	5/21/20
1108-1114 Kramer Lane	4	\$5,350,000	8/27/20
6200 Menchaca Road	5	\$7,200,000	11/12/20
4011 Convict Hill Rd.	8	\$1,500,000	11/12/20
County Inn Hotel (7400 N. IH-35)	4	\$8,250,000	5/21/20
8908, 8916, 9006 Cullen Lane	2	\$8,800,000	12/10/20
Texas Bungalows (13311 Burnet Road)	7	\$6,700,000	1/27/21
Candlewood Suites (10811 Pecan Park Blvd.)	6	\$9,500,000	TBD
Acquisitions under Consideration/Contract	1,8	\$7,200,000	TBD
TOTAL		\$74,219,000	

Preservation of affordable housing is integral to Austin Housing Finance Corporation's (AHFC) programs and investments. There are several recent relevant actions of note:

1. On May 7, 2020, the AHFC Board of Directors approved a \$2.5 million loan to the Asociacion de Residentes de North Lamar for the acquisition and preservation (as a cooperative) of the 69-unit North Lamar Mobile Home Park. AHFC staff worked with ROC USA (a national nonprofit Community Development Financial Institution and technical assistance provider) to leverage our local investment of GO Bonds with additional debt. Conversations with additional mobile home communities continue, and we anticipate future preservation opportunities based on this model.
2. In the past year, AHFC has initiated preservation efforts on two AHFC partnership properties. At the July 29, 2020 board meeting, the AHFC Board of Directors authorized staff to move forward with buying out the original investor interests at the 160-unit Villas on Sixth development, located at 2011 E. 6th Street. Similarly, at the April 8, 2021 board meeting, the AHFC Board of Directors authorized staff to move forward with purchasing the limited partner interests in 176-unit Arbors at Creekside, located at 1022 Clayton Lane. Both of these transactions will enable AHFC to control the interests of the properties, extend the affordability periods, provide additional short-term investment in the properties, potentially deepen the affordability levels, resyndicate the properties in

the future for significant rehabilitation, and potentially expand housing opportunities in the future.

3. AHFC issues Private Activity Bonds for multifamily preservation. On October 15, 2020, AHFC authorized an inducement resolution for \$37 million for the rehabilitation of the 225-unit RBJ Tower. Similarly, at the May 6, 2021 AHFC Board meeting, the Board of Directors will consider an inducement resolution for up to \$40 million for the substantial renovation of Woodway Square, 1700 Teri Road. The owner of the property (Dominium) is planning substantial renovation of this nearly 20-year old family property. The complex includes 240 units. The rehabilitation will include comprehensive rehab of the interior of the units, plus a new playground, bus shelter, and fitness center. This action will result in an extended affordability period. In addition, staff is currently in conversation with the developer about providing additional, deeper affordability levels.
4. AHFC works closely with partners, such as the Housing Authority of the City of Austin (HACA), to preserve existing affordable housing. AHFC has been working with HACA on the redevelopment of Rosewood Courts, which is one of the oldest public housing properties in the nation. Funding through the City of Austin's federal Action Plan for infrastructure related to the Rosewood Courts redevelopment will be coming before City Council next month.

3) *Please provide an update on Resolution No. 20190606-010, which adopted affordable housing goals based on council districts and 2016 Mobility Bond Corridors.*

Housing and Planning Department staff, in partnership with HousingWorks Austin, created Scorecard to analyze and track the community's progress towards reaching the affordable housing goals established in the Blueprint.

The Scorecards measure goals outlined in the Strategic Housing Blueprint including ensuring the creation, preservation, and equitable spread of affordable housing units across our City, while aiming to create affordability accessible to a wide range of incomes.

The annual scorecard (published 6-12 months after the close of the reporting period) can help Austin track its efforts to sustainably achieve affordability goals, expand housing opportunities, and ensure Austin remains a livable city for all. Find more information, including the 2018 and 2019 Scorecards, on the [Blueprint Reporting and Progress website](#).

In addition, the Housing and Planning Department has created an [Affordable Housing + Transit map series](#), which shows all existing income-restricted affordable housing units in relation to the City's Transit Priority Network and the proposed Project Connect transit expansion.

4) *Please provide an update on Resolution No. 20200423-038, which directed the City Manager to:*

- *Provide data-informed recommendations to align current policies, services, programs, and resources already in place at the City to more specifically prevent transportation investment-related displacement and ensure people of different incomes can benefit from transportation investments.*
- *Provide options for establishing a fund that could provide financing for additional strategies and solutions to prevent transportation investment-related displacement and ensure people of different incomes can benefit from transportation investments in the proposed Fiscal Year 2020-*

2021 budget in conjunction with Project Connect and any proposed transit investments, including options for potential debt services for land acquisition.

- *Present these recommendations and options no later than the last regularly scheduled Council Meeting in May of 2020, or as soon as reasonably possible before the Council considers the budget.*

Voters approved \$300 million in dedicated funds as part of Project Connect to invest in displacement prevention activities to include resources, programs, and policies.

The Housing and Planning Department has created the Displacement Prevention Division and hired a Community Displacement Prevention Officer to respond to lead displacement prevention activities, including leading the response to this Council resolution. HPD staff has prioritized the need to address transit-oriented displacement by providing dedicated staff and resources to address this issue.

To date, the City has strengthened its tenant stabilization programs to include renter assistance and other tenant stabilization services including eviction representation, expanded tenant-landlord mediation services, moving and storage, and a fund to assist with negotiated settlements.

Other displacement prevention strategies that the department has operationalized include:

- Preference Policy
- Community Land Trust
- Home Repair Program
- Home Buyer Assistance Program

- 5) *Please provide an update on Resolution No. [20200903-044](#), which expressed Council's intent to include Key Performance Indicators related to equity and displacement in a Performance Dashboard for Project Connect implementation.*

Staff from the Equity Office, the Innovation Office, the Housing and Planning Department, Office of Resilience, Transportation and the Economic Development departments are collaborating with consultants and community members to develop an equity tool to be used for Project Connect anti-displacement strategies and priorities. The equity tool will be completed by summer 2021, and the Key Performance Indicators will be developed following completion of the tool.

- 6) *Please identify any recommendations researched during the City's participation in PolicyLink's Anti-Displacement Policy Network that could be applied in an eTOD Plan.*

PolicyLink's All in Cities Anti-Displacement Policy Network report notes that anti-displacement policies need to center the voices of low-income communities of color. Many public processes, such as city council hearings and neighborhood association meetings, are not inclusive or empowering for low-income people or people of color due to time and location, language, and other access needs. Recommendations to better center the voices of communities of color includes:

- Increasing the political voice and power of low-income communities of color in decision-making

- Shifting the policy making process to center communities of color
- Increase capacity to measure indicators using data and research

Potential anti-displacement policies from PolicyLink's All in Cities Anti-Displacement Policy Network that could be applied to an eTOD Plan include the following:

Tenant Protections:

- Good/just cause eviction
- Fair chance housing and more equitable tenant screening
- Tenant protections for housing projects receiving public dollars
- Right to counsel or eviction counseling

Affordable Housing Preservation:

- Preservation funds
- Mobile home park preservation

Equitable Development:

- Community benefits agreements
- Assessment of fair housing in equitable development
- New or increased funding for affordable housing development

Community Ownership:

- Community land trusts
- Community control of public land

Business and Cultural Stabilization:

- Small business stabilization strategies
- Cultural districts

Institutionalizing Racial Equity:

- New or increased funding for grassroots organizations
- Ongoing anti-displacement team meetings
- Anti-displacement task force

7) *Please provide a copy of Capital Metro's Green Line TOD Study.*

The Green Line Study has not yet been finalized and published.

8) *Please provide a copy of Capital Metro's grant proposal for the Federal Transit Administration (FTA) to complete an Equitable Transit Oriented Development (eTOD) study. When will this study conclude and when will the results be released?*

Capital Metro presented the eTOD Study to the City of Austin Mobility Committee in April. The presentation, including purpose and timeline, is [available here](#), along with [video of the presentation and discussion](#).

9) *Please describe how passage of a citywide eTOD Policy Plan would legally impact, for example, the Plaza Saltillo Transit-Oriented Development (TOD) Station Area and Regulating Plan.*

Existing TOD Station Area Plans and Regulating Plans, including the Plaza Saltillo TOD Station Area and Regulating Plan are adopted as attachments to Imagine Austin and would continue to apply in those station areas until Council took specific action to repeal or replace them. The citywide eTOD Policy Plan could recommend amendments to these plans or could recommend repeal and replacement of these plans with new regulations if appropriate.

- 10) *The resolution directs the City Manager to bring forward requests for resources to support the study and creation of an eTOD Policy Plan during the budget process. Please describe what resources Capital Metro will be providing toward the creation of an eTOD Policy Plan.*

Capital Metro applied for and secured \$1.5M in FTA grants (\$600k for Green Line, and \$900k for eTOD with a \$350k match from Capital Metro) and is leading those studies. Capital Metro will continue to support and lend expertise and resources to the creation of TODs throughout the service area as part of our normal course of business.

- 11) *Please provide information about best practices of successful eTOD policies in cities without inclusionary zoning (such as Miami).*

Should this resolution be adopted by Council, this type of research that will be conducted in developing the eTOD policy.

- 12) *Please provide information about the Dallas TOD TIF District and a breakdown of what percentage stays in the station area, what percentage goes to a lower value area, and what percentage goes to affordable housing within the corridor.*

While it is not possible to provide a full response in this short time, we have collected the information below about Dallas' TIF Districts.

Dallas TOD Affordable Housing Policy

All Dallas TIF Districts created or amended after 2005 require an affordable housing set-aside:

- 20% of all housing receiving TIF funding must be set-aside for families earning less than 80% of Area Median Family Income (AMFI) for a period of 15 years (except City Center and Downtown Connection TIF Districts, which have a 10% set-aside);
- Affordable units must be distributed geographically and by unit size;
- Maximum affordable rents set at 30% of 80% of AMFI, adjusted annually;
- All units must share access to same amenities.

Between 2005 and beginning of 2016, the TIF Program has helped facilitate 2300 affordable housing units. In FY 19-20, of the \$10 million allocated, \$4.3 was for affordable housing.

Item #56: Conduct a public hearing and consider an ordinance repealing and replacing Article 7 of City Code Chapter 25-12 (Technical Code) to adopt the 2021 International Fire Code and local amendments; and creating offenses.

COUNCIL MEMBER ALTER'S OFFICE

- 1) *The back-up for this item state that after review and considerable discussion member Buys made a friendly amendment to maintain published code for 510.1 Exception 1 and 907.2.13.2, related to communication systems, which was acceptable to staff, and add language for ventilation for 1207.6.6.1. Regarding 1207.6.6.1, Chair Schumann suggested staff be allowed to consider an alternative method of compliance.*

Section 1207.6.6.1 is an added protection feature in that it is a thermal runaway detection system for lithium-ion battery storage systems. As part of this system, per 1207.6.6.2 the activation of the thermal detection system via a detection of thermal runaway shall activate the mechanical ventilation system when provided as a method of explosion control. AFD interprets the published code section 1207.6.3 to allow several different means of allowable explosion control and the intent of the added amendment 1207.6.6.2 is to require the thermal runaway detection system to activate the mechanical ventilation system when one is provided as the means of explosion control. This does not prohibit any means as allowed by IFC section 911 to be used. AFD does not feel there is a need to modify the code as proposed, and can clarify this intent as a rule in the revised Fire Criteria Manual.

- 2) *Please confirm whether those recommendations are incorporated into what Council is poised to adopt and whether an alternative method of compliance was incorporated regarding 1207.6.6.1.*

The recommendations for 510.1 Exception 1 and 907.2.13.2 were incorporated, and those sections were removed from the proposed amendments and will adopt as written in the published code. As per the explanation above for section 1207.6.6.1 no provisions are provided in the proposed amendments but will be clarified as a new rule in the revised Fire Criteria Manual.

- 3) *Please provide additional detail regarding 503.1.1 Buildings and facilities. Exception 3: Where approved by the fire code official, the fire apparatus access roads for a facility, building or portion of a building hereafter constructed, may be located on adjacent property(s), provided the fire apparatus access roads on the adjacent property(s) are bound in perpetuity to any and all associated properties necessary to comply with the fire apparatus road requirements herein by either a Unified Development Agreement (UDA) or a Joint Use Access Easement (JUA) that is approved and recorded with the county in which the properties are located. What was the impetus for this language and were specific cases identified where this language would have been helpful or desirable? Please provide those examples.*

The intent with this amendment is to introduce into Code a process that AFD is currently practicing. Due to constraints with impervious cover and tree requirements, compiled with building owner maximizing the footprint (square footage) of the building installing a fire lane sometimes is not possible. AFD has allowed building owners to utilize an adjacent property fire lane, or two adjacent property owners to install a shared fire lane over the property line. In these cases, AFD requires a Joint Use Access Easement be filed and recorded on the site plan to ensure that one party cannot alter the fire lane without approval of the other party or the City. This is typically seen in areas of the City that are being heavily re-developed and where maximizing building square footage where density is a high priority.

- 4) *What consideration was made for secondary access requirements?*

It is assumed this question is focused on secondary access requirements for Joint Use Access Easements. AFD considers the use of a JUAEC as a secondary access when the entrance to said fire lane is not fully on the property in question and is typically not the primary entrance to the property. Design examples can be provided to further the discussion.

