



**HOUSING &  
PLANNING**



**AUSTIN HOUSING  
FINANCE CORPORATION**

# COMMUNITY INNOVATION

**Project Connect Community-Initiated Solutions  
Notice of Funding Availability NOFA**

**Wednesday April 20, 2022**  
Pre-Submittal Meeting



**HOUSING &  
PLANNING**



**AUSTIN HOUSING  
FINANCE CORPORATION**

# Meet the Team



**Cupid  
Alexander**  
HPD Assistant  
Director



**Nefertitti  
Jackmon**  
Community  
Displacement  
Prevention  
Officer



**Hala Farid**  
Fuse Executive  
Fellow,  
Technical  
Assistance Lead



**Ursula  
Henderson**  
Program  
Manager/Cont  
ract Manager,  
Point of  
Contact



**Rachel  
Tepper**  
Senior  
Planner,  
Design Lead



**Alan Fish**  
Procurement  
Specialist IV,  
Point of  
Contact

# Agenda

- Introductions
- Logistics
- Roles and Responsibilities
- Project Connect Overview & Equity Framework
- Anti-Displacement Investments Timeline & Budget
- 2022 Funding Priorities
- Funding Term and Amount
- Eligibility
- Application (questions, required documents, scoring, dashboard/maps, additional resources)
- Review Process & Reporting Requirements
- Upcoming Technical Assistance
- Q & A





# Logistics

- Our goal today is to familiarize you with the guidelines of the Project Connect Community-Initiated Solutions Notice of Funding Availability (NOFA)
- This meeting is being recorded and will be available here: [www.austintexas.gov/communityinnovation](http://www.austintexas.gov/communityinnovation), please stay muted during our brief presentation
- We will review the NOFA, application, evaluation criteria, and review the process; kindly hold your questions until the presentation is complete
- We will be monitoring the chat but addressing questions at the end
- Session length will be 1.5 hours





# **Roles and Responsibilities**

## **Austin Housing Finance Corporation (AHFC) will be responsible for:**

- Project Connect Community Initiated Solutions contract administration and is under the administrative control of the AHFC Treasurer.

## **Contract recipients will be responsible for:**

- Administrating and managing the day-to-day contract activities;
- Ensuring compliance with developing and maintaining all required files, documents and required reports, and
- Complying with all applicable federal, state and /or local laws, regulations and ordinances.



# Project Connect Overview

- A city-wide comprehensive rapid transit system that will connect people to opportunities
- Expanded light rail and bus service, new Park & Ride facilities, and new neighborhood circulators
- A joint initiative among the City of Austin, Capital Metro and the newly formed Austin Transit Partnership
- Approved by voters in November 2020
- \$7.1 billion investment funded from property tax increases and federal funds from the Federal Transit Administration
- 10-13 years
- Find more information at <https://projectconnect.com/>.





# \$300 Million Anti-Displacement Investments

When voters approved Project Connect in November 2020, Proposition A included \$300 million for anti-displacement work in order to:

- Help prevent the displacement of people due to rising costs that may result from transit-oriented development
- Create long-term impact with focus on affordable housing units and asset-building opportunities that enhance people's economic mobility and prevent displacement.







# Equity Framework

- The Contract with the Voters required the development of the Equity Tool, a framework that centers equity and Anti-Displacement in any of the \$300 million investments.
- The Tool was completed in 2021 and is part of the Nothing about Us Without Us report launched in January 2022
- To further engage community and ensure equity is centered in investments, the Project Connect Community Advisory Committee was created to review, evaluate and recommend Anti-Displacement investment opportunities to the City of Austin Council







