



# **CITY OF AUSTIN 2ND DRAFT**

## **ACTION PLAN**

**Fiscal Year 2007-08**

**Year 4 of Consolidated Plan 2004-09**

City of Austin, Texas  
Neighborhood Housing and Community Development Office  
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Austin, Texas 78702  
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# Annual Action Plan

## Fiscal Year 2007-08



City of Austin, Texas

For the Consolidated Plan years:  
October 1, 2004 through September 30, 2009

Prepared by:  
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Paul Hilgers  
*Director*

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Cover:  
Villas on Sixth

The Villas on Sixth (Villas) is an award winning, mixed-use, mixed-income, 160-unit, apartment complex serving residents at or below 50 percent of the area median family income and is located less than two miles from the state capitol. The Villas was developed with a public-private partnership between the City of Austin, Austin Housing Finance Corporation (AHFC), and Campbell-Hogue and Associates. The Villas celebrated its grand opening in May 2006.



## City Council

Will Wynn  
*Mayor*

Betty Dunkerley  
*Mayor Pro Tem*

## *Council Members*

Sheryl Cole  
Jennifer Kim  
Lee Leffingwell  
Mike Martinez  
Brewster McCracken

Toby Futrell  
*City Manager*

Kristen Vassallo  
*Chief of Staff*

2004-2009 Consolidated Plan  
Fiscal Year 2007-08 Annual Action Plan

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## Section 1 Executive Summary

Vision, Mission, National Objectives  
Consolidated Plan Priorities  
Public Participation  
Evaluation of Past Performance  
Outcome Performance Measures  
Funding Sources

## Vision, Mission, National Objectives

### **Vision and Mission**

#### **City of Austin Vision:**

We want Austin to be the most livable city in the country.

#### **Neighborhood Housing and Community Development (NHCD) Office Mission:**

To provide housing, community development, and small business development services to benefit eligible residents so they can have access to livable neighborhoods and increase their opportunities for self-sufficiency.

To accomplish this mission, NHCD directly administers a variety of programs to serve the community's housing, community development, and economic development needs and provides funding to various agencies and non-profit organizations.

### **National Goals**

Federal law requires that housing and community development grant funds primarily benefit low- and moderate-income persons in accordance with the following HUD goals:

#### **Provide a suitable living environment**

This includes improving the safety and livability of neighborhoods; increasing access to quality facilities and services; reducing the isolation of income groups within areas by de-concentrating housing opportunities and revitalizing deteriorating neighborhoods; restoring and preserving natural and physical features of special value for historic, architectural, or aesthetic reasons; and conserving energy resources.

#### **Provide decent housing**

Included within this broad goal are the following: assist homeless persons in obtaining affordable housing; retain the affordable housing stock; increase the availability of permanent housing that is affordable to low- and moderate-income Americans without discrimination; and increase supportive housing that includes structural features and services to enable persons with special needs to live in dignity.

#### **Expand economic opportunities**

Within this goal are creating jobs accessible to low- and very low-income persons; providing access to credit for community development that promotes long-term economic and social viability; and empowering low-income persons in federally assisted and public housing to achieve self-sufficiency.

## Vision, Mission, National Objectives

### Annual HUD Process

In order to receive federal funds from the U.S. Department of Housing and Urban Development (HUD), every five years the City of Austin is required by law to prepare a **Consolidated Plan**. The Consolidated Plan combines in one report important information about Austin/Travis County demographics and economic activity as well as detailed information on the housing and job needs of its residents. The Plan also includes comments from the public received during public hearings, stakeholder meetings, and in writing.

This Plan was developed under HUD guidelines and serves as the application for the following four formula grant programs:

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships (HOME)
- Emergency Shelter Grants (ESG)
- Housing Opportunities for Persons with AIDS (HOPWA)

All funding recommendations for and programs operated with these funds were judged based on their ability to help the City meet the goals and priorities established in this Plan.

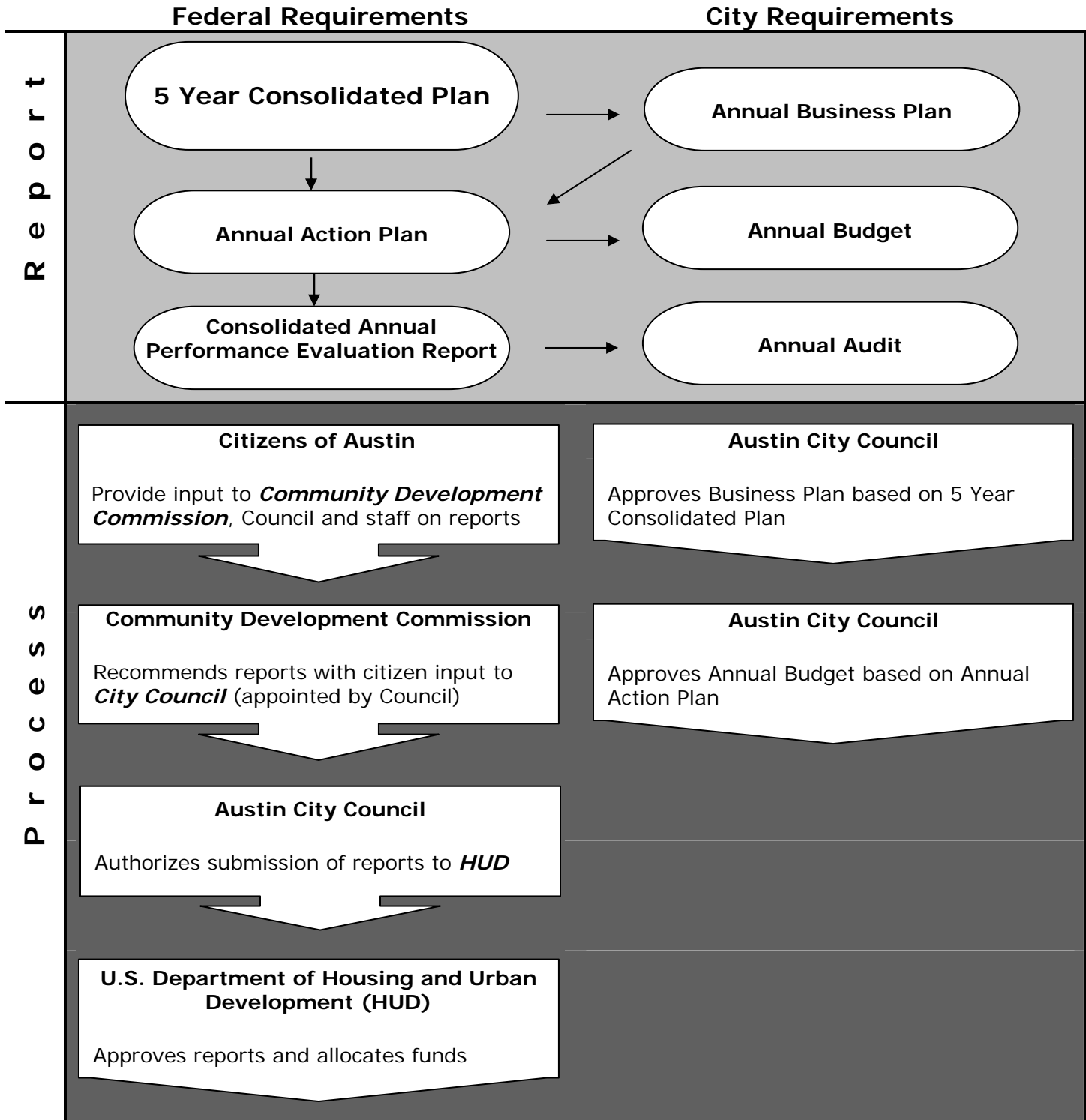
For each succeeding year, the City of Austin is required to prepare a **one-year Action Plan** to notify citizens and HUD of the City's intended actions during that particular fiscal year. This action plan includes citizen and stakeholder input and is due to the HUD Field Office in San Antonio, Texas by August 15 annually.