Item #57: Conduct a public hearing and consider an ordinance repealing and replacing Article 6 of City Code Chapter 25-12 (Technical Codes) to adopt the 2021 Uniform Plumbing Code and local amendments; and creating offenses.

COUNCIL MEMBER ALTER'S OFFICE

1) *What, if any, changes were contemplated to ensure pipes and other plumbing infrastructure can withstand weather events like Winter Storm Uri? If not, why was this not considered?*

City staff proposes adopting the 2021 International Energy Conservation Code and other 2021 technical codes to assist our community in constructing more resilient buildings. The 2021 IECC requires greater building envelope insulation than previous codes which helps reduce temperature variation during both hot and cold temperatures.

The existing and proposed Plumbing Code require freeze protection. Plumbing lines must be insulated unless they are on the conditioned side of a 6" wide insulated wall. For piping located outside of the thermal envelope, pipe insulation and heat tracing is utilized. Heat tracing requires power.

During the winter storms we saw issues primarily in the following areas:

- On-demand water heater exchangers freezing
- Several manufacturers have freeze protection on their units which require electrical power. These manufacturers recommend draining the water heater during freezing temperatures and power outages.
- Texas had limited availability of the part that broke on these water heaters due to the widespread event.
- Heat trace on external/unconditioned area plumbing lines not available due to power outages, including fire sprinkler piping
- Pipes freezing between floors within apartment buildings due to extended power outages

Staff considered additional measures such as insulating pipes within all conditioned areas. It is unclear the added requirement and cost for new construction would result in less of the types of issues witnessed in Austin during a multi-day freeze with extended power outages. It may create a false sense of security when precautions against freezing pipes should still be taken. Existing buildings, constructed under older codes, would still include uninsulated piping within conditioned areas.

Expanding pre-winter or pre-event education to the public with steps on how to help prevent frozen pipes could be helpful such as when to drip versus drain your system. Preventing frozen pipes also relies on proper building maintenance such as sealing cracks and holes near water pipes, fixing gaps in pipe insulation, and understanding how to operate plumbing systems such as water heaters per manufacturer recommendations.

Should City Council wish staff to pursue additional code options we request specific direction for the type of freeze event that must be prepared for (e.g. multi-day freeze, extended non-rolling power outages), confirmation the outcome should prevent the most common issues encountered during Winter Storm Uri, and provide support for hiring a third-party subject matter expert if needed to conduct the type of research necessary. Adopting the current proposed code would help ensure there is no delay in implementing the most recent codes that help create resiliency. City staff could return with a separate proposal or analysis within a specified timeframe.

Item #71: Approve an ordinance setting the tax exemption for the percentage-based property tax (ad valorem) residence homestead exemption at the current level of 10% of the assessed value or a different value that Council may establish up to a maximum of 20% in accordance with state law.

COUNCIL MEMBER TOVO'S OFFICE

1) Please verify whether apartment complexes are considered commercial properties from the perspective of the Travis County Appraisal District. Given that assumption, what is the expected impact on renters given that the homestead exemption (under the new interpretation from the State Comptroller's office) shifts the burden of the exemption to commercial properties?

Apartment complexes are grouped within "Multi-Family Residential" in the state of Texas property classification system. The table below displays the additional tax burden, by property category, currently projected to be borne in FY22 by non-homestead properties if the City were to increase its general homestead exemption from 10% to 20% and approve a property tax increase of 3.5%:

Residential - Non-Homestead	\$6,307,555
Multi-Family	\$7,251,495
Land	\$634,149
Commercial	\$10,868,077
Personal Property	\$2,112,554
Total	\$27,173,830

In addition to the multi-family category, renters likely occupy a large portion of properties in the residential non-homestead category, which comprises single-family homes that do not receive the homestead exemption. Together the shift in tax burden associated with an increase in the general homestead exemption for these two categories is projected at \$13.6 million in FY22. Property taxes are generally the responsibility of the property owner to pay. Rent levels are determined by housing market dynamics and it would require a more extensive and nuanced economic study to investigate what percentage of this shift in tax burden property owners would attempt to, or succeed in, passing on to tenants in the form of higher rents.



Council Question and Answer

Related To

Item #6

Meeting Date

June 3, 2021

Additional Answer Information

Approve a resolution directing the Chief Financial Officer of the City to calculate the City's proposed voter-approval property tax rate with an increase of 8% above the City's current maintenance and operations rate as allowed by the Texas Tax Code for taxing units located in areas declared a disaster by the Governor of the State of Texas.

QUESTION/ANSWER: Council Member Alter's Office

1) Please provide detail as to the financial impact to the typical City homeowner, typical senior/disabled City homeowner, and other classes of property owners of an increase in the general homestead exemption from 10% to 20% and of an increase in the senior/disabled exemption to a level sufficient to keep the typical senior/disabled homeowner's FY22 projected property tax below at or below its FY21 level.

The state-mandated deadline for increasing the general homestead exemption is June 30th, and any changes to the over 65 or disabled persons exemption must be instituted before calculation of the voter-approval rate. Items have been launched for the June 3 Council meeting agenda to allow consideration of increases to these exemptions. The tables below display the projected impacts—at an assumed property tax increase of 3.5%—to different categories of property owners of an increase in the general homestead exemption from 10% to the maximum 20%, and of increases in the over 65/disabled homestead exemption to the levels necessary to hold these homeowners' FY22 projected tax bills below their FY21 levels.

Increase General Homestead Exemption from 10% to 20%

	3.5% Tax Rate Increase
General Fund Revenue	No impact
Typical Homeowner annual savings	\$141.06
Annual impact per \$100,000 of taxable value for non-homestead properties	\$20.80

Increase Over 65/Disabled Exemption to Hold Harmless, no change to General Homestead Exemption

	3.5% Tax Rate Increase
Exemption increase to hold median over-65/disabled homestead's FY22 projected property tax bill below FY21 level	\$25,000 (total exemption of \$113,000)

General Fund Revenue	<i>No impact</i>
Median Over 65/Disabled Homestead projected FY22 annual property tax bill in comparison with FY21 annual property tax bill	(\$3.52)
Increase in projected FY22 annual property tax bill for typical homeowner (in comparison with no increase to senior/disabled exemption)	\$11.52
Increase in projected FY22 annual property tax bill per \$100,000 of taxable value for non-homestead properties (in comparison with no increase to senior/disabled exemption)	\$3.20

2) Please provide clarification on calculating the voter approval property tax rate at 8% and the impact this action has on the FY22 budget?

Item 6 on this week's agenda is a resolution to authorize the city to potentially increase property taxes for city maintenance and operations by up to 8% over this current year's taxes. This action is allowed by state law for years in which the governor issued a disaster declaration. The governor has issued disaster declarations for the COVID crisis and winter storm Uri which trigger the opportunity for the City to utilize this provision of state law. This action does not mandate that the tax rate will be increased, but gives council the option of this increase should the funding be needed. As council knows, during the 2019 legislative session, the law was changed so that absent the disaster declaration, the City is limited to not more than 3.5% increase in property taxes for maintenance and operations unless the City calls election to go above 3.5%.

However, the law requires that a taxing entity take specific action to direct that it wishes its voter-approval rate to be calculated using the 8% increase factor. Item 6 on the 6/3 agenda is this action. It would not require Council to eventually approve a property tax rate at any specific level, but would merely create the opportunity for Council to consider leveraging the additional revenue capacity provided by the 8% increase factor as it shapes the final Fiscal Year 2022 Budget. The final property tax rate is scheduled to be approved, as usual, during the budget adoption proceedings in August.



Council Question and Answer

Related To

Item #7

Meeting Date

June 3, 2021

Additional Answer Information

Authorize negotiation and execution of a competitive sealed proposal agreement with Balfour Beatty Construction Group, Inc. for construction services for the Town Lake Metro Park - Seaholm Intake Facility Phase 1 Rehabilitation project in an amount not to exceed \$3,200,000.

[Note: This contract will be awarded in compliance with City Code Chapter 2-9A (Minority Owned and Women Owned Business Enterprise Procurement Program) through the achievements of Good Faith Efforts with 9.28% MBE and 0.21% WBE participation.].

QUESTION/ANSWER: Council Member Alter's Office

- 1) *The back-up for this item states this project is funded by both General Obligation Bond and Hotel Occupancy Tax funds. Please provide a break-down as to the amount by each funding source and please include information as to why the project isn't being funded exclusively by Hotel Occupancy Tax funds.*

Current funding breakdown for this project is as follows:

\$2.2 million – 2018 G.O. Bond funds

\$1.1. million – Hotel Occupancy Tax (HOT) funds

All HOT funding appropriated to PARD have been assigned to other active projects. If additional HOT funds were to be made available for this project, they could be used to offset the bond funding.



Council Question and Answer

Related To

Item #14

Meeting Date

June 3, 2021

Additional Answer Information

Approve an ordinance amending the Fiscal Year 2020-2021 Development Services Department Operating Budget (Ordinance No. 20200812-001) to increase the number of authorized staff positions by 41 full-time equivalent staff positions to support the housing goals expressed in Strategic Direction 2023 and the Austin Strategic Housing Blueprint.

QUESTION/ANSWER: Council Member Alter's Office

- 1) *Please provide additional detail as to why this request is coming outside of the budget cycle. Is this request in anticipation of a volume increase in permitting or has the volume increased since the beginning of the fiscal year?*

The timing of this request is in response to existing demand as well as projected volume.

Existing Demand. With the exception of the COVID-19 related decrease experienced in FY20, permitting volume has been increasing since FY2013. Overall permit volume is up approximately 5% over the same time period last fiscal year, and approximately 7% over this same time frame in FY19. Residential permit volume is up 13.5% this fiscal year over the same time period last fiscal year, and up 16% from the same time period in FY19. Similarly, residential plan review volume is up 31% over this same time period in FY20.

Projected Volume. Every year, the Development Services Department commissions a development forecast, produced by Capitol Market Research (CMR). This year's report estimates an increase of 11% in commercial and residential permit volumes (using a combined average) in 2021 and 2022, which corresponds to projections developed by DSD based on operational data and current year estimates. Based on the staff analysis, the CMR report, and discussions with the local development and real estate community about what is happening both locally and in the region, we expect housing demand to continue to rise.

Processing Times. DSD resources are strained as a result of current demand and volume. Turnaround times are increasing and we are concerned about the impact that could have on the City's ability to realize its housing and service delivery priorities, including those outlined in Strategic Direction 2023 and the Strategic Housing Blueprint. The resources requested this fiscal year are to support this development activity and timed to ensure we are moving as quickly as possible, taking into account the growth we are beginning to see, the growth we expect to see, and the amount of time it takes to complete recruitment and training.

- 2) *Please provide a listing of the department areas that these FTEs will be assigned.*

Building Plan Review

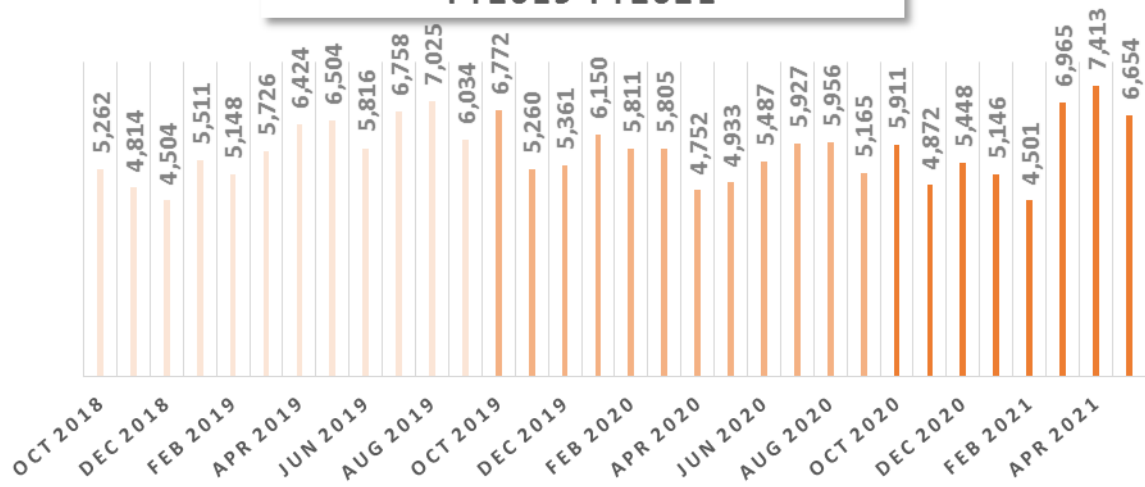
Includes Commercial, Residential and Expedited Review staff to assist with current and projected application volume.