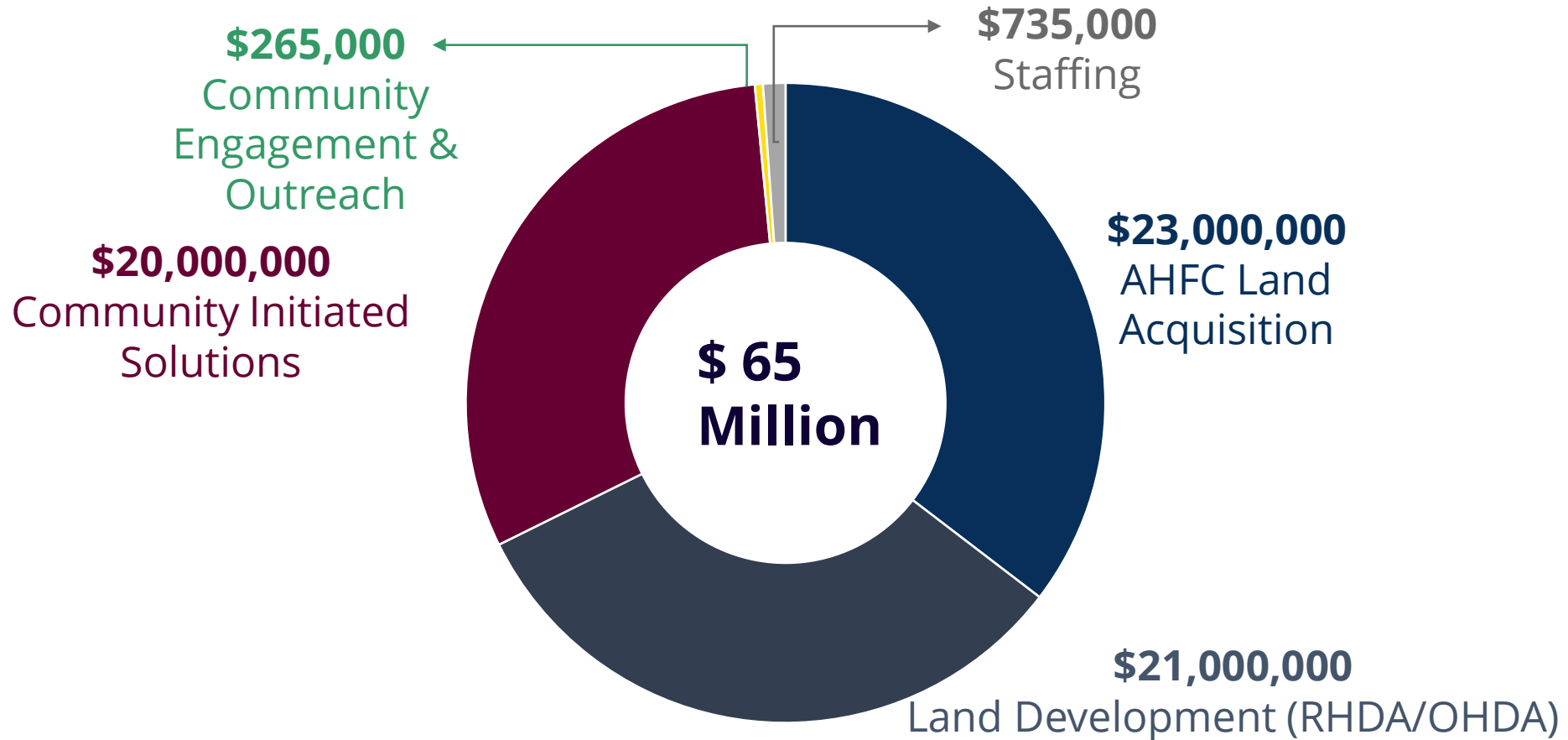
# Anti-Displacement Investments: Timeline

- Anti-Displacement dollars will be spent over the course of 13 years, guided by the Project Connect Community Advisory Council.
- In January 2022, The Housing and Planning Department at the City of Austin announced the plan for the first \$65 million.

|                             | Fiscal Year | Amount       |
|-----------------------------|-------------|--------------|
| Years 1-3<br>\$100 Million  | 2020-21     | \$23 million |
|                             | 2021-22     | \$42 million |
|                             | 2022 - 23   | \$35 million |
| Years 4-8<br>\$100 Million  | 2023-24     | \$20 million |
|                             | 2024 -25    | \$20 million |
|                             | 2025 -26    | \$20 million |
|                             | 2026-27     | \$20 million |
|                             | 2027-28     | \$20 million |
| Years 9-13<br>\$100 Million | 2028-29     | \$20 million |
|                             | 2029-30     | \$20 million |
|                             | 2030-31     | \$20 million |
|                             | 2031-32     | \$20 million |
|                             | 2032-33     | \$20 million |



# Anti-Displacement Investments: Budget (Years 1 & 2)





# Background and Purpose

- Reduce residential displacement and create economic mobility opportunities for people most vulnerable to displacement
- Create a range of investments that stabilize tenants and homeowners and build economic mobility
- Allocate within 1 mile of Project Connect stations and lines in communities with vulnerable, active, and chronic displacement risk
- The application and evaluation criteria are both rooted in the *Nothing About Us Without Us* report and tool
- Funds cannot be used for land acquisition, land development, and direct homeless services. AHFC and Austin Public Health (APH) have other programs specifically for these purposes.