At the end of each fiscal year, the City must also prepare a **Consolidated Annual Performance and Evaluation Report (CAPER)** to provide information to HUD and citizens about that year's accomplishments. This information allows HUD, City officials, and the public to evaluate the City's performance and determine whether the activities undertaken during the fiscal year helped meet the City's five-year goals and to address priority needs identified in the Consolidated Plan. This annual performance report, prepared with public review and comment, must be submitted to HUD annually by December 31.



Fiscal Year 2007-08 Annual Action Plan  
 Section 1: Executive Summary  
**Consolidated Plan Priorities**

**HUD and City of Austin Allocation Process**



Fiscal Year 2007-08 Annual Action Plan  
Section 1: Executive Summary  
**Consolidated Plan Priorities**

**Lead  
Agency**

The Neighborhood Housing and Community Development Office (NHCD) is designated by the Austin City Council as the single point of contact with the U.S. Department of Housing and Urban Development (HUD), and lead agency for the grant administration of the CDBG, HOME, HOPWA, and ESG programs. The City designates NHCD to administrate the CDBG and HOME programs. The City designates the Austin/Travis County Health and Human Services Department (HHSD) to administrate the HOPWA and ESG programs.

As the single point of contact for HUD, NHCD is responsible for developing the five-year Consolidated and annual Action Plans, and the end of year report, the Consolidated Annual Performance and Evaluation Report (CAPER). NHCD coordinates these reports with the HHSD and the Community Development Commission (CDC).

The City of Austin allocates local revenue for housing, community development and economic development activities. These sources include General Fund, Housing Trust Funds, Housing Assistance Fund, and Housing Capital Improvement Funds. In 2006 the citizens of Austin approved \$55 million in general obligations bonds for affordable housing that will be spent over 7 years. NHCD was appointed by City Council as the lead agency for allocating these new funds. For convenience to citizens and community leaders and consistency in reporting, the City of Austin reflects these funds and accomplishments in HUD reports, including the annual Action Plan and CAPER.

**Priorities for  
funding**

HUD defines high priorities as those programs which will be funded in a program year. Medium priorities are those that will only be funded if funding becomes available, and low priorities are those that will not be funded in a program year. The City of Austin has determined that while infrastructure is a need in the community and an eligible CDBG expense, these funds are used instead for housing and community development. Therefore, public infrastructure is a low priority in Austin.

**Electronic  
Reports and  
Publications**

All public documents are available online for download at the City of Austin's Neighborhood Housing and Community Development Office's website:  
[www.ci.austin.tx.us/housing/publications.htm](http://www.ci.austin.tx.us/housing/publications.htm)

Fiscal Year 2007-08 Annual Action Plan  
Section 1: Executive Summary  
**Consolidated Plan Priorities**

**Consolidated Plan Priorities Fiscal Year 2004-09**

<b>Priority Name</b>	<b>Priority</b>
Owner-occupied	High
Homebuyer Services	High
Rental	High
Assisted	High
Public Housing	N/A
Transitional	High
Homeless/Emergency Shelter	High
Small Business Development	High
Commercial Revitalization	High
Public Services (Neighborhood Revitalization)	High
Public Facilities	Medium
Infrastructure	Low

**Method for establishing priorities**

The citizens of Austin were instrumental in the development of the priorities in the Consolidated Plan fiscal year 2004-09, which was the result of almost a year of activity by the City of Austin Neighborhood Housing and Community Development Office (NHCD).

1. City staff drew on authoritative sources to provide a quantitative analysis of housing and community development needs.
2. The City hired an independent consultant to evaluate impediments to fair housing choice and assess the needs of special populations.
3. Staff conducted five public hearings at which more than 115 people testified.
4. Staff held seven meetings with service providers from housing, elderly services, child care, youth services, fair housing, economic development, small businesses, neighborhood revitalization projects, Housing Authorities, and other government agencies.

## Consolidated Plan Priorities

5. NHCD collected 1,029 citizen surveys and received 20 letters from the public during the written comment period on community needs.
6. NHCD staff made several presentations to the public of all the data gathered through the four months of needs assessment activities.
7. Professional program staff used this information to evaluate existing programs and project future demand and capacity in priority areas.
8. Upon presentation of the draft Consolidated Plan, additional public comments were received at two public hearings and in 39 letters. These comments were considered in the final preparation for the plan and to establish priorities.

Staff used the market study to discuss priorities and understand general trends. The information received from various forms of citizen participation underscored the changes that occurred in the market. The priorities identified and recommendations included in the Consolidated Plan balance public desires for current or new programs with existing commitments and funding realities.

Given this input and the current funding reality, the City of Austin focuses its programs on serving fundamental needs of the Austin community. These needs include housing, through the various stages of the housing continuum; employment, through small business development, commercial revitalization; and public services. Public Facilities was designated a medium priority, with no new funding identified during the Consolidated Plan period. A significant share of Austin's CDBG funding, however, is committed to debt service on three Section 108 loans for two existing public facilities, the Millennium Youth Center and the Austin Resource for the Homeless, and revitalization of East 11<sup>th</sup> and 12<sup>th</sup> Streets.