Unit	FTEs
Commercial Plan Review	6
Residential Plan Review	3
Expedited Plan Review	12
Customer and Employee Experience	
Includes staff who will focus on providing assistance with all aspects of application submittal and permit issuance in support of additional application volume, as well as staff who will support expanded outreach, engagement and training needs.	
Unit	FTEs
Service Center	4
Intake	8
Support Services	4
Land Development Review	
Includes Tree Review staff to assist with existing backlog and additional application volume, an Urban Forestry Program Development Coordinator to support the Youth Forest Council, and a Planner Principal to help lead process improvements.	
Unit	FTEs
Community Tree Preservation	2
Regulatory Policy & Admin.	1
Office of the Director	
Includes an Equity and Inclusion Program Manager to develop and coordinate strategy and policy in support of equity, diversity, and inclusion.	
Unit	FTEs
Equity & Inclusion	1

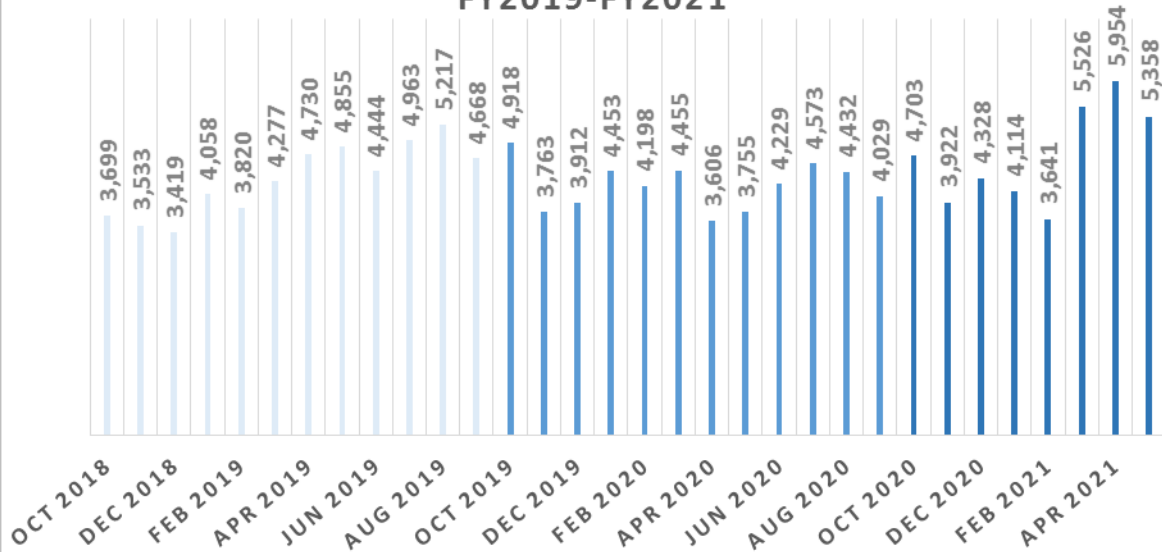
3) *Please provide data on the volume change in permits by specific permit type.*

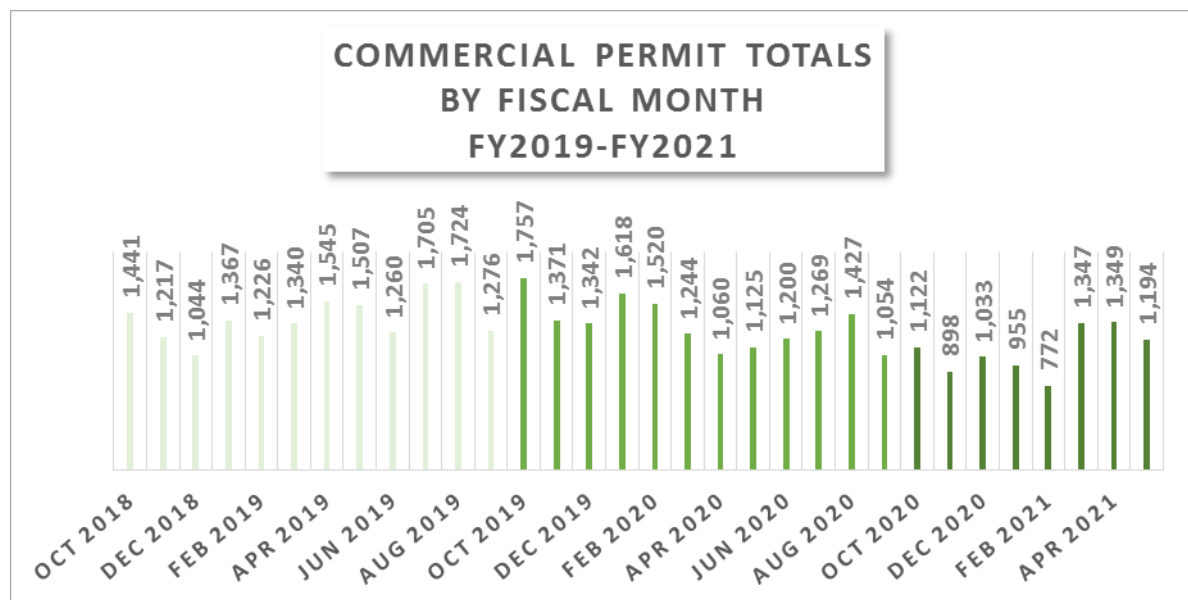
Included below are data sets for FY2019 through May of FY2021 that reflect residential and commercial permit volume, plan review volume, as well as current plan review performance measures. Additional detail is provided in the response to question #4.

**PERMIT TOTALS BY FISCAL MONTH
(RESIDENTIAL/ COMMERCIAL)
FY2019-FY2021**



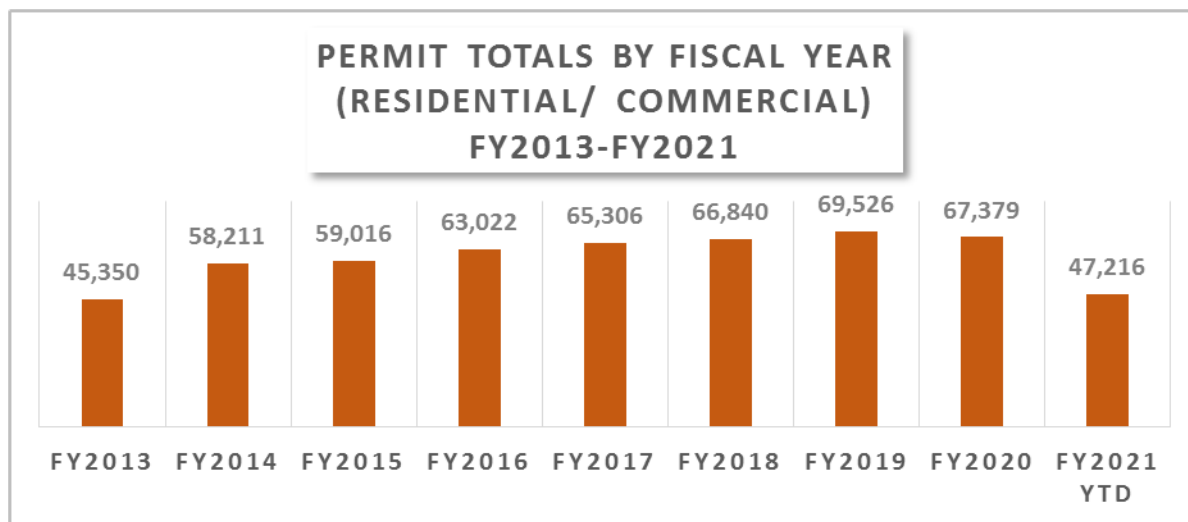
**RESIDENTIAL PERMIT TOTALS
BY FISCAL MONTH
FY2019-FY2021**





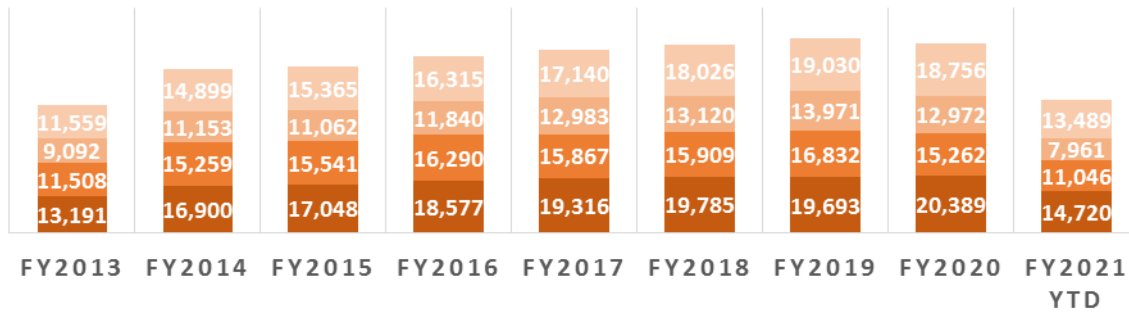
- 4) Please provide information on the volume of permits by permit type from 2013 to 2017 and from 2017 to 2021. Please break down the data to include the permit volume by permit type for each of those years.

Included below is permit volume by permit type broken out by commercial and residential permits from FY2013 through May of Fiscal Year 2021. Based on current volume, we project ending this fiscal year with issuance of approximately 73,000 permits, which is the highest volume we have seen since FY2013.

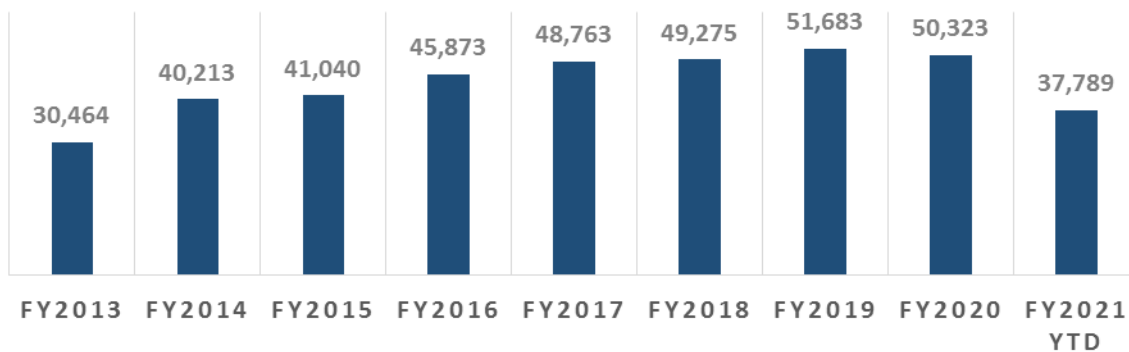


PERMIT TOTALS BY TYPE (RESIDENTIAL/ COMMERCIAL) FY2013-FY2021

■ Electrical Permit ■ Building Permit ■ Mechanical Permit ■ Plumbing Permit

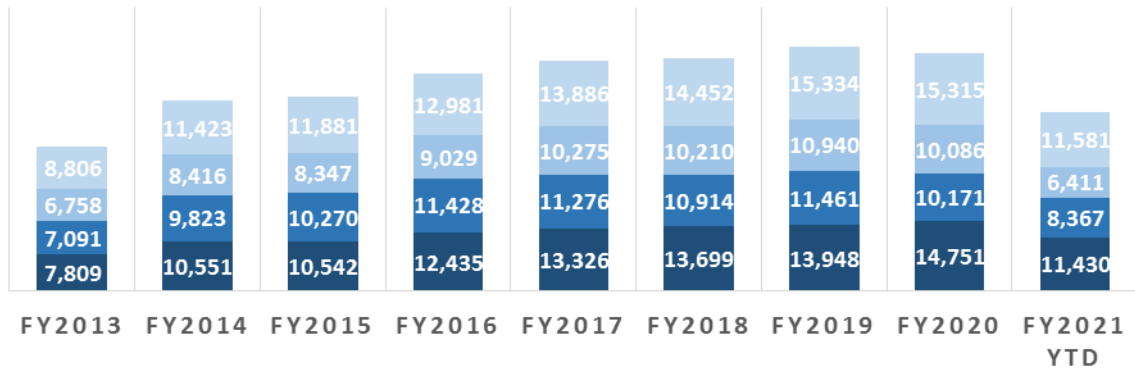


RESIDENTIAL PERMIT TOTALS BY FISCAL YEAR FY2013-FY2021

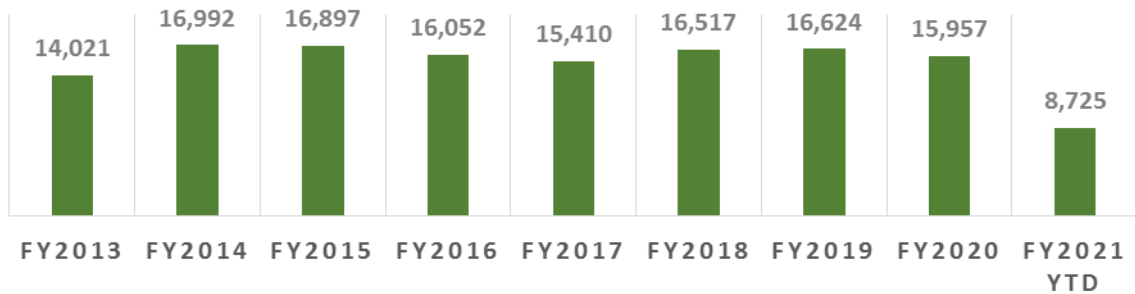


RESIDENTIAL PERMIT TOTALS BY TYPE FY2013-FY2021

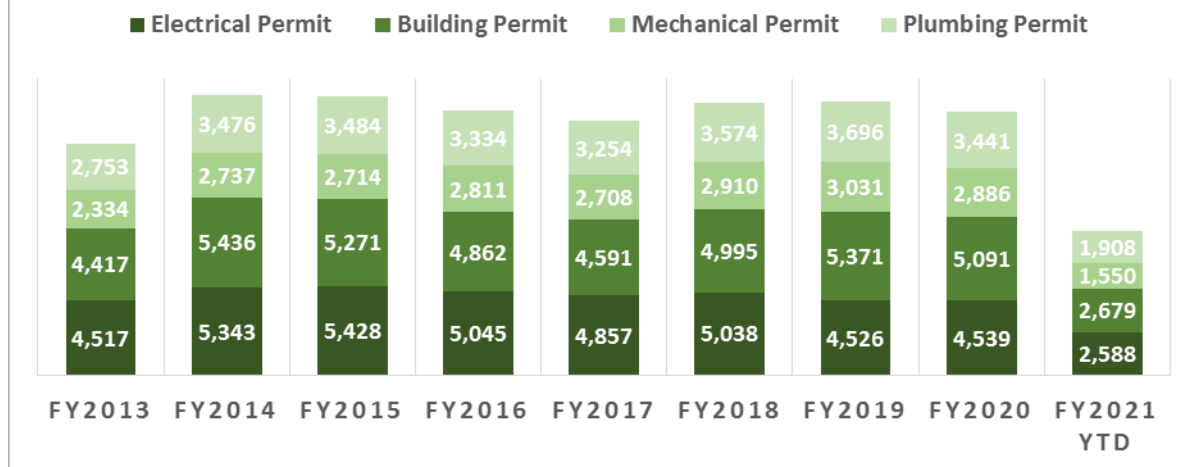
■ Electrical Permit ■ Building Permit ■ Mechanical Permit ■ Plumbing Permit