# 2022 Funding Available and Priorities

The current funding round is for a total of \$20 million for nonprofit organizations and partnerships for the following priorities:



## **Renter/tenant stabilization**

May include tenant protections, eviction prevention, emergency rental assistance, education on fair housing laws and tenants' rights; programs and services that stabilize tenants.



## **Expansion and preservation of homeownership opportunities**

May include down payment and closing cost assistance programs, mortgage assistance, foreclosure prevention assistance, HUD-approved housing counseling, home rehabilitation and repair loans, community land trusts and housing cooperatives; programs and services that expand and preserve home ownership opportunities.



## **Other anti-displacement strategies**

Housing-focused investments that support economic mobility. Asset building strategies that facilitate access to capital, estate planning, financial capability (education and literacy), leveraging affordable housing to create good paying jobs and skill building labs, as well as other models that preserve and expand the community's assets and increase economic mobility.





# Funding Term and Amount



- AHFC anticipates awarding up to 15 applications for the \$20,000,000
- One-year initial term with two additional one-year optional renewals
- Minimum amount: \$250,000
- You may apply for up to three (3) years of funding understanding that if your application is selected, the initial contract term will be for one (1) year. Second and third years are extended based on outcomes, performance, and an updated budget.



# Eligibility



All investments must benefit existing residents who live within one (1) mile of Project Connect station or line in communities with vulnerable, active, and chronic displacement risk.



Applicants must be one of the following:

- **Nonprofit organizations:** 501(c)3 or 501(c)4 non-profit organization and a registered vendor with the City of Austin; or
- **Partnerships:** Partnerships between nonprofits and for-profits, or community-based organizations. Partners must identify a lead organization responsible for coordinating the group's activities, including fiscal administration, reporting, quality control, and deliverable management. The lead organization must be a registered vendor with the City of Austin.



# Eligibility

- Applicants must not be on the City's debarment list
- Application must be complete and signed
- Technical Assistance provided by the City is required for all vendors accepting contract awards
- The selected recipient shall carry insurance for the duration of the Agreement and furnish Certificates of Insurance, including all policy endorsements as evidence thereof to AHFC



# Application

- The application is available on-line, see link:  
[https://cityofaustin.formstack.com/forms/pc\\_funding\\_app](https://cityofaustin.formstack.com/forms/pc_funding_app)
  - Application Link is in the NOFA as well, and available to everyone
  - You can start the application, save it, then return to it
  - You can copy and paste into the application
  - Once submitted it can't be altered
- The application must be complete and submitted by June 13, 2022
- Application evaluation criteria have been informed by the *Nothing About Us Without Us* report and tool
- Requests to withdraw a previously submitted Proposal must be made to the POCs of this solicitation





# Applicant Information - Unscored

- Entity Name(s)
- Proposal Title
- Primary Contact
- Primary Telephone Number
- Primary Email Address
- Authorized Representative
- Authorized Representative Telephone Number
- Authorized Representative Email Address
- Website (if applicable)
- Requested Total Dollar Amount
- Years of Funding Requested by this Proposal

A computer monitor with a black bezel and a silver base. The screen displays a form titled "Applicant Information" in a light gray header. The form contains three main sections: "Entity Name(s) \*" with a single text input field; "Proposal Title \*" with a single text input field; and "Primary Contact \*" with two side-by-side text input fields. Below the first input field of the Primary Contact section, the text "First Name" is visible. Below the second input field, the text "Last Name" is visible.

Applicant Information

Entity Name(s) \*

Proposal Title \*

Primary Contact \*

First Name Last Name



# Applicant Type - Unscored

- **Non-profit organization**
- **Partnerships**
- All applicants must be a registered vendor with the City of Austin. To register visit: [https://financeonline.austintexas.gov/afo/account\\_services/registration/registration\\_user.cfm](https://financeonline.austintexas.gov/afo/account_services/registration/registration_user.cfm)

A screenshot of a web form titled "Applicant Type" displayed on a computer monitor. The form has a light gray header with the title. Below the header, there is a paragraph of text stating that all applicants must be a registered vendor with the City of Austin and providing a registration link. This is followed by a section titled "Applicant Type \*" with two radio button options. The first option is for "Non-profit organization" and the second is for "Partnerships", each with a detailed description of the requirements.