## Fiscal Year 2007-08 Annual Action Plan

### Section 1: Executive Summary

# Public Participation

The Action Plan is a one-year strategic plan that describes community needs, resources, priorities and proposed activities under certain federal housing and community development grant programs. The fiscal year 2007-08 Action Plan must show progress toward meeting the goals established in the Consolidated Plan 2004-2009. Austin's Citizen Participation Plan (CPP), revised by City Council on January 29, 2004, outlines the following procedures for the Action Plan:

#### **CPP Requirements for the Needs Assessment (before the release of the Draft Action Plan)**

- 1) NHCD will gather statistical data, and input from citizens and consultations
- 2) A public hearing with the Community Development Commission to receive citizen input on the City's performance report for the preceding year and proposed action plan
- 3) A public hearing before City Council on the proposed Action Plan

#### **CPP Requirements for the Draft Action Plan**

- 1) A Draft Action Plan was available for 30 days for public comment
- 2) During the comment period, City Council will conduct a public hearing to receive oral public comment on the draft
- 3) The Community Development Commission will also conduct a public hearing to receive oral public comment on the draft

The Community Development Commission (CDC) and the Austin City Council held public hearings to gather information from citizens on the community's housing and economic development needs and priorities. These public hearings were advertised in local papers and are reported in this fiscal year 2007-08 Draft Action Plan. The testimony from these hearings can be found in Section 6.

Public Hearings on the Needs Assessment:

- City Council Public Hearing, Thursday, March 8th at 6:00 PM at the City Hall, City Council Chambers, 301 W. Second St.
- Community Development Commission Public Hearing, Thursday, March 15th at 6:30 PM at the City Hall, City Council Chambers, 301 W. Second St.

The CDC and the City Council conducted two public hearings on the draft Action Plan.

- Community Development Commission Public Hearing, Thursday, May 10th, at 6:30 PM at the City Hall, Boards and Commissions Room, 301 W. Second St.

## Fiscal Year 2007-08 Annual Action Plan

### Section 1: Executive Summary

# Public Participation

- City Council Public Hearing, Thursday, May 17th, at 6:00 PM at the City Hall, City Council Chambers, 301 W. Second St.

A summary of testimony from the public was used to help the City identify community needs and allocate funding accordingly and can be found in the Section 6. (NOTE: Public comments are welcome at any weekly City Council hearing and at monthly CDC meetings.)

In addition to the public hearings, NHCD held an Economic Development Stakeholder Meeting on May 30, 2007 to gather community input on economic development activities in the Draft Action Plan. Results from that meeting can be found in Section 6.

#### **Summary of Comments and Testimony**

The City of Austin received testimony regarding a range of programs and topics. Many people testified in support of existing programs that have impacted them and/or the agencies they represent.

Many people testified for the ongoing need for accessible and affordable housing for very low-income households. NHCD will continue to fund housing for very low-income households through its Emergency Shelter Grant funds, Housing Opportunities for Persons with AIDS funding, and through the development of housing for very-low income households in the Rental Housing Development Assistance Program. The City also funds housing assistance for very low-income households in the Tenant Based Rental Assistance Program with HOME and local Housing Trust Fund dollars through the Housing Authority of the City of Austin.

The City of Austin encourages accessible and affordable housing through its S.M.A.R.T. Housing™ Policy that provides incentives to developers to include a portion of the development as affordable and accessible. Part of the Affordable Housing Incentives Task Force includes recommendations to provide greater geographic dispersion, while also encouraging accessible housing for lower-income households.

Several people testified and submitted written testimony regarding the need for a housing market analysis. The Austin City Council is considering recommendations from the Affordable Housing Incentives Task Force that includes funding for a comprehensive housing market analysis that would include privately owned affordable housing. The policy budget presentation to City Council on June 7, 2007 regarding Council budget priorities for fiscal year 2007-08 also recommended funding a housing market analysis.

Two agencies, Southwest Key and Family ElderCare testified for the need for public facility funds. The fiscal year 2004-2009 Consolidated Plan made

## **Fiscal Year 2007-08 Annual Action Plan**

### **Section 1: Executive Summary**

# **Public Participation**

public facilities a medium priority. The fiscal year 2007-08 Action Plan has no new funds budgeted for public facilities.

The Neighborhood Housing and Community Development Office works to maintain and nurture relationships with neighborhood groups and service providers in low- to moderate-income communities by attending numerous meetings and events. In preparation for the fiscal year 2007-08 Action Plan, NHCD worked to assess community needs using reports, studies, and consultations with housing non-profits and developers, community members, mental health social service providers; homeless service providers; government agencies, and the public housing authorities.

# Fiscal Year 2007-08 Annual Action Plan

## Section 1: Executive Summary

### Evaluation of Past Performance

City of Austin Annual Goals and Accomplishments			
	Annual Goal for Fiscal Year 2005-06 from Consolidated Plan	Annual Goal for Fiscal Year 2005-06 from Action Plan	Fiscal Year 2005-06 Accomplishment
Housing	6,166	9,371	15,365
Community Development	33,955	37,924	45,637
Total Households	40,121	47,295	61,002

### Housing Strategies, Five-Year Goals, and Accomplishments

**OVERALL GOAL:** Assist over 40,000 eligible households with services that lead to self-sufficiency annually by 2009 as measured by:

**Consolidated Plan Housing Goal:** Over 6,000 households will gain and/or retain housing annually using the following strategies