COMMERCIAL PERMIT TOTALS BY FISCAL YEAR FY2013-FY2021



COMMERCIAL PERMITS TOTALS BY TYPE FY2013-FY2021



- 5) Please provide a breakdown of which fees were increased in the 2018 budget adoption that added the last round of 50 FTE positions. Please include the total cost of those additional FTE positions. Please also provide a summary of the amount of increased revenue those specific fee increases generated for DSD annually since that fee schedule adoption.

In FY2018-2019, the Development Services Department increased fees across the board in support of the last phase of DSD's transition from General Fund to full cost of service. Revenue increased by 36% or \$15M that fiscal year. A breakdown of the fee increases is attached (Appendix 1). That fiscal year, Council also approved the addition of 52 FTEs. The total cost of those FTEs was \$6.5M which included salary, fringe benefits and miscellaneous operating expenses.

- 6) Please provide the calculations that DSD has done to conclude that these additional positions can be afforded without a fee increase and please confirm that the Department will not be requesting fee increases in the next budget cycle to fund these positions.

The Department will not increase fees in the next budget cycle to support the requested positions. The underlying conclusions that lend support for not increasing fees were derived from the volume projections included in the Capitol Market Research (CMR) Development Applications Forecast Report. The results from the report show that both commercial and residential permit volumes would increase in 2021 and 2022 by 11%, using a combined average. DSD operations data reveal similar growth projections based on current year estimates and anticipated service demand levels, which support CMR's conclusions. The Department analysis that followed incorporated the volume projections of 11%, increased the budget accordingly and kept fees static.

The table below reflects the FY2020-2021 adopted budget and FY2021-2022 proposed budget. Based on DSD's calculations, the 11% budget increase in FY2021-2022 of \$7.1 million, will support the \$4.4 million expense for the requested positions.

	FY20-21 Adopted Budget	FY20-21 Estimated Budget	FY21-22 Proposed Budget	% Increase/ (Decrease)	\$ Increase/ (Decrease)
Revenue	\$62,430,000	\$63,825,071	\$69,596,587	11%	\$7,166,587
Expense	\$64,763,567	\$59,997,211	\$69,596,587		

Total Balance	<u>(\$2,333,567)</u>	<u>\$3,827,860</u>	<u>\$0</u>
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FY21-22	
Annualized	
Cost for 41	\$4,415,394
FTEs	

Appendix 1: Fiscal Year 18-19 DSD Fee Increase Summary

<u>FEE LINE ITEM</u>	<u>2018</u>	<u>2019</u>	<u>Increase</u>
A Free Standing, roof sign, projecting sign	117	118	1
B Wall Signs, awnings	29	59	30
C Historical District	29	59	30
1.04 Mobile Retail Permit	41	79	38
A New/annual renewal	29	59	30
D Zoning Compliance Letter	69	129	60
A Zoning variance	1,465	2,834	1,369
C Sign variance - Commercial	1,465	2,834	1,369
1.08 Site Plan Correction Fee	147	560	413
1.07 Commercial Site Plan Exemption	53	236	183
E All other sound amplification permits	61	120	59
B Outdoor music venue	182	361	179
A After Hours Concrete Pouring in Central Business District	91	180	89
1.06 Alcoholic beverage waiver fee	2,749	5,141	2,392
1.09 Land Status determination (Legal tract determination)	137	257	120
C Multi-Day Sound Amplification	243	481	238
D Single-Day Sound Amplification	91	180	89
D Billboard Relocation	182	361	179
B Special Exceptions	1,669	2,093	424
1.01 Regular Rezoning	935	1,998	1,063
1.02 Historic zoning application	291	553	262
1.03 Local Historic District Application	291	553	262
A General	985	1,787	802
B Specific	985	1,787	802
1.05 Restrictive covenant amendment	834	1,478	644
1.06 Neighborhood Plan Amendment Application Fee	291	553	262
A Land Use determination	221	418	197
A <= 5 acres	2,887	11,175	8,288
B > 5 acres	2,887	11,175	8,288
C <= 10 acres	2,757	9,390	6,633
A < 10 acres	7,116	23,655	16,539
B < 50 acres	9,301	28,945	19,644
C <= 250 acres	10,696	32,945	22,249
Per acre over 250 acres	92	132	40
A Creation	1,043	12,964	11,921
B Revision requiring Planning Commission approval	873	1,586	713
C Administrative approval of revision	873	1,586	713
D Amendment	361	688	327

<u>FEE LINE ITEM</u>	<u>2018</u>	<u>2019</u>	<u>Increase</u>
E Out-of-district service request	361	688	327
F Annexation	361	688	327
1.05 Public Improvement District	361	8,751	8,390
A < 10 acres	7,116	23,655	16,539
B < 50 acres	9,301	28,945	19,644
C <= 250 acres	10,696	32,945	22,249
Per acre over 250 acres	92	132	40
a Base	4,417	11,962	7,545
b per acre	17	82	65
a Base	4,417	13,236	8,819
b per acre	17	118	101
a Base	2,907	7,499	4,592
a Base	2,907	8,144	5,237
a Base	2,907	7,751	4,844
a Base	2,907	9,293	6,386
B Advanced (non-Scrivener's Error)	2,232	5,223	2,991
A Basic (Scrivener's Error/Name Change for Approved Subdivision)	1,038	2,375	1,337
1.06 Extension of Approved Preliminary Plan (Travis County Chapter 30 - 2 Year request)	495	845	350
B Subdivision Public Hearing Preparation	852	1,497	645
D Completeness Check	162	476	314
E County recordation courier fee	852	1,198	346
C <=10 acres	3,518	6,622	3,104
C Revision (land use only)		1	1
A 1st Extension	902	2,391	1,489
B Commission Approved Extension	1,086	3,771	2,685
c Revision (Building, Parking & Other Site Work)		1	1
a Consolidated	2,206	9,471	7,265
b Construction element only	1,541	8,293	6,752
c Building/Parking and other site work	1,375	7,999	6,624
D Boat Dock Development Review	1,920	5,599	3,679
A Phasing Fee (first phase is free)	122	821	699
D Completeness Check	160	383	223
F Site Plan Public Hearing Preparation	2,327	4,122	1,795
a Initial application	212	374	162
b Annual renewal	85	149	64
H Building Plan Resubmittal Fee	206	611	405
O Quick Turnaround Fee		99	99
K Overtime Plan Review Fee	107	242	135
a <=1,000 sq. ft.	251	287	36
b <=5,000	251	287	36
d <=25,000	477	558	80

<u>FEE LINE ITEM</u>	<u>2018</u>	<u>2019</u>	<u>Increase</u>
e <=50,000	542	635	93
f >50,000	672	790	118
b <=5,000	243	277	34
d <=25,000	461	538	77
e <=50,000	570	669	98
f >50,000	935	1,105	170
b <=5,000	146	161	15
d <=25,000	316	364	48
e <=50,000	421	490	69
f >50,000	510	596	87
d <=25,000	704	829	125
e <=50,000	931	1,100	169
f >50,000	1,117	1,322	206
a <=5,000 sq. ft.	243	283	40
b <=50,000	243	283	40
c <=100,000	380	447	67
a <=5,000 sq. ft.	307	360	53
b <=50,000	307	360	53
c <=100,000	356	418	62
a <=5,000 sq. ft.	178	205	27
b <=50,000	178	205	27
c <=100,000	259	302	43
a <=5,000 sq. ft.	259	302	43
b <=50,000	259	302	43
c <=100,000	405	476	72
i Per unit	8	10	2
i Per unit	8	10	2
i Per unit	16	19	3
i Per unit	12	15	2
i Per unit	8	10	2
i Per unit	8	10	2
i Per unit	8	10	2
i Per unit	8	10	2
e with no heating/AC units installed	89	97	8
a Residential Plan Review		1,006	1,006
C Residential Plan Review Application Processing Fee	63	78	15
D Residential Plan Revision Fee Minor	45	82	37
E Residential Plan Revision Fee Major		503	503
c Express Residential Plan Review		78	78
J Consultation Fee		253	253
G Demolition/Relocation Processing Fee		78	78
A First hour	150	178	28
B Each additional hour	49	58	9

<u>FEE LINE ITEM</u>	<u>2018</u>	<u>2019</u>	<u>Increase</u>
1.05 Commercial: Electric Sign Permit	49	58	9
1.06 Municipal Utility District (MUD)/ETJ inspections (elec and plbg)	36	42	6
A In the City of Austin	113	136	23
B In Pedernales Electric Service District - for underground inspections where service is located on pedestals at the road	129	155	26
1.19 Overtime Plan Review Fee	107	241	134
per acre over 5 acres	307	629	322
D > 250 acres	10,696	32,945	22,249
E Revision requiring Planning Commission approval	2,407	4,275	1,868
E Revision requiring Planning Commission approval	2,407	4,275	1,868
D > 250 acres	10,696	32,945	22,249
1.05 Neighborhood traffic analysis	2,878	3,789	911
A Residential Plan Review (includes four disciplines)		1,109	1,109
B Commercial Plan Review (includes eight disciplines)		2,158	2,158
a Building	131	270	139
b Mechanical	131	263	132
c Electrical	131	270	139
d Plumbing	131	270	139
e Zoning	131	270	139
f Arborist	131	281	150
g Structure (as needed)		285	285
h Fire		287	287
i Health		249	249
j Industrial Wastewater		263	263
c <=10,000	421	490	69
per additional 10,000 sq. ft.	3	6	4
a <=1,000 sq. ft.	243	277	34
c <=10,000	316	364	48
per additional 10,000 sq. ft.	7	17	10
a <=1,000 sq. ft.	146	161	15
c <=10,000	267	306	39
per additional 10,000 sq. ft.	2	4	2
a <=1,000 sq.ft.	251	287	36
b <=5,000	251	287	36
c <=10,000	498	582	84
per additional 10,000 sq. ft.	4	9	5
d <=500,000	453	534	81
e <=1,000,000	542	641	99

<u>FEE LINE ITEM</u>	<u>2018</u>	<u>2019</u>	<u>Increase</u>
f >1,000,000	793	941	148
per additional 100,000 sq. ft.	25	30	5
d <=500,000	453	534	81
e <=1,000,000	817	970	153
f >1,000,000	1,181	1,406	224
per additional 100,000 sq. ft.	36	44	7
d <=500,000	307	360	53
e <=1,000,000	583	689	107
f >1,000,000	744	883	139
per additional 100,000 sq. ft.	16	19	3
d <=500,000	502	593	91
e <=1,000,000	599	709	110
f >1,000,000	987	1,173	186
per additional 100,000 sq. ft.	39	46	8
b <=5,000	243	287	44
c <=10,000	288	325	38
d <=25,000	344	408	64
e <=50,000	461	548	87
f >50,000	599	712	114
per additional 10,000 sq. ft.	14	33	19
a <=1,000 sq. ft.	235	277	42
b <=5,000	235	277	42
c <=10,000	332	364	32
d <=25,000	453	538	85
e <=50,000	672	800	128
f >50,000	817	974	157
per additional 10,000 sq. ft.	15	35	20
a <=1,000 sq. ft.	218	257	39
b <=5,000	218	257	39
c <=10,000	254	306	51
d <=25,000	299	354	55
e <=50,000	413	490	77
f >50,000	526	625	99
per additional 10,000 sq. ft.	11	27	16
a Volume Builder Registration Fee - Initial	639	1,116	477
b Volume Builder Registration Fee - Renewal	479	846	367
c Zoning Review Fee	406	706	300
d Prototype Plan Review Fee	285	506	221
e Volume Builder Plan Review - per unit	68	118	50
b Small Projects Plan Review		126	126
H Driveway Review Fee		63	63
I Restamp Fee		58	58
G Temporary (Limited) Building Permit	147	290	143

