



HOUSING &  
PLANNING



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# Project Connect Anti-Displacement Investments – CAC involvement in Evaluation

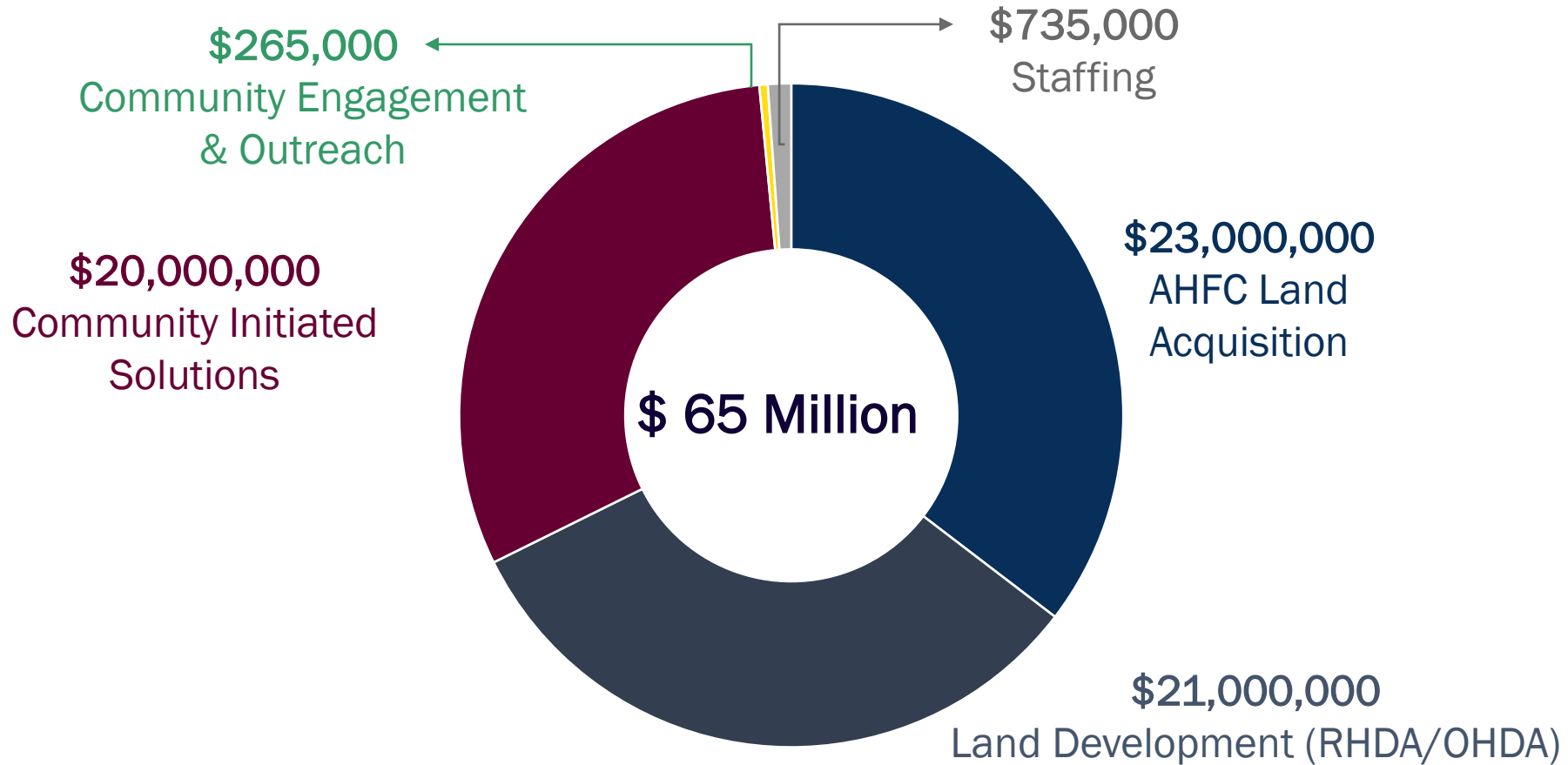
March 23, 2022

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Displacement Prevention, Housing and Planning Department