CONSOLIDATED PLAN STRATEGIES									
<b>Strategy A.</b> Provide housing services through a continuum from homelessness to homeownership. Accomplishment: Please refer to the following accomplishments for each step of the housing continuum.									
Strategy	Priority for Federal Funds	Type of Families	Accomplishments*			Proposed Accomplishments: Annual Goals in Consolidate Plan			Funding**
			Proposed FY 2005 - 2006 in Action Plan	Actual FY 2005 -2006	Percent of 5-Year Consolidated Plan Goal Accomplished in FY 2004-05 and 2005-06	FY 2006 2007	FY 2007 2008	FY 2008 2009	
<b>Strategy B.</b> Owner Occupied - Provide opportunities for households to retain their homes through rehabilitation and construction.									
Owner-occupied	High	Small Family/ Large Family/ Elderly/ Disabled	986	913	42%	850	940	940	CDBG, HOME, HTF, HAF, LHCG
<b>Strategy C.</b> Homebuyer - Provide opportunities for homebuyers through financing and construction to access S.M.A.R.T. Housing™ produced by non-profits and for-profit housing developers.									
Homebuyer Services	High	Small Family/ Large Family	245	135	26%	251	274	274	CDBG, HOME, GF, HTF, HAF, ADDI
<b>Strategy D.</b> Rental – Provide resources to non-profit/for-profit housing developers to construct S.M.A.R.T. Housing™ rental units and rehabilitate existing rental units.									
Rental	High	Small/Large Family/ Elderly/Disabled	238	270	40%	271	275	275	CDBG, HOME, HTF, GF
<b>Strategy E.</b> Assisted – Provide resources to eligible households to access or retain affordable rental units.									
Assisted	High	Homeless; people with HIV/AIDS	772	614	33%	610	749	749	HOME, HTF, HOPWA
Public Housing	N/A	All types of cost-burdened housing	N/A	N/A	N/A	N/A	N/A	N/A	N/A



# Fiscal Year 2007-08 Annual Action Plan

## Section 1: Executive Summary

### Evaluation of Past Performance

Strategy	Priority for Federal Funds	Type of Families	Accomplishments*			Proposed Accomplishments: Annual Goals in Consolidate Plan			Funding**
			Proposed FY 2005 - 2006 in Action Plan	Actual FY 2005 -2006	Percent of 5-Year Consolidated Plan Goal Accomplished in FY 2004-05 and 2005-06	FY 2006 2007	FY 2007 2008	FY 2008 2009	
Strategy F. Transitional - Assist eligible households in securing and non-profit organizations in creating limited-term housing and supportive services.									
Transitional***	High	There are no programs that are strictly transitional.	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Strategy G. Emergency and Homeless Shelters – Assist eligible persons in securing and non-profits in creating emergency shelter and homeless shelter opportunities and supportive services.									
Emergency Homeless Shelter	High	Homeless, chronic homeless	4075	9772	138%	5742	2320	2,320	ESG
	Sub-total Housing		6316	11,704	88%	7,724	4,558	4,558	
Strategy H. Other Funded Projects									
S.M.A.R.T. Housing™	N/A	Small/Large Family/ Elderly/Disabled	1500	1692	46%	1,500	1500	1,500	GF, EDI
Bonds	N/A	Small/Large Family/ Elderly/Disabled	40	33	33%	172	172	144	
Voluntary Compliance	N/A	Small/Large Family/ Elderly/Disabled	1515	1936	N/A	N/A	N/A	N/A	GF
	Sub-total Other Funded		3055	3,661	44%	1,672	1,672	1,644	
TOTAL ALL HOUSING PROGRAMS			9,371	15,365	83%	9,396	6,230	6,202	

\* See fiscal year 2005-06 CAPER, Section 3, for explanation of why accomplishments differ from goals.

\*\* See Section 2 for definitions of federal and non-federal funding sources

\*\*\* At this time, any projects that are considered transitional are funded through the RHDA program and the accomplishments can be found there.

# Fiscal Year 2007-08 Annual Action Plan

## Section 1: Executive Summary

### Evaluation of Past Performance

#### Community Development Strategies, Five-Year Goals, and Accomplishments

**OVERALL GOAL:** Assist over 40,000 eligible households with services that lead to self-sufficiency annually by 2009 as measured by:

**Consolidated Plan Community Development Goal:** Assist over 30,000 low-income households annually using the following strategies

Strategy	Priority for Federal Funds	Type of Families	Accomplishments*			Proposed Accomplishments: Annual Goals in Consolidate Plan			Funding**
			Proposed FY 2005 - 2006 in Action Plan	Actual FY 2005 - 2006	Percent of 5-Year Consolidated Plan Goal Accomplished in FY 2004-05 and 2005-06	FY 2006-2007	FY 2007-2008	FY 2008-2009	
Strategy A. Community Revitalization - Serve low-income households, small businesses, and housing non-profit organizations, and, provide commercial space.									
Community Revitalization	High	Low- to moderate-income	3,269	18	20%	3269	3269	3269	CDBG/ Section 108
Strategy B. Small Business Development - Serve low-income households and small businesses.									
Small Business Development	High	Small Business Owners	266	47	30%	62	261	258	CDBG/ Section 108
Strategy C. Public Services - Serve low-income households through the following activities:									
Public Services (Neighborhood Revitalization)	High	Low- to moderate-income	34,389	45,572	53%	33725	33585	32209	CDBG
Public Facilities was designated as a Medium priority, which using HUD's definition means that this category will not be funded unless there are funds available, at which time, there will have to be a reprogramming to re-prioritize this category as a high priority. There are projects in this category that will be completed in future fiscal years, however, which were funded from fiscal year 2003-04.									
Public Facilities	Medium	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Strategy C. Public Services - Serve low-income households through the following activities:									
Infrastructure	Low	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total			37,924	45,637	50%	37,056	37,115	35,736	

\* See fiscal year 2005-06 CAPER, Section 3, for explanation of why accomplishments differ from goals.

\*\* See Section 2 for definitions of federal and non-federal funding sources.

## Fiscal Year 2007-08 Annual Action Plan

### Section 1: Executive Summary

# Outcome Performance Measures

### Outcome Performance Measures

The Department of Housing and Urban Development, on March 7, 2006, issued the *Notice of Outcome Performance Measurement System for Community Planning and Development Formula Grant Programs*. This Notice describes the new required outcome performance measurement system for communities that receive formula grants. The City of Austin's outcome performance measures will allow HUD to clearly demonstrate program results at the national level. The following chart describes the outcome performance measures for fiscal year 2007-08 for the City of Austin.