<u>FEE LINE ITEM</u>	<u>2018</u>	<u>2019</u>	<u>Increase</u>
J Commercial Plan Review Application Processing Fee	31	72	41
L Commercial Plan Review Consultation	81	183	102
M Occupant Load Card Review	73	146	73
N Occupant Load Card Increase Plan Review	194	450	256
a <=1,500 sq. ft.	974	2,271	1,297
b <=5,000	974	2,271	1,297
c <=10,000	1,081	2,723	1,642
d <=25,000	1,187	3,021	1,834
e <=50,000	1,473	3,481	2,008
f <=100,000	1,949	4,480	2,531
g >100,000	2,706	6,495	3,789
a <=1,500 sq. ft.	1,112	2,594	1,482
b <=5,000	1,112	2,594	1,482
c <=10,000	1,301	3,045	1,744
d <=25,000	1,465	3,384	1,919
e <=50,000	1,628	3,843	2,215
f <=100,000	1,863	4,279	2,416
g >100,000	2,568	6,173	3,605
a <=1,000 sq. ft.	259	306	47
b <=5,000	259	306	47
c <=10,000	302	364	62
d <=25,000	356	422	66
e <=50,000	469	558	88
f >50,000	583	693	111
a <=1,500 sq. ft.	1,129	2,634	1,505
b <=5,000	1,129	2,634	1,505
c <=10,000	1,387	3,246	1,859
d <=25,000	1,749	4,108	2,359
e <=50,000	2,293	5,253	2,960
f <=100,000	2,995	7,001	4,006
g >100,000	4,596	10,917	6,321
a <=1,500 sq. ft.	854	1,990	1,136
b <=5,000	854	1,990	1,136
c <=10,000	1,129	2,642	1,513
d <=25,000	1,405	3,303	1,898
e <=50,000	1,777	4,044	2,267
f <=100,000	2,944	6,880	3,936
g <=300,000	4,524	10,676	6,152
a <=1,500 sq. ft.	957	2,231	1,274
b <=5,000	957	2,231	1,274
b <=10,000	992	2,320	1,328
c <=25,000	1,060	2,497	1,437
d <=50,000	1,301	3,078	1,777

<u>FEE LINE ITEM</u>	<u>2018</u>	<u>2019</u>	<u>Increase</u>
e <=100,000	1,570	3,594	2,024
f >100,000	2,087	5,046	2,959
per additional 10,000 sq. ft.	76	187	111
per additional 10,000 sq. ft.	71	175	104
per additional 10,000 sq. ft.	160	384	224
per additional 10,000 sq. ft. above 100,000 sq. ft.	52	124	72
per additional 1,000 sq. ft.	18	64	46
a <=5,000 sq. ft.	992	2,320	1,328
per additional 10,000 sq. ft.	52	131	79
a Residential	348	460	112
b Commercial	241	244	3
B Commercial Site Plan Exemption Review	424	515	91
D Utility Repair/Replacement Review	109	335	226
D Utility Repair/Replacement Inspection	143	244	101
1.05 Non-development Tree Review		258	258
1.06 PUD/PDA Arborist Review		6,832	6,832
1.09 Protected Tree Review Commission Appeal		3,718	3,718
A Administratively Approved Variance	420	672	252
b Commission Approved Variance	3,415	3,718	303
A	2,853	5,444	2,591
B	3,185	6,033	2,848
D >10 acres	3,518	6,622	3,104
per acre over 10 acres	79	141	62
b Commercial	101	120	19
F Residential Plan Review Resubmittal		503	503
per additional 1,000 sq. ft. above 1,000 sq. ft.	42	51	8
per additional 1,000 sq. ft. above 5,000 sq. ft.	11	14	2
per additional 1,000 sq. ft. above 10,000 sq. ft.	4	5	1
per additional 5,000 sq. ft. above 25,000 sq. ft.	5	6	1
per additional 1,000 sq. ft. above 1,000 sq. ft.	18	22	4
per additional 1,000 sq. ft. above 5,000 sq. ft.	29	35	6
per additional 1,000 sq. ft. above 10,000 sq. ft.	7	9	1
per additional 5,000 sq. ft. above 25,000 sq. ft.	15	17	3
per additional 1,000 sq. ft. above 1,000 sq. ft.	30	36	6
per additional 1,000 sq. ft. above 5,000 sq. ft.	10	12	2
per additional 1,000 sq. ft. above 10,000 sq. ft.	7	8	1

<u>FEE LINE ITEM</u>	<u>2018</u>	<u>2019</u>	<u>Increase</u>
per additional 5,000 sq. ft. above 25,000 sq. ft.	4	4	1
per additional 1,000 sq. ft. above 1,000 sq. ft.	62	74	12
per additional 1,000 sq. ft. above 5,000 sq. ft.	41	49	8
per additional 1,000 sq. ft. above 10,000 sq. ft.	15	18	3
per additional 5,000 sq. ft. above 25,000 sq. ft.	7	9	1
a <=1,000 sq. ft.	243	287	44
per additional 1,000 sq. ft. above 5,000 sq. ft.	3	4	1
per additional 10,000 sq. ft. over 50,000 sq. ft.	15	17	3
per additional 10,000 sq. ft. above 100,000 sq. ft.	2	3	0
per additional 100,000 sq. ft. above 500,000 sq. ft.	50	60	10
per additional 1,000 sq. ft. above 5,000 sq. ft.	1	1	0
per additional 10,000 sq. ft. above 100,000 sq. ft.	9	11	2
per additional 10,000 sq. ft. over 50,000 sq. ft.	19	23	4
per additional 100,000 sq. ft. over 500,000 sq. ft.	73	87	14
1.01 Basic Notification	249	272	23
1.02 TIA Scoping Fee	2,007	4,635	2,628
1.03 TIA Waiver Fee	2,656	4,567	1,911
1.04 TIA Public Hearing Preparation	6,221	10,864	4,643
d Boat Dock	1,256	5,599	4,343
a As part of existing site plan	1,531	2,794	1,263
b Stand alone	2,528	4,560	2,032
i Transportation - Planning	198	360	162
ii Traffic Engineering		700	700
i Transportation - Planning	718	1,231	513
ii Traffic Engineering		1,030	1,030
iii Zoning - Other	406	658	252
iv Compatibility	491	809	318
E Appeal of Site Plan Commission Decision	4,181	7,265	3,084
c Fast Track Review Fee	905	3,014	2,109
i Subdivision	341	599	258
ii Transportation - Planning	181	337	156
iii Traffic Engineering		631	631
i Subdivision	682	1,197	515
ii Transportation - Planning	604	3,929	3,325
iii Traffic Engineering		960	960
a < 2 acres	2,594	7,808	5,214
B < 5 acres	2,675	8,599	5,924

<u>FEE LINE ITEM</u>	<u>2018</u>	<u>2019</u>	<u>Increase</u>
D > 10 acres	2,757	9,390	6,633
per acre over 10 acres	13	56	43
per additional 500 sq. ft. over 1,500 sq. ft.	15	64	49
per additional 500 sq. ft. over 1,500 sq. ft.	27	64	37
per additional 500 sq. ft. over 1,500 sq. ft.	37	87	50
per additional 500 sq. ft. over 1,500 sq. ft.	39	93	54
per additional 500 sq. ft. over 1,500 sq. ft.	36	128	92
c >5,000 sq. ft.	1,211	3,125	1,914
per additional 1,000 sq. ft. above 5,000 sq. ft.	33	68	35
per additional 1,000 sq. ft. above 5,000 sq. ft.	21	60	39
per additional 1,000 sq. ft. above 5,000 sq. ft.	72	172	100
per additional 1,000 sq. ft. above 5,000 sq. ft.	55	132	77
per additional 1,000 sq. ft. above 5,000 sq. ft.	14	36	22
per additional 5,000 sq. ft. above 10,000 sq. ft.	96	153	57
per additional 5,000 sq. ft. above 10,000 sq. ft.	54	153	99
per additional 5,000 sq. ft. above 25,000 sq. ft.	95	200	105
per additional 10,000 sq. ft. above 50,000 sq. ft.	151	374	223
per additional 5,000 sq. ft. above 25,000 sq. ft.	47	87	40
per additional 10,000 sq. ft. above 50,000 sq. ft.	141	350	209
per additional 5,000 sq. ft. above 10,000 sq. ft.	124	247	123
per additional 5,000 sq. ft. above 25,000 sq. ft.	233	538	305
per additional 10,000 sq. ft. above 50,000 sq. ft.	316	745	429
per additional 5,000 sq. ft. above 10,000 sq. ft.	181	381	200
per additional 5,000 sq. ft. above 25,000 sq. ft.	140	321	181
per additional 10,000 sq. ft. above 50,000 sq. ft.	320	769	449
per additional 5,000 sq. ft. above 10,000 sq. ft.	80	193	113
per additional 5,000 sq. ft. above 25,000 sq. ft.	54	103	49
per additional 10,000 sq. ft. above 50,000 sq. ft.	103	261	158
a Minor Plan Revision	139	306	167

<u>FEE LINE ITEM</u>	<u>2018</u>	<u>2019</u>	<u>Increase</u>
b Major Plan Revision	533	1,223	690
per additional 1,000 sq. ft. above 5,000 sq. ft.	2	2	0
per additional 10,000 sq. ft. over 50,000 sq. ft.	10	12	2
per additional 10,000 sq. ft. above 100,000 sq. ft.	7	8	1
per additional 100,000 sq. ft. over 500,000 sq. ft.	32	39	6
per additional 1,000 sq. ft. over 5,000 sq. ft.	3	4	1
per additional 10,000 sq. ft. over 50,000 sq. ft.	19	23	4
per additional 10,000 sq. ft. over 100,000 sq. ft.	2	3	0
per additional 100,000 sq. ft. over 500,000 sq. ft.	78	93	15
per additional 10,000 sq. ft.	11	27	16
per additional 1,000 sq. ft. over 5,000 sq. ft.	11	16	5
per additional 5,000 sq. ft. over 10,000 sq. ft.	39	47	8
per additional 5,000 sq. ft. over 25,000 sq. ft.	28	33	5
per additional 1,000 sq. ft. over 5,000 sq. ft.	24	35	11
per additional 5,000 sq. ft. over 25,000 sq. ft.	29	35	6
per additional 5,000 sq. ft. over 10,000 sq. ft.	73	87	14
per additional 1,000 sq. ft. over 1,000 sq. ft.	9	12	3
per additional 1,000 sq. ft. over 5,000 sq. ft.	9	10	1
per additional 5,000 sq. ft. over 10,000 sq. ft.	38	45	7
per additional 5,000 sq. ft. over 25,000 sq. ft.	23	27	4
per additional 1,000 sq. ft. over 1,000 sq. ft.	11	15	4
per additional 1,000 sq. ft. over 5,000 sq. ft.	11	12	1
per additional 5,000 sq. ft. over 10,000 sq. ft.	38	45	7
per additional 5,000 sq. ft. over 25,000 sq. ft.	23	27	4
a <=5,000 sq. ft.	138	163	25
b <=10,000	138	163	25
c <=50,000	227	269	43
d >50,000	332	395	63
per additional 1,000 sq. ft. over 5,000 sq. ft.	18	21	4
per additional 10,000 sq. ft. over 10,000 sq. ft.	26	31	5
per additional 1,000 sq. ft. over 5,000 sq. ft.	32	39	6
a <=5,000 sq. ft.	299	356	57
b <=10,000	299	356	57
c <=50,000	461	550	89
per additional 10,000 sq. ft. over 10,000 sq. ft.	49	58	10
d >50,000	655	782	127
per additional 10,000 sq. ft.	13	16	3
ii Per floor	8	18	10
ii Per floor	8	18	10
ii Per floor	8	18	10

<u>FEE LINE ITEM</u>	<u>2018</u>	<u>2019</u>	<u>Increase</u>
ii Per floor	8	18	10
ii Per floor	8	18	10
ii Per floor	8	18	10
ii Per floor	8	18	10
ii Per floor	8	18	10
per additional 10,000 sq. ft.	24	29	5
a <=5,000 sq. ft.	251	298	48
b <=10,000	251	298	48
per additional 1,000 sq. ft. over 5,000 sq. ft.	10	12	2
c <=50,000	299	356	57
per additional 10,000 sq. ft. over 10,000 sq. ft.	12	15	2
d >50,000	348	415	67
per additional 10,000 sq. ft.	6	7	1
a <=5,000 sq. ft.	332	395	63
b <=10,000	332	395	63
per additional 1,000 sq. ft. over 5,000 sq. ft.	15	18	3
c <=50,000	409	487	79
per additional 10,000 sq. ft. over 10,000 sq. ft.	3	13	10
d >50,000	421	540	120
per additional 10,000 sq. ft.	2	7	5
a <=5,000 sq. ft.	134	163	29
per additional 1,000 sq. ft. over 5,000 sq. ft.	18	21	4
b <=10,000	134	163	29
c <=50,000	223	269	47
per additional 10,000 sq. ft. over 10,000 sq. ft.	26	31	5
d >50,000	328	395	67
per additional 10,000 sq. ft.	13	16	3
a <=5,000 sq. ft.	166	202	36
b <=10,000	166	202	36
per additional 1,000 sq. ft. over 5,000 sq. ft.	4	5	1
c <=50,000	186	226	40
per additional 10,000 sq. ft. over 10,000 sq. ft.	56	67	11
d >50,000	409	492	83
per additional 10,000 sq. ft.	28	33	5
a <=5,000 sq. ft.	206	250	44
b <=10,000	206	250	44
per additional 1,000 sq. ft. over 5,000 sq. ft.	8	10	2
c <=50,000	247	298	52
per additional 10,000 sq. ft. over 10,000 sq. ft.	12	15	2
d >50,000	295	356	61
per additional 10,000 sq. ft.	6	7	1
a <=5,000 sq. ft.	328	395	67
b <=10,000	328	395	67
per additional 1,000 sq. ft. over 5,000 sq. ft.	15	18	3