Applicant Type

All applicants must be a registered vendor with the City of Austin. To register visit: [https://financeonline.austintexas.gov/afo/account\\_services/registration/registration\\_user.cfm](https://financeonline.austintexas.gov/afo/account_services/registration/registration_user.cfm)

Applicant Type \*

☐ Non-profit organization: 501(c)3 or 501(c)4 non-profit organization and a registered vendor with the City of Austin.

☐ Partnerships: Partnerships are collaborations between non-profit, for-profit, and community-based organizations. Partnerships must include at least one community group within neighborhoods that have been identified as chronically, actively, and most vulnerable to displacement. Partnerships must have an identified lead, and that lead must also be a registered vendor with the City of Austin.



# Proposal Purpose - Unscored

- Select the funding priority that aligns best with your application.
- Renter/tenant stabilization
- Expansion and preservation of homeownership opportunities
- Other Anti-Displacement strategies

A graphic of a computer monitor with a black bezel and a grey base. The screen displays a form titled "Proposal Purpose" in a light grey header. Below the header, the text reads: "Proposal Purpose: Select the funding priority that aligns best with your application. \*". There are two radio button options. The first option is "Renter/tenant stabilization: These investments may include tenant protections, eviction prevention, emergency rental assistance, education on fair housing laws and tenant rights, and other programs, services, and investments that prevent displacement by stabilizing tenants." The second option is "Expansion and preservation of homeownership opportunities: These investments may include down payment and closing cost assistance programs, mortgage assistance, foreclosure prevention assistance, HUD-approved housing counseling, home rehabilitation and repair loans, community land trusts and housing cooperatives, and other programs, services, and investments that prevent displacement by expanding and preserving home ownership opportunities." The second option is selected with a filled radio button.

Proposal Purpose

Proposal Purpose: Select the funding priority that aligns best with your application. \*

☐ Renter/tenant stabilization: These investments may include tenant protections, eviction prevention, emergency rental assistance, education on fair housing laws and tenant rights, and other programs, services, and investments that prevent displacement by stabilizing tenants.

☒ Expansion and preservation of homeownership opportunities: These investments may include down payment and closing cost assistance programs, mortgage assistance, foreclosure prevention assistance, HUD-approved housing counseling, home rehabilitation and repair loans, community land trusts and housing cooperatives, and other programs, services, and investments that prevent displacement by expanding and preserving home ownership opportunities.



# Proposal Summary - Unscored

- Briefly describe your proposal for the use of Anti-Displacement funds.  
*(up to 300 characters)*

A computer monitor displaying a web form titled "Proposal Summary". The form contains a text input area with the placeholder text "Briefly describe your proposal for the use of anti-displacement funds. (up to 300 characters)". The input area is empty, and a character count "300/300" is visible in the bottom right corner of the input field.

Proposal Summary

Briefly describe your proposal for the use of anti-displacement funds. (up to 300 characters)

300/300





# Required Attachments

- Letter confirming you or your partner organization's **status as a 501(c)(3) or 501(c)(4) nonprofit.**
- **Resumes** of the Project Manager and key team members
- **Audited financials** (if available), or the most recent Profit and Loss Statement
- **A Work Plan** ([template provided](#)) to describe the projected activities associated with your solution and measurable outcomes by task within the grant period.
- **Budget** ([template provided](#)) to list funding sources, administrative costs, and program costs for each year funding is requested
- **Diversity Chart** ([template provided](#)) to provide demographics represented throughout your organization and your beneficiaries. This information will not be considered as part of your application for funding.