Outcome Performance Measures				
	ACTIVITY	FUNDING SOURCE	HUD OBJECTIVE	HUD OUTCOME
<b>PROJECT PRIORITY: HOUSING</b>				
<i>Housing Continuum Step: Homeless/Emergency Shelter Services</i>				
	Shelter Operation and Maintenance (ARCH)	ESG	Suitable Living Environment	Availability/ Accessibility
	Homeless Essential Services (ATHHSD CDU)	ESG	Suitable Living Environment	Availability/ Accessibility
	Homeless Essential Services (Hsg Benefits Spec/Chronic Homeless)	ESG	Suitable Living Environment	Availability/ Accessibility
<i>Housing Continuum Step: Assisted Housing</i>				
	Tenant-based rental assistance	HOME, HTF	Decent Housing	Affordability
	Rent, Mortgage, and Utility Assistance	HOPWA	Decent Housing	Affordability
	Residential Support Services	HOPWA	Decent Housing	Availability/ Accessibility
	Permanent Supportive Housing	HOPWA	Decent Housing	Availability/ Accessibility
<i>Housing Continuum Step: Rental Housing</i>				
	Rental Hsg. Development Assistance	HOME, PI (HOME), CDBG, PI (CDBG), HOME (CHDO), UNO, GF-CIP, GO Bonds, HTF	Decent Housing	Affordability
	Architectural Barrier Removal Program (Rental)	CDBG	Suitable Living Environment	Availability/ Accessibility
	Anderson Hill Redevelopment (Rental)	HOME	Decent Housing	Affordability
<i>Housing Continuum Step: Homebuyer Services</i>				
	Down Payment Assistance.	HOME, PI (HOME), ADDI	Decent Housing	Availability/ Accessibility

# Fiscal Year 2007-08 Annual Action Plan

## Section 1: Executive Summary

### Outcome Performance Measures

	ACTIVITY	FUNDING SOURCE	HUD OBJECTIVE	HUD OUTCOME
	Acquisition & Development	CDBG, HOME, CDBG Rev. Loan, GO Bonds, HOME (CHDO), PI (HOME)	Decent Housing	Affordability
	CHDO Operations Loans	HOME (CHDO)	Decent Housing	Affordability
	Anderson Hill Redevelopment (owner)	PI (HOME), PI (CDBG), HAF	Decent Housing	Affordability
	Juniper/Olive Street Housing Project (part of Anderson Hill)	PI (CDBG)	Decent Housing	Affordability
<i>Housing Continuum Step: Owner Occupied Services</i>				
	Architectural Barrier Program (owner)	CDBG, GF	Suitable Living Environment	Availability/ Accessibility
	Emergency Home Repair Program	CDBG, GF	Decent Housing	Sustainability
	Homeowner Rehabilitation Loan Program	CDBG - Rev. Loan, GF, HOME	Suitable Living Environment	Sustainability
	Lead Hazard Control Grant- Healthy Homes	Lead Hazard Control Grant - Healthy Homes	Suitable Living Environment	Sustainability
	Materials Grants Program*	HTF	Decent Housing	Sustainability
<i>Housing Continuum Step: Other</i>				
	S.M.A.R.T. Housing™	GF - CIP, EDI	Decent Housing	Affordability
	Holly Good Neighbor	Austin Energy	Suitable Living Environment	Sustainability
	Voluntary Compliance	GF-CIP	Suitable Living Environment	Availability/ Accessibility
	Tax-Exempt Bonds	N/A	Decent Housing	Affordability
<b>PROJECT PRIORITY: ECONOMIC DEVELOPMENT</b>				
<i>Small Business Development</i>				
	Community Development Bank	CDBG, GF	Creating Economic Opportunity	Availability/ Accessibility
	Microenterprise Technical Assistance	CDBG, GF	Creating Economic Opportunity	Sustainability

# Fiscal Year 2007-08 Annual Action Plan

## Section 1: Executive Summary

### Outcome Performance Measures

	ACTIVITY	FUNDING SOURCE	HUD OBJECTIVE	HUD OUTCOME
	Neighborhood Commercial Mgmt	CDBG, CDBG-Rev. Loan, Section 108, GF	Creating Economic Opportunity	Availability/ Accessibility
<i>East 11/12th Streets Revitalization</i>				
	Part 1 - Job Creation	CDBG, Section 108	Creating Economic Opportunity	Availability/ Accessibility
	Part 2 - Micro-Enterprise Assistance	CDBG	Creating Economic Opportunity	Sustainability
	Part 3 - Financial Assistance to For-Profits	CDBG, Section 108	Creating Economic Opportunity	Affordability
	Part 4 - Acquisition of Real Property	CDBG	Creating Economic Opportunity	Sustainability
	Part 5 - Non-residential Historic Preservation	CDBG	Creating Economic Opportunity	Sustainability
	Part 6 - Parking Facilities	CDBG, GF	Suitable Living Environment	Sustainability
	Part 7 - Façade Improvements	EDI	Creating Economic Opportunity	Sustainability
<i>Neighborhood Revitalization (Public Services)</i>				
	Child Care Services	CDBG, GF	Suitable Living Environment	Availability/ Accessibility
	Tenants' Rights Assistance	CDBG, GF	Suitable Living Environment	Availability/ Accessibility
	Housing Information and Referral	GF	Suitable Living Environment	Availability/ Accessibility
	Housing Smarts	HTF	Suitable Living Environment	Availability/ Accessibility
	Neighborhood Support Service	GF	Suitable Living Environment	Availability/ Accessibility
	Senior Services	CDBG, GF	Suitable Living Environment	Availability/ Accessibility
	Youth Support Services	CDBG, GF	Suitable Living Environment	Availability/ Accessibility

## Fiscal Year 2007-08 Annual Action Plan

### Section 1: Executive Summary

# Funding Sources

#### Neighborhood Housing and Community Development Office New Funding Sources

In fiscal year 2006-07, the City received \$13.3 million from HUD through four formula grants. HUD estimates the City of Austin's allocation for fiscal year 2007-08 to be \$13.5 million. Funds are provided through four entitlement grants with amounts determined by statutory formulas: Community Development Block Grant (CDBG); HOME Investment Partnerships Program (HOME); American Dream Downpayment Initiative (ADDI), Emergency Shelter Grant Program (ESG); and Housing Opportunities for Persons with AIDS (HOPWA). Non-entitlement grants are secured by the City through a competitive process. In fiscal year 2007-08, City projects will also use the following previously awarded, multi-year, non-entitlement Federal sources: Section 108, Lead Hazard Control Grant, and Economic Development Initiative (EDI).