<u>FEE LINE ITEM</u>	<u>2018</u>	<u>2019</u>	<u>Increase</u>
c <=50,000	405	487	83
per additional 10,000 sq. ft. over 10,000 sq. ft.	3	25	22
d >50,000	417	589	172
per additional 10,000 sq. ft.	2	13	11
a Base	4,734	10,233	5,499
b per acre	27	76	49
a Base	5,752	11,382	5,630
b per acre	35	112	77
A Desired Development Zone	847	8,691	7,844
B Drinking Water Protection Zone	1,270	8,691	7,421
1.01 Application Fee	101	179	78
1.07 Zoning Site Plan Revision	1,998	3,539	1,541
1.07 Roadway Utility District (RUD)		3,703	3,703
a New Storage Tank System Installation	837	967	130
i Pipe and/or Tankwork - No Sampling	488	564	76
ii Pipe and/or Tankwork - Sampling	610	705	95
iii Manway	279	322	43
iv Hazardous Materials Interceptor (HMI)	157	181	24
c Repair/Maintenance Storage Tank System	209	242	33
d Closures/Tank System Removal	1,170	1,425	255
e Ghost Tanks	349	403	54
f Reinspection	159	256	97
D Hazardous Materials Storage Permit Application Fee (valid for 3 years)	136	359	223
E Annual Inspections	194	296	102
F Reinspection due to non-compliance	124	216	92
G Historical Tank Inspections	124	216	92
1.01 Chapter 245 Verification	169	669	500
1.02 Determination	1,232	2,546	1,314
1.03 Managed Growth Agreement	6,758	13,370	6,612
1.04 Project Consent Agreement	6,758	13,370	6,612
1.05 Fair Notice Credit	507	1,003	496
1.01 Floodplain	255	495	240
1.02 Erosion Hazard Zone	170	495	325
1.03 Grading & Drainage	255	495	240
1.04 Update Fee	85	165	80
1.01 General Permit (GP) Annual Review	372	592	220
1.02 GP Consultation fee	141	231	90
a Minor Revision	2,919	6,901	3,982
b Minor Deviation	516	1,386	870
b per acre	17	82	65
b per acre	17	118	101
b per acre	17	82	65
b per acre	17	118	101

<u>FEE LINE ITEM</u>	<u>2018</u>	<u>2019</u>	<u>Increase</u>
a Base	489	968	479
b per acre	16	32	16
i Base		4,390	4,390
ii per acre		62	62
i Base		4,390	4,390
ii per acre		62	62
iv Environmental		596	596
v Drainage		1,138	1,138
iv Environmental		8,939	8,939
i Environmental	6,924	11,916	4,992
a < 2 acres	4,137	11,826	7,689
B < 5 acres	4,219	12,199	7,980
C <= 10 acres	4,356	12,630	8,274
D > 10 acres	4,356	12,630	8,274
per acre over 10 acres	27	193	166
a < 2 acres	5,186	13,070	7,884
B < 5 acres	5,315	13,491	8,176
C <= 10 acres	5,529	14,066	8,537
D > 10 acres	5,529	14,066	8,537
per acre over 10 acres	43	209	166
a < 2 acres	4,137	14,958	10,821
C <= 10 acres	4,356	16,645	12,289
B < 5 acres	4,219	15,769	11,550
D > 10 acres	4,356	16,645	12,289
per acre over 10 acres	27	288	261
B < 5 acres	5,315	17,817	12,502
a < 2 acres	5,186	16,957	11,771
C <= 10 acres	5,529	18,836	13,307
D > 10 acres	5,529	18,836	13,307
per acre over 10 acres	43	305	262
iii Environmental		219	219
iv Drainage		1,775	1,775
v Environmental		5,433	5,433
i Environmental	6,924	9,009	2,085
a Administratively Approved	1,411	2,277	866
a <= 1 acre	125	195	70
b > 1 acre	250	390	140
a <= 1 acre	94	146	52
b > 1 acre	187	292	105
i Base	4,082	12,167	8,085
ii per acre	27	193	166
i Base	5,100	13,316	8,216
ii per acre	35	193	158
a Residential	223	304	81

<u>FEE LINE ITEM</u>	<u>2018</u>	<u>2019</u>	<u>Increase</u>
B Commercial or Subdivision	344	701	357
a Residential	114	228	114
B Commercial Site Plan Exemption Review	212	333	121
a New Construction	482	508	26
b All Other Residential Projects	322	344	22
1.07 MUD Arborist Review		6,832	6,832
i < 1,000 linear feet	2,150	6,616	4,466
ii < 5,000 linear feet	2,476	6,938	4,462
iii <= 10,000 linear feet	2,802	7,261	4,459
iv > 10,000 linear feet	2,802	7,261	4,459
1.06 Environmental Inspection (deposit)	109	180	71
i < 1,000 linear feet	2,574	8,030	5,456
ii < 5,000 linear feet	2,900	8,352	5,452
iii <= 10,000 linear feet	3,226	8,675	5,449
iv > 10,000 linear feet	3,226	8,675	5,449
c Rough cut without full development		4,025	4,025
a < 1,000 linear feet	1,304	1,935	631
b < 5,000 linear feet	1,630	2,258	628
c <= 10,000 linear feet	1,956	2,580	624
d > 10,000 linear feet	1,956	2,580	624
per 5,000 linear feet above 10,000	163	323	160
i < 1,000 linear feet	2,802	6,525	3,723
ii < 5,000 linear feet	3,128	6,848	3,720
iii <=10,000 linear feet	3,454	7,170	3,716
iv > 10,000 linear feet	3,454	7,170	3,716
1.03 GP Completeness Check	141	231	90
A Completeness Check - site visit	705	1,157	452
1.05 GP Exemption (less than 3,000 sq. ft.)		231	231
1.06 GP Correction	282	694	412
E Energy Fee		44	44
A Commercial - Building Only	53	60	7
B Commercial - Mech, Elec, Plum	53	60	7
A Commercial - Building Only	49	55	6
B Commercial - Mech, Elec, Plum	53	60	7
g per additional floor	8	10	2
1.21 Alternate Methods of Compliance		146	146
1.22 Inspections for standalone projects		46	46
g per additional floor	8	10	2
g per additional floor	8	10	2
c Revision (Utility Lines)		1	1
i < 1,000 linear feet	3,877	7,894	4,017
ii < 5,000 linear feet	4,203	8,216	4,013
iii <= 10,000 linear feet	4,529	8,539	4,010
iv > 10,000 linear feet	4,529	8,539	4,010

<u>FEE LINE ITEM</u>	<u>2018</u>	<u>2019</u>	<u>Increase</u>
g per additional floor	8	10	2
a <=1,000 sq. ft.	32	54	22
b <=5,000	32	54	22
per additional 1,000 sq. ft. above 1,000 sq. ft.	2	2	0
c <=10,000	40	64	23
per additional 1,000 sq. ft. above 5,000 sq. ft.	2	2	0
d<=25,000	49	74	25
per additional 1,000 sq. ft. above 10,000 sq. ft.	1	1	0
h>300,000	5,556	13,230	7,674
e <=50,000	57	83	27
per additional 10,000 sq. ft.	26	62	36
per additional 5,000 sq. ft. above 25,000 sq. ft.	0	0	0
f > 50,000	65	93	28
per additional 10,000 sq. ft.	0	0	0
g per additional floor	3	10	7
g per additional floor	8	10	2
c Revision (Major Drainage)		1	1
d Revision (Street & Drainage)		1	1
e Revision (Transportation Engineering Review)		1	1
g per additional floor	8	10	2
g per additional floor	8	10	2
g per additional floor	8	10	2
a <=5,000 sq. ft.	32	50	18
b <=50,000	32	50	18
per additional 1,000 sq. ft. over 5,000 sq. ft.	0	0	0
c <=100,000	40	60	20
per additional 10,000 sq. ft. over 50,000 sq. ft.	2	2	0
d <=500,000	49	70	21
per additional 10,000 sq. ft. over 100,000 sq. ft.	0	0	0
e <=1,000,000	57	79	23
per additional 100,000 sq. ft. over 500,000 sq. ft.	2	2	0
f >1,000,000	65	89	24
per additional 100,000 sq. ft.	1	1	0
g per additional floor	8	10	2
g per additional floor	4	5	1
g per additional floor	4	5	1
g per additional floor	4	5	1
g per additional floor	4	5	1
E Energy Fee		39	39

<u>FEE LINE ITEM</u>	<u>2018</u>	<u>2019</u>	<u>Increase</u>
e with no heating/AC units installed	4	97	93
a <=5,000 sq. ft.	32	47	14
b <=10,000	32	47	14
per additional 1,000 sq. ft. over 5,000 sq. ft.	2	2	0
c <=50,000	40	56	16
per additional 10,000 sq. ft. over 10,000 sq. ft.	2	2	0
d >50,000	49	66	17
per additional 10,000 sq. ft.	1	1	0
a Residential		1,429	1,429
b Commercial		1,267	1,267
C Reinspections		164	164
C Reinspections		164	164
i Per unit		5	5
i Per unit		5	5
ii Per floor		13	13
ii Per floor		13	13
A Processing Fee		15	15
B Inspections		58	58
i Base		4,689	4,689
ii per acre		62	62
i Base		4,689	4,689
ii per acre		62	62
A		5,444	5,444
B		6,033	6,033
C <=10 acres		6,622	6,622
D >10 acres		6,622	6,622
per acre over 10 acres		141	141
i < 1,000 linear feet		5,880	5,880
ii < 5,000 linear feet		6,041	6,041
iii <= 10,000 linear feet		6,203	6,203
iv > 10,000 linear feet		6,364	6,364
per 5,000 linear feet above 10,000		161	161
i < 1,000 linear feet		6,604	6,604
ii < 5,000 linear feet		6,765	6,765
iii <= 10,000 linear feet		6,926	6,926
iv > 10,000 linear feet		7,088	7,088
per 5,000 linear feet above 10,000		161	161
a Base		231	231
b Per additional 1,000 linear feet over 1,000 linear feet		116	116
a Base		231	231
b Per additional acre over one acre		116	116
a Base		2,336	2,336
b Per additional acre over one acre		212	212

<u>FEE LINE ITEM</u>	<u>2018</u>	<u>2019</u>	<u>Increase</u>
a Base		2,336	2,336
b Per additional 1,000 linear feet over 1,000 linear feet		212	212
1.08 GP Inspection Consultation Fee		1,389	1,389
c Foundation pre-pour tree inspection		205	205
a <=5 trees		1,087	1,087
b <=20 trees		1,421	1,421
c <=50 trees		1,840	1,840
D <=100 trees		2,174	2,174
E <=200 trees		3,013	3,013
F >200 trees		3,013	3,013
A Tree Review		221	221
B Tree Inspections		197	197
per additional 50 trees		253	253
A Tier 1 (Verbal)		181	181
B Tier 2 (Written)		362	362
C Tier 3 (Stop Work Order)		543	543
P 7-day review		1,233	1,233



Council Question and Answer

Related To

Item #14

Meeting Date

June 3, 2021

Additional Answer Information

Approve an ordinance amending the Fiscal Year 2020-2021 Development Services Department Operating Budget (Ordinance No. 20200812-001) to increase the number of authorized staff positions by 41 full-time equivalent staff positions to support the housing goals expressed in Strategic Direction 2023 and the Austin Strategic Housing Blueprint.

QUESTION/ANSWER: Council Member Pool's Office

- 1) In the RCA, staff states: "To meet the increased demand for permit application reviews and the accelerated pace of submittals, DSD leadership have piloted process improvements and realigned staff to address workload as a first measure. DSD has also been able to achieve short-term gains utilizing temporary staff and contracts." Our questions are as follows:

- Can you please describe the "short-term gains" that are referenced, and in detail? For instance, how many temporary staff have been used, what contracts, and how much were the contracts for?

To assist with spikes in application volume, the Development Services Department (DSD) utilizes a combination of third party contracts and temporary staffing to support operational needs.

There are a total of 19 temporary employees that directly support the processing of development applications. The assignment details are as follows:

Service Area	# of Temporary Employees
Residential Application Intake	4
Commercial Application Intake	3
Volume Builder Application Intake	1
Service Center (Permit Issuance)	2
Residential Building Plan Review	3
Commercial Building Plan Review	2
Expedited Building Plan Review	1
Land Use Review	3

Third party contracts are used to assist with building plan reviews. DSD entered into a one year contract with two one-year extension options for assistance with residential building plan reviews. Fiscal Year 2022 is

the last fiscal year of that contract. Approximately \$81k has been spent since commencement of services under that contract with a remaining \$68k in spending authority.