# Anti-Displacement Investment Budget – Years 1 & 2



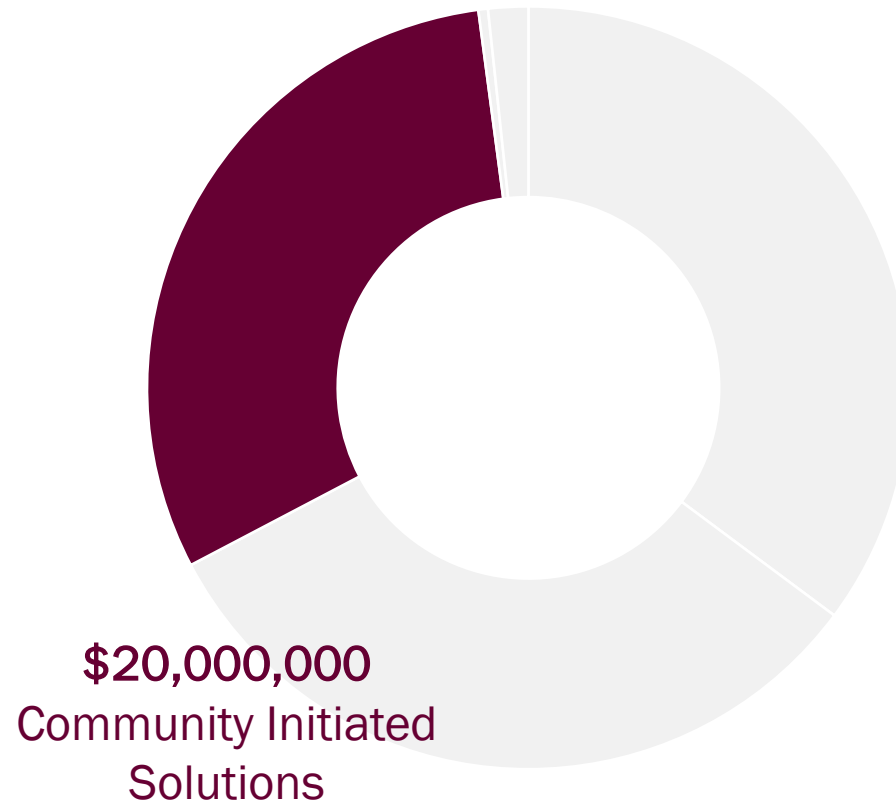


# Community Initiated Solutions

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





# 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

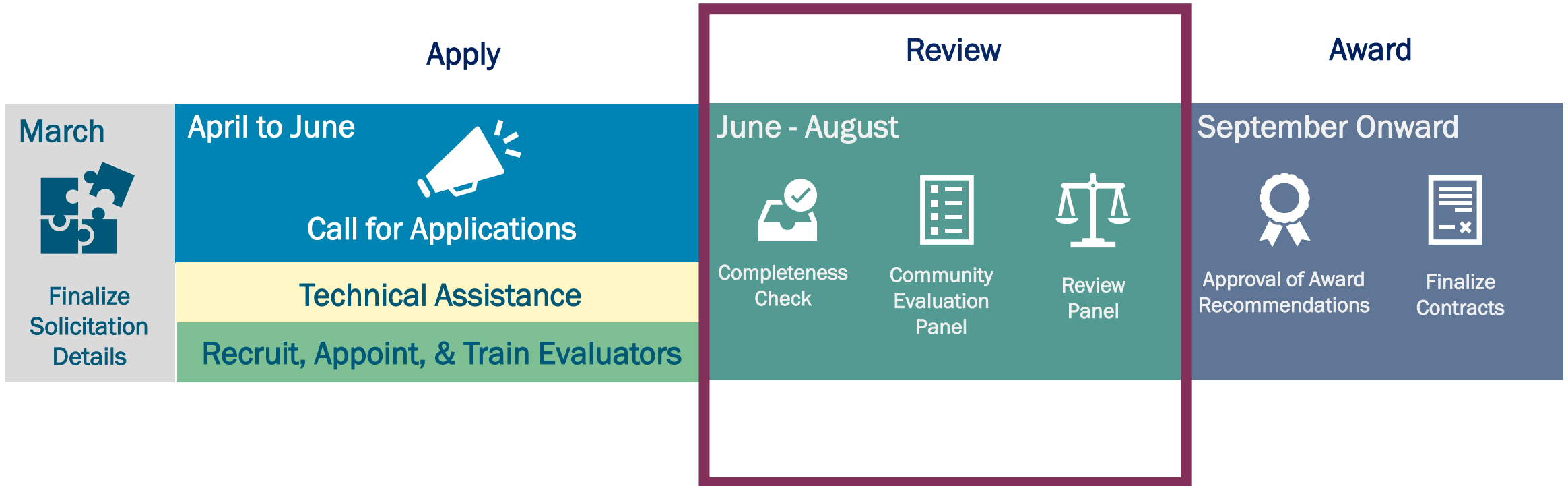
Review

Award





# Community Initiated Solutions Solicitation Process



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

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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

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Established by Local Government Code 252.049 and State of Texas Attorney General Decisions.

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.

	Details	Pros	Cons
Option 1	<p><b>Members of the CAC serve on the evaluation panel alongside community reviewers</b></p> <p> <b>Evaluation Panel:</b> 15 total members: 3 to 6 CAC members, community members filling the rest of the spots</p> <p>5 reserve members, with 2 reserve CAC members, if possible</p> <p>CAC members involved: 3 to 6</p>	<ul style="list-style-type: none"> <li>✓ CAC and community reviewers work together</li> <li>✓ Potentially less time commitment for CAC members if a lot of applications are selected</li> </ul>	<ul style="list-style-type: none"> <li>✗ A majority of CAC members will not be able to provide feedback in current cycle</li> <li>✗ There is no opportunity to holistically and strategically review applications</li> <li>✗ Does not align with previously outlined process</li> </ul>