<b>Federal Funds</b>	<b>New Funding</b>
Community Development Block Grant (CDBG) (PL 93-383)	\$ 7,618,132
Community Development Block Grant Line of Credit	\$ 688,616
CDBG Revolving Fund	\$ 770,165
CDBG Program Income	\$ 22,461
<i>Subtotal CDBG Funds</i>	<i>\$ 9,099,375</i>
HOME Investment Partnership Program (HOME) (PL 102-625)	\$ 4,225,644
HOME Program Income	\$ 1,565,845
American Dream Down Payment Initiative (ADDI)	\$ 101,815
<i>Subtotal HOME Funds (includes ADDI)</i>	<i>\$ 5,893,304</i>
Section 108 Program Income	\$ 55,000
Emergency Shelter Grant Program (ESG) (PL 102-550)	\$ 329,116
Housing Opportunities for Persons with AIDS Program (HOPWA) (PL 102-550)	\$ 947,000
<i>Subtotal Federal Funds</i>	<i>\$ 16,323,795</i>
<b>City of Austin Local Funding</b>	<b>Proposed Funding</b>
Operating General Funds	\$ 3,226,649
General Obligation Bonds	\$ 10,000,000
S.M.A.R.T. Housing™ Capital Improvement Fund	\$ 805,280
Housing Trust Fund	\$ 1,043,000
University Overlay- Housing Trust Fund	\$ 261,156
<i>Subtotal City of Austin Local Funding</i>	<i>\$ 15,336,085</i>
<b>TOTAL</b>	<b>\$ 31,659,880</b>



## Section 2 Funding

Funding Sources  
Fiscal Year 2007-08 Funding Tables  
Leveraging  
HOME Match  
ESG Match  
LIHTC, Multifamily Bonds, and Section 8  
McKinney-Vento Act Funds

## Funding Sources

### **Community Development Block Grant, Program Income, and Revolving Fund**

The Community Development Block Grant (CDBG) Program is authorized under Title I of the Housing and Community Development Act of 1974 as amended. The primary objective of CDBG is the development of viable communities by:

- (a) Providing decent housing,
- (b) A suitable living environment, and
- (c) Expanding economic opportunities.

To achieve these goals, any activity funded with CDBG must meet one of three national objectives:

- Benefit to low- and moderate-income persons
- Aid in the prevention of slums or blight
- Meet a need having a particular urgent need (referred to as urgent need)

### **HOME Investment Partnerships Program, Program Income**

The HOME Program was created by the National Affordable Housing Act of 1990 (NAHA), and has been amended several times by subsequent legislation. There are three objectives of the HOME Program:

- (a) Expand the supply of decent, safe, sanitary, and affordable housing to very low- and low-income individuals,
- (b) To mobilize and strengthen the ability of state and local governments to provide decent, safe, sanitary, and affordable housing to very low- and low-income individuals, and
- (c) Leverage private sector participation and expand the capacity of non-profit housing provider.

### **American Dream Down-Payment Initiative**

The American Dream Down-Payment Initiative (ADDI) was signed into law by President Bush on December 16, 2003 under the American Dream Down-Payment Act (Public Law 108-186) (ADDI statute). Funds made available under the ADDI statute are allocated to eligible HOME program participating jurisdictions (PJ) to assist low-income families to become first-time homebuyers.

### **Emergency Shelter Grants**

Emergency Shelter Grant (ESG) awards grants for the rehabilitation or conversion of buildings into homeless shelters. It also funds certain related social services, operating expenses, homeless prevention activities, and administrative costs. Austin uses ESG for shelter operating expenses, essential services (supportive services concerned with employment, health, drug abuse, and education), or homelessness prevention activities. ESG



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### Section 2: FUNDING

## Funding Sources

supplements state, local, and private efforts to improve the quality and number of emergency homeless shelters. By funding emergency shelter and related social services, ESG provides a foundation for homeless people to begin moving to independent living.

#### **Housing Opportunities for People with HIV/AIDS**

The HOPWA Program was established by HUD to address the specific needs of persons living with HIV/AIDS and their families. HOPWA makes grants to local communities, states, and non-profit organizations for projects that benefit low-income persons medically diagnosed with HIV/AIDS and their families.

HOPWA funding provides housing assistance and related supportive services as part of HUD's Consolidated Planning initiative that works in partnership with communities and neighborhoods in managing federal funds appropriated to HIV/AIDS programs. HOPWA grantees are encouraged to develop community-wide strategies and form partnerships with area non-profit organizations.

#### **Operating Funds**

Operating funds provided by the City of Austin are used to support the operation and mission of City departments.

#### **General Obligation Bonds**

On November 7, 2006, City of Austin voters approved a \$55 million bond package for affordable housing. The bonds will be apportioned into \$33 million for rental and \$22 million for homeownership programs over seven years.

#### **S.M.A.R.T. Housing™ CIP Funds**

S.M.A.R.T. Housing™ Capital Improvement Funds (CIP) are City of Austin funds used to construct affordable housing. The City dedicates to this fund 40 percent of all incremental tax revenues derived from developments that are built on property located in the Desired Development Zone and were not on the Travis Central Appraisal District property tax rolls on June 1, 1997. CIP also funds part of the review team at the City's Watershed Development and Protection Review Department to fund the expedited review of S.M.A.R.T. Housing™ projects.

#### **Housing Trust Fund**

The Austin City Council included in the fiscal year 1999-00 annual budget \$1 million for the establishment of a Housing Trust Fund.

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### Section 2: Funding

## Funding Sources

The City Council continues to allocate \$1 million general fund dollars annually to the Housing Trust Fund. This allocation was adopted as part of a larger Social Equity Initiative endorsed by the City Council. Previously, all funds for housing were provided by the marketplace, tax-free bonds, federal grant funds, or tax credits and other incentives.

#### **University Neighborhood Overlay Housing Trust Fund**

In fiscal year 2004-05, the Austin City Council adopted by ordinance the University Neighborhood Overlay (UNO) District Housing Trust Fund that generates funding for development of new affordable housing in a targeted area around the University of Texas. The fund was established as part of the University Neighborhood Overlay zoning district, which was created to implement some of the goals in the Combined Central Austin Neighborhood Plan, aimed at denser, pedestrian-oriented commercial and multi-family development west of the campus. UNO provides incentives for developers to build a portion of their housing as affordable. Developers must build 10 percent of the units as affordable to households at 80 percent of median family income (MFI) or below and an additional 10 percent of the units as affordable to households at 65 percent of MFI or below. Developers can pay a fee-in-lieu into the UNO Housing Trust Fund instead of developing the 10 percent of the units as affordable to households at 65 percent of MFI or below. In exchange, developers receive more flexible site development standards, such as reduced parking standards and increased height limits.

#### **Housing Assistance Fund**

The Austin Housing Finance Corporation (AHFC) issued \$10,000,000 in Residual Value Revenue Bonds in 1988 from its 1980 Single-Family Bond Issue. The purpose of the issue was to create an income stream that can be used for providing housing assistance to persons and families of low- and moderate-income. Bond proceeds of \$7,500,000 were deposited into the Housing Assistance Fund. Earnings from this fund are used by AHFC to assist the city in its affordable housing initiatives.