DSD also just executed a contract for assistance with commercial building plan reviews. The contract is for one year with two one-year extension options, with \$60k in spending authority per fiscal year.

2) Are there efficiencies in the permitting processes being developed to improve service delivery both on the residential and commercial sides? If so, please describe them.

The Development Services Department is continually working to improve service delivery across all work units. Included below is a list of completed process improvements, as well as a list of improvements underway.

Completed (FY20)

- Significantly increased customer satisfaction in 128 out of 140 service areas (Source: 2020 Annual Customer Satisfaction Poll).
- Implemented residential combination inspections enabling multiple inspections by a single inspector at each site.
- Created online checklists for consistency in inspections.
- Implemented virtual inspections for residential projects resulting in increased inspection capacity.
- Streamlined inspection services through combination of Environmental and Tree inspections, and realignment of Site and Subdivision inspectors into territories.
- Implemented digital development, including online markups, eliminating the need for paper plan sets and applications.
- Updated the website to improve user experience and enhance access to information.

Recently Launched (FY21)

- Implemented Update Fridays to reduce backlog and cycle time.
- Permanently incorporated virtual inspections program to maintain additional inspection options.
- Initiated a Strike Team in partnership with Building Plan Review and Inspections to address Intake and Service Center backlogs.
- Expanded Fresh Chat to enhance communication options and build capacity for communication alternatives.
- Updated standalone permit process to eliminate backlog and reduce processing time.
- Added commercial inspections to the “change out” program to allow stakeholders to schedule inspections for a specific date and time.
- Deployed a webform in support of Service Center operations.
- Moratorium on Rules and Criteria Manual Changes not currently in process.
- Developed better scripting for 311 to broaden the issues that can be addressed.

Underway

- Actively working on the creation of an online Code Interpretation database to improve access to information.
- Expanding residential “combination inspection” program which will enable inspectors to perform more inspections in fewer trips.
- Continuing work on the AB+C Portal upgrade with the long term goal of an online application process.
- Developing web-based intake tools for Residential and Commercial projects which will decrease overall processing time.

3) We’d like to better understand the relationship between staffing and permit fees – as we add staff, we also need to consider the potential increase in permit fees that may ensue, or perhaps a balance is ultimately achieved if the increase in permit applications submitted covers the cost. Please describe how the permit fees may need to be increased to cover the increase in staff, and at what rate.

The connection between additional staff and permit fees is based on projections that anticipate an increase in the number of applications and an increase in service-demand from customers. In accordance with this view, projections from the Capitol Market Research group’s annual forecast indicate that Development Services will experience growth in both commercial and residential permits (2021-2025). Anticipated revenue from this increase in volume will cover the costs for the requested staff, without an increase to fees in FY22.



Council Question and Answer

Related To

Item #31

Meeting Date

June 3, 2021

Additional Answer Information

Authorize award of a multi-term contract with Schuler Contracting, LLC (WBE), to provide one inch river rock, for up to five years for a total contract amount not to exceed \$2,006,000.

QUESTION/ANSWER: Council Member Pool's Office

1) We would like to understand how the funding for this contract will occur – particularly the part that will serve Austin Water?

The funding is identified by each department and budgeted according to the departmental forecast.

2) If Austin Water is the main beneficiary of the contract, how is the funding allocated?

Funding is allocated by each Austin Water Division, each Division that forecasts use of this contract will provide expected usage expense(s) and appropriate accounting codes for charging/tracking.

3) Do they pay for their portion, and then whatever the other department's use is paid out of their budgets?

Yes, Austin Water pays for their portion, and then whatever the other department's use is paid out of their budgets. See attached department estimates.

Department Estimates
1" River Rock

	AW	AFD	BSD	All	Total
Year 1	\$290,185	\$15,000	\$15,000	\$50,510	\$370,695
Year 2	\$304,694	\$15,000	\$15,000	\$50,510	\$385,204
Year 3	\$319,929	\$15,000	\$15,000	\$50,510	\$400,439
Year 4	\$335,920	\$15,000	\$15,000	\$50,510	\$416,430
Year 5	\$352,722	\$15,000	\$15,000	\$50,510	\$433,232
Total	\$1,603,500	\$75,000	\$75,000	\$252,550	\$2,006,000



Council Question and Answer

Related To

Item #40

Meeting Date

June 3, 2021

Additional Answer Information

Approve a resolution directing the City Manager to participate in the Capital Metro Equitable Transit Oriented Development Study and community engagement efforts; to develop an Equitable Transit Oriented Development Policy Plan to achieve specified goals, including, but not limited to identifying methods to address community displacement, exploring opportunities to fund affordable housing, creating diverse housing options near transit, and encouraging multimodal transportation; and identify potential funding for the policy plan development.

QUESTION/ANSWER: Council Member Tovo's Office

1. Please provide a comprehensive update on the direction provided by Council in Resolution No. 20170413-025. Please specifically provide an update on staff's response to the direction to the City Manager to:

- Consider using the Corridor Housing Preservation Tool to help assess current conditions and set corridor-specific numeric goals for the creation and preservation of affordable housing for corridors throughout Austin, beginning with those corridors that will receive funding through the 2016 Mobility Bond.
- Using the Strategic Housing Plan and other preservation reports and plans as the foundation, the City Manager is directed to identify any additional resources or strategies for leveraging transportation and infrastructure investments and coordinating with the Strike Fund to retain and create affordable housing along Austin's corridors.
- Report at least twice per year on the provisions contained within the resolution so that Council can be apprised of where development is occurring along corridors and what progress the City is making toward meeting its goals for affordable housing in those areas.

Housing and Planning Department staff, in partnership with HousingWorks Austin, created Scorecard to analyze and track the community's progress towards reaching the affordable housing goals established in the Blueprint.

The Scorecards measure goals outlined in the Strategic Housing Blueprint including ensuring the creation, preservation, and equitable spread of affordable housing units across our City, while aiming to create affordability accessible to a wide range of incomes.

The annual scorecard (published 6-12 months after the close of the reporting period) can help Austin track its efforts to sustainably achieve affordability goals, expand housing opportunities, and ensure Austin remains a livable city for all. Find more information, including the 2018 and 2019 Scorecards, on the [Blueprint Reporting and Progress website](#).

In addition, the Housing and Planning Department has created an [Affordable Housing + Transit map series](#), which shows all existing income-restricted affordable housing units in relation to the City's Transit Priority Network and the proposed Project Connect transit expansion.

The original response to this Council resolution can be found [here](#).

2. Please provide a comprehensive update on the direction provided by Council in Resolution No. 20180823-076. Please specifically provide an update on staff's response to the direction to the City Manager to:

- Develop a plan to use a portion of available funds, such as the Housing Trust Fund and General Obligation bonds to acquire and preserve multi-family developments and mobile home parks that are home to households earning below 60% median family income (MFI). The plan should be developed in concert with any broader land acquisition program that is being developed by staff.
- Structure the framework of this affordable housing preservation initiative to prioritize acquisition, preservation, rehabilitation of multi-family developments and mobile home parks that are located within a quarter mile of high-frequency transit corridors in areas that are rapidly gentrifying or highly vulnerable to gentrification.
- Consider the acquisition of parcels where there exists additional development potential.
- Explore the feasibility of contracting or working with a consultant, or community partners to provide technical assistance.
- Include in the plan how this new initiative is prioritized compared to other initiatives of the Housing Trust Fund and General Obligation bonds in order to maximize the impact of funds and maximize the number of affordable residential units and reach the other goals of the Strategic Housing Blueprint
- Return to Council with recommended acquisition criteria no later than November 25, 2018, and an acquisition plan, budgetary estimates, and framework by November 25, 2018, if possible.

On February 12, 2019, staff presented to City Council's Housing and Planning Committee a comprehensive implementation strategy for the *Austin Strategic Housing Blueprint*. Staff continues to follow the implementation strategy, including the Preservation Strategy, that was detailed within the Blueprint Implementation Briefing Book: [ASHBI Book 2 12 19 final.pdf \(austintexas.gov\)](#)

At the March 11, 2021 Housing and Planning Committee, staff provided an update on the deployment of the 2018 Affordable Housing Bonds: <https://www.austintexas.gov/edims/document.cfm?id=356217>. As detailed in the presentation, nearly \$75 million of the \$100 million in 2018 General Obligation Bonds for Land Acquisition has been committed to date. Those acquisitions have been guided by established priorities for the creation and preservation of affordable housing in (1) areas experiencing gentrification; (2) high opportunity areas; and (3) locations in proximity to transit. Acquisitions thus far include both vacant land and hotels/motels (in alignment with the City's Motel Conversion Strategy):

Address	Council District(s)	Amount	Council/ AHFC Approval
1212 W. Slaughter	5	\$10,715,000	5/21/20
11225 Pecan Park Blvd.	6	\$4,265,000	2/20/20
20 Scattered-Site Single-Family Homes	1, 2, 6, and 7	\$4,739,000	5/21/20
1108-1114 Kramer Lane	4	\$5,350,000	8/27/20
6200 Menchaca Road	5	\$7,200,000	11/12/20
4011 Convict Hill Rd.	8	\$1,500,000	11/12/20
County Inn Hotel (7400 N. IH-35)	4	\$8,250,000	5/21/20
8908, 8916, 9006 Cullen Lane	2	\$8,800,000	12/10/20
Texas Bungalows (13311 Burnet Road)	7	\$6,700,000	1/27/21
Candlewood Suites (10811 Pecan Park Blvd.)	6	\$9,500,000	TBD
Acquisitions under	1,8	\$7,200,000	TBD

Consideration/Contract			
TOTAL		\$74,219,000	

Preservation of affordable housing is integral to Austin Housing Finance Corporation's (AHFC) programs and investments. There are several recent relevant actions of note:

1. On May 7, 2020, the AHFC Board of Directors approved a \$2.5 million loan to the Asociacion de Residentes de North Lamar for the acquisition and preservation (as a cooperative) of the 69-unit North Lamar Mobile Home Park. AHFC staff worked with ROC USA (a national nonprofit Community Development Financial Institution and technical assistance provider) to leverage our local investment of GO Bonds with additional debt. Conversations with additional mobile home communities continue, and we anticipate future preservation opportunities based on this model.
 2. In the past year, AHFC has initiated preservation efforts on two AHFC partnership properties. At the July 29, 2020 board meeting, the AHFC Board of Directors authorized staff to move forward with buying out the original investor interests at the 160-unit Villas on Sixth development, located at 2011 E. 6th Street. Similarly, at the April 8, 2021 board meeting, the AHFC Board of Directors authorized staff to move forward with purchasing the limited partner interests in 176-unit Arbors at Creekside, located at 1022 Clayton Lane. Both of these transactions will enable AHFC to control the interests of the properties, extend the affordability periods, provide additional short-term investment in the properties, potentially deepen the affordability levels, resyndicate the properties in the future for significant rehabilitation, and potentially expand housing opportunities in the future.
 3. AHFC issues Private Activity Bonds for multifamily preservation. On October 15, 2020, AHFC authorized an inducement resolution for \$37 million for the rehabilitation of the 225-unit RBJ Tower. Similarly, at the May 6, 2021 AHFC Board meeting, the Board of Directors will consider an inducement resolution for up to \$40 million for the substantial renovation of Woodway Square, 1700 Teri Road. The owner of the property (Dominium) is planning substantial renovation of this nearly 20-year old family property. The complex includes 240 units. The rehabilitation will include comprehensive rehab of the interior of the units, plus a new playground, bus shelter, and fitness center. This action will result in an extended affordability period. In addition, staff is currently in conversation with the developer about providing additional, deeper affordability levels.
 4. AHFC works closely with partners, such as the Housing Authority of the City of Austin (HACA), to preserve existing affordable housing. AHFC has been working with HACA on the redevelopment of Rosewood Courts, which is one of the oldest public housing properties in the nation. Funding through the City of Austin's federal Action Plan for infrastructure related to the Rosewood Courts redevelopment will be coming before City Council next month.
3. *Please provide an update on Resolution No. 20190606-010, which adopted affordable housing goals based on council districts and 2016 Mobility Bond Corridors.*

Housing and Planning Department staff, in partnership with HousingWorks Austin, created Scorecard to analyze and track the community's progress towards reaching the affordable housing goals established in the Blueprint.

The Scorecards measure goals outlined in the Strategic Housing Blueprint including ensuring the creation, preservation, and equitable spread of affordable housing units across our City, while aiming to create affordability accessible to a wide range of incomes.

The annual scorecard (published 6-12 months after the close of the reporting period) can help Austin track its efforts to sustainably achieve affordability goals, expand housing opportunities, and ensure

Austin remains a livable city for all. Find more information, including the 2018 and 2019 Scorecards, on the [Blueprint Reporting and Progress website](#).

In addition, the Housing and Planning Department has created an [Affordable Housing + Transit map series](#), which shows all existing income-restricted affordable housing units in relation to the City's Transit Priority Network and the proposed Project Connect transit expansion.