Option 2	<p><b>A review panel of CAC members could review evaluation panel recommendations</b></p> <p> <b>Evaluation Panel:</b> 15 community members in evaluation panel, with 5 reserve members</p> <p> <b>Review Panel:</b> 3 to 5 CAC members for a review panel, with 1 reserve member, if possible</p> <p>CAC members involved: 3 to 5</p>	<ul style="list-style-type: none"> <li>✓ CAC members have the opportunity to holistically and strategically review applications</li> <li>✓ Aligns with process previously outlined but adapted to comply with confidentiality and TOMA</li> </ul>	<ul style="list-style-type: none"> <li>✗ A majority of CAC members will not be able to provide feedback in current cycle</li> <li>✗ Potentially greater time commitment for CAC reviewers</li> <li>✗ Potentially, greater time spent in overall time to review applications</li> </ul>
Option 3	<p><b>Members of the CAC serve on the evaluation and a review panel of CAC members could review evaluation panel recommendations</b></p> <p> <b>Evaluation Panel:</b> 15 total members: 3 to 6 CAC members, community members filling the rest of the spots (5 community reserve members)</p> <p> <b>Review Panel:</b> 3 to 5 CAC members for a review panel (1 reserve member, if possible)</p> <p>CAC members involved: 6 to 8</p>	<ul style="list-style-type: none"> <li>✓ CAC and community reviewers work together</li> <li>✓ CAC members have the opportunity to holistically and strategically review applications</li> <li>✓ Gives a majority of CAC members the opportunity to engage in the process</li> <li>✓ Aligns with process previously outlined but adapted to comply with confidentiality and TOMA</li> </ul>	<ul style="list-style-type: none"> <li>✗ Potentially greater time commitment for CAC reviewers</li> <li>✗ Potentially, greater time spent in overall time to review applications</li> </ul>