#### **Economic Development Initiative**

Economic Development Initiative (EDI) was established by HUD to provide grants to local governments to enhance both the security of loans guaranteed through the Section 108 Loan Program and the feasibility of the economic development and revitalization projects they finance.

## Funding Sources

### **Section 108**

The Section 108 Loan Guarantee Program offers local governments a source of financing for economic development, large-scale public facility projects, and public infrastructure for CDBG eligible activities. The U.S. Department of Housing and Urban Development (HUD) sells bonds on the private market and uses the proceeds to fund Section 108 loans through the state to local governments. The local government's future CDBG allocations and other resources are pledged as security for repayment of the loan to HUD.

### **Lead Hazard Control Grant**

The U.S. Department of Housing and Urban Development (HUD) under the Healthy Homes and Lead Hazard Control Program awards funds to local governments to develop lead-based paint awareness and inspection program for homes built prior to 1978.

# Fiscal Year 2007-08 Annual Action Plan

## Section 2: Funding

### ALL FUNDING SOURCES

	Funding Source	FY 06-07 Estimated CarryForward	Funding FY07-08	Projected Program Level FY07-08 (Estimated plus Funding FY07-08)	Households Served
<b>HOUSING DEVELOPMENT</b>					
<u>Homeless/Emergency Shelter:</u>					
Shelter Operation and Maintenance.....	ESG	-	217,087	217,087	7,000
Homeless Essential Services.....	ESG	-	95,672	95,672	78
<b>Subtotal, Homeless/Emergency Shelter.....</b>		<b>-</b>	<b>312,759</b>	<b>312,759</b>	<b>7,078</b>
<u>Assisted Housing</u>					
Tenant-based rental assistance.....	HOME	42,000	479,333	521,333	
	HTF	158,667	70,000	228,667	
<b>Subtotal, TBRA.....</b>		<b>200,667</b>	<b>549,333</b>	<b>750,000</b>	<b>125</b>
Housing for People with HIV/AIDS:					
Rent, Mortgage, and Utility Assistance.....	HOPWA	-	576,379	576,379	400
Residential Support Services.....	HOPWA	-	264,679	264,679	86
Permanent Housing.....	HOPWA	-	77,532	77,532	150
<b>Subtotal, HIV/AIDS Housing.....</b>		<b>-</b>	<b>918,590</b>	<b>918,590</b>	<b>636</b>
<b>Subtotal, Assisted Housing.....</b>		<b>200,667</b>	<b>1,467,923</b>	<b>1,668,590</b>	<b>761</b>
<u>Rental Housing:</u>					
<u>Rental Development Services</u>					
Rental Hsg. Development Assistance.....	HOME	66,663	1,100,000	1,166,663	
	PI (HOME)	-	65,845	65,845	
	CDBG	160,861	201,768	362,629	
	PI (CDBG)	-	22,461	22,461	
	HOME (CHDO)	-	400,000	400,000	
	UNO	259,442	261,156	520,598	
	GF-CIP	1,000,000	-	1,000,000	
	GO Bonds	3,000,000	6,000,000	9,000,000	
	HTF	73,239	962,500	1,035,739	
<b>Subtotal, Rental Housing Dev. Assist.....</b>		<b>4,560,205</b>	<b>9,013,730</b>	<b>13,573,935</b>	<b>150</b>
Architectural Barrier Program .....	CDBG	250,000		250,000	90
Voluntary Compliance Agreement.....	GF-CIP	-	44,000	44,000	1,500
Anderson Hill Redevelopment .....	HOME	819,565	-	819,565	-
<b>Subtotal, Rental Housing.....</b>		<b>5,629,770</b>	<b>9,057,730</b>	<b>14,687,500</b>	<b>1,740</b>
<u>Homebuyer Services</u>					
<u>Homebuyer Assistance</u>					
Down Payment Assistance.....	HOME	1,500,000	-	1,500,000	
	PI (HOME)	222,997	-	222,997	
	ADDI	-	101,815	101,815	
<b>Subtotal, Homebuyer Lending Assistance.....</b>		<b>1,722,997</b>	<b>101,815</b>	<b>1,824,812</b>	<b>50</b>
<u>Homeownership Development</u>					
Acquisition & Development.....	CDBG	-	243,924	243,924	
	HOME	-	1,464,900	1,464,900	
	CDBG-Rev. Ln	-	462,119	462,119	
	GO Bonds	2,000,000	4,000,000	6,000,000	
	HOME (CHDO)	-	233,847	233,847	
	PI (HOME)	-	1,500,000	1,500,000	
<b>Subtotal, Acq. &amp; Development (owner)....</b>		<b>2,000,000</b>	<b>7,904,790</b>	<b>9,904,790</b>	<b>55</b>
CHDO Operations Loans.....	HOME (CHDO)	-	125,000	125,000	12
Anderson Hill.....	PI (HOME)	679,571	-	679,571	
	PI (CDBG)	378,120		378,120	
	HAF	85,590		85,590	
<b>Subtotal, Anderson Hill Homeownership</b>		<b>1,143,281</b>	<b>-</b>	<b>1,143,281</b>	<b>10</b>
Juniper/Olive Street Housing Project	PI (CDBG)	218,413	-	218,413	13
<b>Subtotal, Homeownership Development..</b>		<b>3,361,694</b>	<b>8,029,790</b>	<b>11,391,484</b>	<b>90</b>
<b>Subtotal, Homebuyer Services.....</b>		<b>5,084,691</b>	<b>8,131,605</b>	<b>13,216,296</b>	<b>140</b>