4. *Please provide an update on Resolution No. 20200423-038, which directed the City Manager to:*
- *Provide data-informed recommendations to align current policies, services, programs, and resources already in place at the City to more specifically prevent transportation investment-related displacement and ensure people of different incomes can benefit from transportation investments.*
 - *Provide options for establishing a fund that could provide financing for additional strategies and solutions to prevent transportation investment-related displacement and ensure people of different incomes can benefit from transportation investments in the proposed Fiscal Year 2020-2021 budget in conjunction with Project Connect and any proposed transit investments, including options for potential debt services for land acquisition.*
 - *Present these recommendations and options no later than the last regularly scheduled Council Meeting in May of 2020, or as soon as reasonably possible before the Council considers the budget.*

Voters approved \$300 million in dedicated funds as part of Project Connect to invest in displacement prevention activities to include resources, programs, and policies.

The Housing and Planning Department has created the Displacement Prevention Division and hired a Community Displacement Prevention Officer to respond to lead displacement prevention activities, including leading the response to this Council resolution. HPD staff has prioritized the need to address transited oriented displacement by providing dedicated staff and resources to address this issue.

To date, the City has strengthened its tenant stabilization programs to include renter assistance and other tenant stabilization services including eviction representation, expanded tenant-landlord mediation services, moving and storage, and a fund to assist with negotiated settlements.

Other displacement prevention strategies that the department has operationalized include:

- Preference Policy
- Community Land Trust
- Home Repair Program
- Home Buyer Assistance Program

5. *Please provide an update on Resolution No. [20200903-044](#), which expressed Council's intent to include Key Performance Indicators related to equity and displacement in a Performance Dashboard for Project Connect implementation.*

Staff from the Equity Office, the Innovation Office, the Housing and Planning Department, Office of Resilience, Transportation and the Economic Development departments are collaborating with consultants and community members to develop an equity tool to be used for Project Connect anti-displacement strategies and priorities. The equity tool will be completed by summer 2021, and the Key Performance Indicators will be developed following completion of the tool.

6. *Please identify any recommendations researched during the City's participation in PolicyLink's Anti-Displacement Policy Network that could be applied in an eTOD Plan.*

PolicyLink's All in Cities Anti-Displacement Policy Network report notes that anti-displacement policies need to center the voices of low-income communities of color. Many public processes, such as city council hearings and neighborhood association meetings, are not inclusive or empowering for low-

income people or people of color due to time and location, language, and other access needs.

Recommendations to better center the voices of communities of color includes:

- Increasing the political voice and power of low-income communities of color in decision-making
- Shifting the policy making process to center communities of color
- Increase capacity to measure indicators using data and research

Potential anti-displacement policies from PolicyLink's All in Cities Anti-Displacement Policy Network that could be applied to an eTOD Plan include the following:

Tenant Protections:

- Good/just cause eviction
- Fair chance housing and more equitable tenant screening
- Tenant protections for housing projects receiving public dollars
- Right to counsel or eviction counseling

Affordable Housing Preservation:

- Preservation funds
- Mobile home park preservation

Equitable Development:

- Community benefits agreements
- Assessment of fair housing in equitable development
- New or increased funding for affordable housing development

Community Ownership:

- Community land trusts
- Community control of public land

Business and Cultural Stabilization:

- Small business stabilization strategies
- Cultural districts

Institutionalizing Racial Equity:

- New or increased funding for grassroots organizations
- Ongoing anti-displacement team meetings
- Anti-displacement task force

7. *Please provide a copy of Capital Metro's Green Line TOD Study.*

The Green Line Study has not yet been finalized and published.

8. *Please provide a copy of Capital Metro's grant proposal for the Federal Transit Administration (FTA) to complete an Equitable Transit Oriented Development (eTOD) study. When will this study conclude and when will the results be released?*

Capital Metro presented the eTOD Study to the City of Austin Mobility Committee in April. The presentation, including purpose and timeline, is [available here](#), along with [video of the presentation and discussion](#).

9. *Please describe how passage of a citywide eTOD Policy Plan would legally impact, for example, the Plaza Saltillo Transit-Oriented Development (TOD) Station Area and Regulating Plan.*

Existing TOD Station Area Plans and Regulating Plans, including the Plaza Saltillo TOD Station Area and Regulating Plan are adopted as attachments to Imagine Austin and would continue to apply in those station areas until Council took specific action to repeal or replace them. The citywide eTOD Policy Plan could recommend amendments to these plans or could recommend repeal and replacement of these plans with new regulations if appropriate.

10. *The resolution directs the City Manager to bring forward requests for resources to support the study and creation of an eTOD Policy Plan during the budget process. Please describe what resources Capital Metro will be providing toward the creation of an eTOD Policy Plan.*

Capital Metro applied for and secured \$1.5M in FTA grants (\$600k for Green Line, and \$900k for eTOD with a \$350k match from Capital Metro) and is leading those studies. Capital Metro will continue to support and lend expertise and resources to the creation of TODs throughout the service area as part of our normal course of business.

11. *Please provide information about best practices of successful eTOD policies in cities without inclusionary zoning (such as Miami).*

Should this resolution be adopted by Council, this type of research that will be conducted in developing the eTOD policy.

12. *Please provide information about the Dallas TOD TIF District and a breakdown of what percentage stays in the station area, what percentage goes to a lower value area, and what percentage goes to affordable housing within the corridor.*

While it is not possible to provide a full response in this short time, we have collected the information below about Dallas' TIF Districts.

Dallas TOD Affordable Housing Policy

All Dallas TIF Districts created or amended after 2005 require an affordable housing set-aside:

- 20% of all housing receiving TIF funding must be set-aside for families earning less than 80% of Area Median Family Income (AMFI) for a period of 15 years (except City Center and Downtown Connection TIF Districts, which have a 10% set-aside);
- Affordable units must be distributed geographically and by unit size;
- Maximum affordable rents set at 30% of 80% of AMFI, adjusted annually;
- All units must share access to same amenities.

Between 2005 and beginning of 2016, the TIF Program has helped facilitate 2300 affordable housing units. In FY 19-20, of the \$10 million allocated, \$4.3 was for affordable housing.



Council Question and Answer

Related To

Item #56

Meeting Date

June 3, 2021

Additional Answer Information

Conduct a public hearing and consider an ordinance repealing and replacing Article 7 of City Code Chapter 25-12 (Technical Code) to adopt the 2021 International Fire Code and local amendments; and creating offenses.

QUESTION/ANSWER: Council Member Alter's Office

- 1) *The back-up for this item state that after review and considerable discussion member Buys made a friendly amendment to maintain published code for 510.1 Exception 1 and 907.2.13.2, related to communication systems, which was acceptable to staff, and add language for ventilation for 1207.6.6.1. Regarding 1207.6.6.1, Chair Schumann suggested staff be allowed to consider an alternative method of compliance.*

Section 1207.6.6.1 is an added protection feature in that it is a thermal runaway detection system for lithium-ion battery storage systems. As part of this system, per 1207.6.6.2 the activation of the thermal detection system via a detection of thermal runaway shall activate the mechanical ventilation system when provided as a method of explosion control. AFD interprets the published code section 1207.6.3 to allow several different means of allowable explosion control and the intent of the added amendment 1207.6.6.2 is to require the thermal runaway detection system to activate the mechanical ventilation system when one is provided as the means of explosion control. This does not prohibit any means as allowed by IFC section 911 to be used. AFD does not feel there is a need to modify the code as proposed, and can clarify this intent as a rule in the revised Fire Criteria Manual.

- 2) *Please confirm whether those recommendations are incorporated into what Council is poised to adopt and whether an alternative method of compliance was incorporated regarding 1207.6.6.1.*

The recommendations for 510.1 Exception 1 and 907.2.13.2 were incorporated, and those sections were removed from the proposed amendments and will adopt as written in the published code. As per the explanation above for section 1207.6.6.1 no provisions are provided in the proposed amendments but will be clarified as a new rule in the revised Fire Criteria Manual.

- 3) *Please provide additional detail regarding 503.1.1 Buildings and facilities. Exception 3: Where approved by the fire code official, the fire apparatus access roads for a facility, building or portion of a building hereafter constructed, may be located on adjacent property(s), provided the fire apparatus access roads on the adjacent property(s) are bound in perpetuity to any and all associated properties necessary to comply with the fire apparatus road requirements herein by either a Unified Development Agreement (UDA) or a Joint Use Access Easement (JUAE) that is approved and recorded with the county in which the properties are located. What was the impetus for this language and were specific cases identified where this language would have been helpful or desirable? Please provide those examples.*

The intent with this amendment is to introduce into Code a process that AFD is currently practicing. Due to constraints with impervious cover and tree requirements, compiled with building owner maximizing the footprint (square footage) of the building installing a fire lane sometimes is not possible. AFD has allowed building owners to utilize an adjacent property fire lane, or two adjacent property owners to install a shared fire lane over the property line. In these cases, AFD requires a Joint Use Access Easement be filed and recorded on

the site plan to ensure that one party cannot alter the fire lane without approval of the other party or the City. This is typically seen in areas of the City that are being heavily re-developed and where maximizing building square footage where density is a high priority.

4) *What consideration was made for secondary access requirements?*

It is assumed this question is focused on secondary access requirements for Joint Use Access Easements. AFD considers the use of a JUAEC as a secondary access when the entrance to said fire lane is not fully on the property in question and is typically not the primary entrance to the property. Design examples can be provided to further the discussion.



Council Question and Answer

Related To

Item #57

Meeting Date

June 3, 2021

Additional Answer Information

Conduct a public hearing and consider an ordinance repealing and replacing Article 6 of City Code Chapter 25-12 (Technical Codes) to adopt the 2021 Uniform Plumbing Code and local amendments; and creating offenses.

QUESTION/ANSWER: Council Member Alter's Office

1) *What, if any, changes were contemplated to ensure pipes and other plumbing infrastructure can withstand weather events like Winter Storm Uri? If not, why was this not considered?*

City staff proposes adopting the 2021 International Energy Conservation Code and other 2021 technical codes to assist our community in constructing more resilient buildings. The 2021 IECC requires greater building envelope insulation than previous codes which helps reduce temperature variation during both hot and cold temperatures.

The existing and proposed Plumbing Code require freeze protection. Plumbing lines must be insulated unless they are on the conditioned side of a 6" wide insulated wall. For piping located outside of the thermal envelope, pipe insulation and heat tracing is utilized. Heat tracing requires power.

During the winter storms we saw issues primarily in the following areas:

- On-demand water heater exchangers freezing
- Several manufacturers have freeze protection on their units which require electrical power. These manufacturers recommend draining the water heater during freezing temperatures and power outages.
- Texas had limited availability of the part that broke on these water heaters due to the widespread event.
- Heat trace on external/unconditioned area plumbing lines not available due to power outages, including fire sprinkler piping
- Pipes freezing between floors within apartment buildings due to extended power outages

Staff considered additional measures such as insulating pipes within all conditioned areas. It is unclear the added requirement and cost for new construction would result in less of the types of issues witnessed in Austin during a multi-day freeze with extended power outages. It may create a false sense of security when precautions against freezing pipes should still be taken. Existing buildings, constructed under older codes, would still include uninsulated piping within conditioned areas.

Expanding pre-winter or pre-event education to the public with steps on how to help prevent frozen pipes could be helpful such as when to drip versus drain your system. Preventing frozen pipes also relies on proper building maintenance such as sealing cracks and holes near water pipes, fixing gaps in pipe insulation, and understanding how to operate plumbing systems such as water heaters per manufacturer recommendations.

Should City Council wish staff to pursue additional code options we request specific direction for the type of freeze event that must be prepared for (e.g. multi-day freeze, extended non-rolling power outages),

confirmation the outcome should prevent the most common issues encountered during Winter Storm Uri, and provide support for hiring a third-party subject matter expert if needed to conduct the type of research necessary. Adopting the current proposed code would help ensure there is no delay in implementing the most recent codes that help create resiliency. City staff could return with a separate proposal or analysis within a specified timeframe.



Council Question and Answer

Related To

Item #71

Meeting Date

June 3, 2021

Additional Answer Information

Approve an ordinance setting the tax exemption for the percentage-based property tax (ad valorem) residence homestead exemption at the current level of 10% of the assessed value or a different value that Council may establish up to a maximum of 20% in accordance with state law.

QUESTION/ANSWER: Council Member Tovo's Office

1) Please verify whether apartment complexes are considered commercial properties from the perspective of the Travis County Appraisal District. Given that assumption, what is the expected impact on renters given that the homestead exemption (under the new interpretation from the State Comptroller's office) shifts the burden of the exemption to commercial properties?

Apartment complexes are grouped within "Multi-Family Residential" in the state of Texas property classification system. The table below displays the additional tax burden, by property category, currently projected to be borne in FY22 by non-homestead properties if the City were to increase its general homestead exemption from 10% to 20% and approve a property tax increase of 3.5%:

Residential - Non-Homestead	\$6,307,555
Multi-Family	\$7,251,495
Land	\$634,149
Commercial	\$10,868,077
Personal Property	\$2,112,554
Total	\$27,173,830

In addition to the multi-family category, renters likely occupy a large portion of properties in the residential non-homestead category, which comprises single-family homes that do not receive the homestead exemption. Together the shift in tax burden associated with an increase in the general homestead exemption for these two categories is projected at \$13.6 million in FY22. Property taxes are generally the responsibility of the property owner to pay. Rent levels are determined by housing market dynamics and it would require a more extensive and nuanced economic study to investigate what percentage of this shift in tax burden property owners would attempt to, or succeed in, passing on to tenants in the form of higher rents.