# Application Scoring

- These questions and the noted attachments are scored out of a total of 100 points possible.

|  | Points     |
|--|------------|
| <b>1. Community Needs and Root Causes</b>                    | <b>10</b>  |
| <b>2. Proposed Solution(s)</b>                               | <b>20</b>  |
| <b>3. Experience, Qualifications, and Project Management</b> | <b>15</b>  |
| <b>4. Community Engagement</b>                               | <b>15</b>  |
| <b>5. Equity Goals</b>                                       | <b>10</b>  |
| <b>6. Duration, Impact, and Scale</b>                        | <b>10</b>  |
| <b>7. Guardrails</b>   | <b>5</b>   |
| <b>8. Equity and Inclusion Plans</b>                         | <b>5</b>   |
| <b>9. Budget</b>   | <b>10</b>  |
| <b>Total</b>   | <b>100</b> |



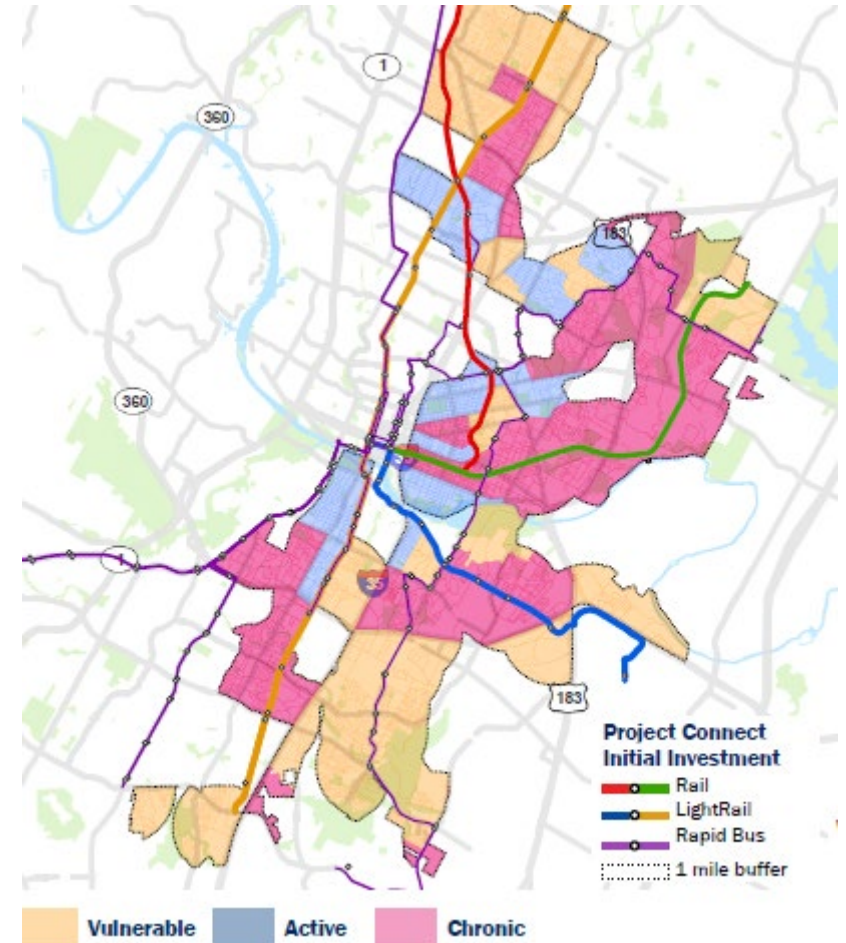
# Anti-Displacement Maps and Dashboard

The Dashboard and Maps were created to pinpoint and prioritize areas within one (1) mile of Project Connect stations and lines, with residents most vulnerable to displacement

- Use the dashboard and maps to demonstrate service footprint of your proposal and which stage of displacement
- You can use maps and dashboard to answer question 1; using data from dashboard may help you craft appropriate solutions that will stave off displacement in your community

Fact sheets were developed to further simplify targeting investments to areas and residents most at risk of displacement

Interact with these maps at [bit.ly/Anti-DisplacementMaps](https://bit.ly/Anti-DisplacementMaps)





# Community Investment and Wealth-Building Strategies

- ❑ Project goal: Identify effective tools for building community wealth in historically underserved parts of Austin
  - ❑ Community engagement: Advisory committee with local and national experts *and* focus groups from neighborhoods at high risk of displacement by Project Connect
- ❑ Scopes of work for five strategies:
  - ❑ Accessory dwelling units (ADUs)
  - ❑ Housing cooperatives
  - ❑ Community land trusts (CLTs)
  - ❑ Manufactured housing cooperatives
  - ❑ Tenant protection policies

*Capacity-building, education, and outreach  
Implementation*



# Additional Links and Resources

- [Website to Download NOFA and Link to Application](#)
- [Nothing about Us Without Us](#) report and tool
- [Community Investment and Wealth-Building Strategies](#) report
- [Anti-Displacement Maps and Dashboard](#)
- [Displacement Risk Fact Sheets](#)
- [Work Plan](#), [Budget](#), and [Diversity Chart](#) Templates
- [The Uprooted Project](#)



# Review Process

**The application review process involves multiple evaluations by different groups.**



## **Completeness Check**

Applications will be pre-screened by staff to ensure minimum requirements are met.



