Project Connect
Anti-Displacement Investments – CAC involvement in Evaluation

March 23, 2022
Rachel Tepper (she/her)
Ursula Henderson (she/her)
Displacement Prevention, Housing and Planning Department
Anti-Displacement Investment Budget – Years 1 & 2

- **$23,000,000** AHFC Land Acquisition
- **$735,000** Staffing
- **$21,000,000** Land Development (RHDA/OHDA)
- **$20,000,000** Community Initiated Solutions
- **$265,000** Community Engagement & Outreach

Total: **$65 Million**
Community Initiated Solutions

A competitive grant process for community initiated solutions that:

1. Prevent the displacement of Tenants
2. Prevent the displacement of Homeowners
3. Create economic mobility opportunities

within one (1) mile of PC in areas active and most vulnerable to displacement

$20,000,000 Community Initiated Solutions
Community Development

- **Renters/Tenant Stabilization**
  These investments may include a range of tenant investments and stabilization services to include, but not limited to:
  - Tenant legal services and representation
  - Emergency rental assistance
  - Education on Fair Housing Laws & Tenant Rights
  - New program services and investments to help stabilize tenants
Community Initiated Solutions

- **Expanding and Preserving Homeownership Opportunities**
  These investments may include a range of programs and services that expand and preserve homeownership opportunities to include, but not limited to:
  
  - Down payment and closing cost assistance programs
  - Mortgage & Foreclosure Assistance
  - Home rehabilitation and repair loans
  - Existing community land trusts and housing cooperatives
  - New program services and investments to help stabilize tenants
Community Initiated Solutions

- Other Anti-Displacement Strategies
  These will include investments that build economic mobility opportunities within the impacted area of Project Connect. This may include a variety of solutions aimed at:
  - emerging cooperative homeownership,
  - community land trusts,
  - use of publicly owned land for community benefit,
  - building community wealth through traditional and innovative housing solutions that lead to equitable development without displacement.
Community Initiated Solutions Solicitation Process

Apply

March
- Finalize Solicitation Details

April to June
- Call for Applications
- Technical Assistance
- Recruit, Appoint, & Train Evaluators

Review

June - August
- Completeness Check
- Community Evaluation Panel
- Review Panel

Award

September Onward
- Approval of Award Recommendations
- Finalize Contracts
We are here today to specifically discuss options in the CAC’s role in the review process.
Community Initiated Solutions Review Process

June – August 2022

Step 1  Completeness Check
Staff will eliminate proposals that do not meet the eligibility requirements and then send eligible submissions to evaluators.

Step 2  Community Evaluation Panels
Evaluation panels will review and score proposals using evaluation criteria informed by the Racial Equity and Anti-Displacement Tool in the *Nothing About Us Without Us* report. The evaluation panels will produce a matrix of composite scores in rank order.

Step 3  Review Panel
A review panel will consider the balance between funding categories and recommend mix of proposals for funding and amounts to AHFC Board/City Council for final approval.
Conflict of Interest

Established by Local Government Code Chapter 176.

Offerors provide an affidavit that:

- The Offeror does not have employment or other business relationship with any local government officer of the City or a family member of that officer that results in the officer or family member receiving taxable income;
- The Offeror has not given not given a local government officer of the City one or more gifts, other than gifts of food, lodging, transportation, or entertainment accepted as a guest, that have an aggregate value of more than $250 in the twelve month period preceding the date the officer becomes aware of the execution of the Contract or that OWNER is considering doing business with the Offeror.
- The Offeror, as required by Chapter 176 of the Texas Local Government Code, Offeror must file a Conflict of Interest Questionnaire with the Office of the City Clerk no later than 5:00 P.M. on the seventh (7th) business day after the commencement of contract discussions or negotiations with the City or the submission of an Offer, or other writing related to a potential Contract with the City. The questionnaire is available on line at the following website for the City Clerk:

http://www.austintexas.gov/department/conflict-interest-questionnaire

There are statutory penalties for failure to comply with Chapter 176.

If the Offeror cannot affirmatively swear and subscribe to the forgoing statements, the Offeror shall provide a detailed written explanation with any solicitation responses on separate pages to be annexed hereto.
Proposal Confidentiality


Confidentiality of an offer varies based on the way the City will evaluate the offer.

Bids: Awarded on the basis of the price offered by the lowest responsible and responsive bidder. Information about the price offered is a public record when the bids are received and opened. Trade secrets and confidential information is not open for public inspection.

Proposals: Awarded on the basis of the best value to the municipality. Only a list of offerors is a public record at the time responses are received. Contents of proposals are not a public record until a contract is awarded. Trade secrets and confidential information is not open for public inspection.

- If contents of the proposal are marked as proprietary and confidential, that content is referred to the Texas Attorney General for a determination of release to the public.
- Proposal contents may be made available to City staff, and to elected and appointed officials as part of their official duties, subject to execution of a Non-Disclosure Agreement.

https://www.austintexas.gov/edims/document.cfm?id=244961
<table>
<thead>
<tr>
<th>Option 1</th>
<th>Members of the CAC serve on the evaluation panel alongside community reviewers</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Details</strong></td>
<td><strong>Pros</strong></td>
</tr>
<tr>
<td>Evaluation Panel: 15 total members: 3 to 6 CAC members, community members filling the rest of the spots</td>
<td>✓ CAC and community reviewers work together</td>
</tr>
<tr>
<td></td>
<td>✓ Potentially less time commitment for CAC members if a lot of applications are selected</td>
</tr>
<tr>
<td>5 reserve members, with 2 reserve CAC members, if possible</td>
<td></td>
</tr>
<tr>
<td>CAC members involved: 3 to 6</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Option 2</th>
<th>A review panel of CAC members could review evaluation panel recommendations</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Details</strong></td>
<td><strong>Pros</strong></td>
</tr>
<tr>
<td>Evaluation Panel: 15 community members in evaluation panel, with 5 reserve members</td>
<td>✓ CAC members have the opportunity to holistically and strategically review applications</td>
</tr>
<tr>
<td>Review Panel: 3 to 5 CAC members for a review panel, with 1 reserve member, if possible</td>
<td>✓ Aligns with process previously outlined but adapted to comply with confidentiality and TOMA</td>
</tr>
<tr>
<td>CAC members involved: 3 to 5</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Option 3</th>
<th>Members of the CAC serve on the evaluation and a review panel of CAC members could review evaluation panel recommendations</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Details</strong></td>
<td><strong>Pros</strong></td>
</tr>
<tr>
<td>Evaluation Panel: 15 total members: 3 to 6 CAC members, community members filling the rest of the spots (5 community reserve members)</td>
<td>✓ CAC and community reviewers work together</td>
</tr>
<tr>
<td>Review Panel: 3 to 5 CAC members for a review panel (1 reserve member, if possible)</td>
<td>✓ CAC members have the opportunity to holistically and strategically review applications</td>
</tr>
<tr>
<td>CAC members involved: 6 to 8</td>
<td>✓ Gives a majority of CAC members the opportunity to engage in the process</td>
</tr>
<tr>
<td></td>
<td>✓ Aligns with process previously outlined but adapted to comply with confidentiality and TOMA</td>
</tr>
</tbody>
</table>