## **Community Evaluation Panel**

Applications will be reviewed by a community evaluation panel composed of practitioners, academics, and stakeholders from communities most impacted by displacement. The panels will review and score proposals using evaluation criteria informed by the Nothing About Us Without Us report and tool. The review panels will provide a list of scored, ranked proposals to a working group of the CAC.



## **Review Panel**

A working group of the Community Advisory Committee will consider balances between funding categories and recommend proposals for funding to AHFC Board for final approval.





# Reporting Requirements

City staff will review progress made towards the contract work plan at quarterly intervals with a final report at the end of the funding period. The lead organization will be required to keep a comprehensive file (digital) tracking budget and key performance and accountability measures.

The final report must meet the objectives outlined in the Background and Purpose section of this Notice of Funding Availability. The final report must include:

- A description of how funds supported the organization in meeting the purpose of the contract.
- Qualitative narrative of key performance and accountability measures as outlined in the contract.
- A final contract budget synopsis that shows how grant dollars were expended.
- A budget synopsis for the close out of the contract.

All reports will be evaluated by City staff.

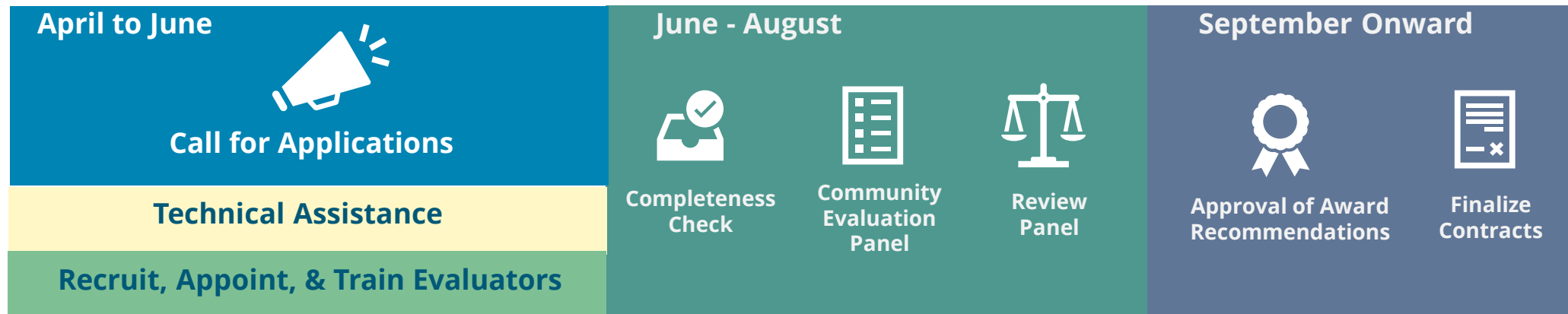


# Timeline

## Apply

## Review

## Award



**Applications open: April 11**

Deadline to apply: June 13

**Community Evaluator Applications**

April 20 – May 20

**Technical Assistance Workshops**

April 27 – May 19

In Person and Online

[Sign Up Here](#)



# Upcoming Technical Assistance

## ■ **Technical Assistance Workshops**

- April 27, 2022: 5:30 – 7:00pm: Zoom
- May 5, 2022: 10 – 11:30am: Street-Jones Building: 1000 E 11th St, Room 400A
- May 11, 2022: 10 – 11:30am: Zoom
- May 19, 2022: 5:30 – 7:00pm: Street-Jones Building: 1000 E 11th St, Room 400A

## ■ [Sign Up Here](#)



# In Conclusion

- Thank you for taking the time to participate
- Kindly review the NOFA carefully
- We will share the recording of this meeting so you can listen to again or share with others
- We are committed to helping you succeed
- Contact us with questions:
  - Ursula Henderson @ [Ursula.Henderson@austintexas.gov](mailto:Ursula.Henderson@austintexas.gov)
  - Alan Fish @ [alan.fish@austintexas.gov](mailto:alan.fish@austintexas.gov)