# Fiscal Year 2007-08 Annual Action Plan

## Section 2: Funding

### ALL FUNDING SOURCES

	Funding Source	FY 06-07 Estimated CarryForward	Funding FY07-08	<b>Projected Program Level FY07-08 (Estimated plus Funding FY07-08)</b>	Households Served
<u>Owner-Occupied Housing:</u>					
<u>Housing Rehabilitation Services</u>					
Architectural Barrier Program .....	CDBG	207,907	768,725	976,632	360
	GF	-	397,253	397,253	
Emergency Home Repair Program.....	CDBG	47,474	855,000	902,474	550
	GF	-	195,000	195,000	
Homeowner Rehabilitation Loan Program .	CDBG-Rev. Ln.	623,860	214,046	837,906	
	GF		25,000	25,000	
	HOME	2,790,152	-	2,790,152	
Subtotal, Homeowner Rehab Ln Prg.....		3,414,012	239,046	3,653,058	25
Lead Hazard Control	LEAD	3,761,662	-	3,761,662	90
Materials Grants Program.....	HTF	39,500	10,500	50,000	30
Subtotal, Owner-Occupied Housing.....		7,470,555	2,465,524	9,936,079	1,055
<b>HOUSING POLICY</b>					
S.M.A.R.T. Housing Review Team.....	GF-CIP		693,280	693,280	
S.M.A.R.T. Hsg Austin Energy Payment.....	GF-CIP		68,000	68,000	
S.M.A.R.T. Housing Initiative.....	EDI	94,224		94,224	
Subtotal, Housing Policy.....		94,224	761,280	855,504	1,750
<b>HOLLY GOOD NEIGHBOR</b>					
Holly Good Neighbor.....	A/E			-	15
Subtotal, Austin Energy Program.....		-	-	-	15
<b>HOUSING BOND PROGRAMS</b>					
Single Family Bond Programs.....				-	60
Subtotal, Housing Bond Programs.....		-	-	-	60
<b>SUBTOTAL, Housing.....</b>		<b>18,479,907</b>	<b>22,196,821</b>	<b>40,676,728</b>	<b>12,599</b>

# Fiscal Year 2007-08 Annual Action Plan

## Section 2: Funding

### ALL FUNDING SOURCES

	Funding Source	FY 06-07 Estimated CarryForward	Funding FY07-08	Projected Program Level FY07-08 (Estimated plus Funding FY07-08)	Households Served
<b>COMMUNITY DEVELOPMENT</b>					
<u>Small Business Development</u>					
Community Development Bank.....	CDBG	-	150,000	150,000	5
	GF	-	46,587	46,587	
Microenterprise Technical Assistance.....	CDBG	-	200,000	200,000	33
	GF	-	48,911	48,911	
Neighborhood Commercial Mgmt.....	CDBG	758,416	-	758,416	25
	CDBG-Rev.Ln.		94,000	94,000	
	GF		150,000	150,000	
	Section 108	3,100,000	-	3,100,000	
<i>Subtotal, Small Business Development.....</i>		<u>3,858,416</u>	<u>689,498</u>	<u>4,547,914</u>	<u>63</u>
<u>Commercial Revitalization</u>					
East 11/12th Streets Revitalization.....	CDBG	-	897,925	897,925	
Administration	CDBG	-	110,000	110,000	
	PI (CDBG)	181,597		181,597	
	Section 108	569,176		569,176	
	GF	-	50,275	50,275	
	EDI	222,125		222,125	
<i>Subtotal, Commercial Revitalization.....</i>		<u>972,898</u>	<u>1,058,200</u>	<u>2,031,098</u>	<u>4,922</u>
<u>Neighborhood Revitalization (Public Services)</u>					
Child Care Services.....	CDBG	-	650,000	650,000	324
	GF		65,315	65,315	
Tenants' Rights Assistance.....	CDBG	35,863	229,137	265,000	549
	GF		23,458	23,458	
Housing Information and Referral.....	GF	-	84,591	84,591	28,977
Housing Counseling	HTF	180,000		180,000	180
Neighborhood Support Service.....	GF	20,700	101,439	122,139	3,500
Senior Services.....	CDBG	35,864	59,883	95,747	188
	GF		65,864	65,864	20
Youth Support Services.....	CDBG	-	203,700	203,700	159
	GF		34,560	34,560	
<i>Subtotal, Neighborhood Revitalization (Public Services).....</i>		<u>272,427</u>	<u>1,517,947</u>	<u>1,790,374</u>	<u>33,897</u>
<u>Debt Services</u>					
Homeless Shelter, Debt Service.....	CDBG	51,434	522,445	573,879	
Neighborhood Commercial Mgmt.....	CDBG		169,602	169,602	
	PI (Section 108)		55,000	55,000	
East 11/12th Streets Revital., Debt Service..	CDBG	-	877,455	877,455	
Millennium Youth Center, Debt Service.....	CDBG	-	753,559	753,559	
<i>Subtotal, Debt Services.....</i>		<u>51,434</u>	<u>2,378,061</u>	<u>2,429,495</u>	<u>-</u>
<b>SUBTOTAL, Community Development.....</b>		<u><b>5,155,175</b></u>	<u><b>5,643,706</b></u>	<u><b>10,798,881</b></u>	<u><b>38,882</b></u>
<u>ADMINISTRATION.....</u>					
	CDBG	-	1,413,626	1,413,626	
	HOME		422,564	422,564	
	ESG	-	16,357	16,357	
	HOPWA	-	28,410	28,410	
	GF		1,938,396	1,938,396	
<b>SUBTOTAL, Administration.....</b>		<u><b>-</b></u>	<u><b>3,819,353</b></u>	<u><b>3,819,353</b></u>	<u><b>-</b></u>
<b>Total, All Programs.....</b>		<u><b>23,635,082</b></u>	<u><b>31,659,880</b></u>	<u><b>55,294,962</b></u>	<u><b>51,481</b></u>

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Section 2: Funding  
COMMUNITY DEVELOPMENT BLOCK GRANT

		FY 06-07 Estimated CarryForward	Funding FY07-08	Projected Program Level FY07-08 (Estimated plus Funding FY07-08)
<b>HOUSING DEVELOPMENT</b>				
<u>Rental Housing:</u>				
<u>Rental Development Services</u>				
Rental Hsg. Development Assistance.....	CDBG	160,861	201,768	362,629
	PI (CDBG)	-	22,461	22,461
Architectural Barrier Program .....	CDBG	250,000	-	250,000
<b>Subtotal, Rental Housing.....</b>		<b>410,861</b>	<b>224,229</b>	<b>635,090</b>
<u>Homebuyer Services</u>				
<u>Homeownership Development</u>				
Acquisition & Development	CDBG		243,924	243,924
	CDBG-Rev. Loan	-	462,119	462,119
Anderson Hill.....				
Anderson Hill Homeownership	PI (CDBG)	378,120		378,120
Juniper/Olive Street Housing Project	PI (CDBG)	218,413	-	218,413
<b>Subtotal, Homebuyer Services.....</b>		<b>596,533</b>	<b>706,043</b>	<b>1,302,576</b>
<u>Owner-Occupied Housing:</u>				
<u>Housing Rehabilitation Services</u>				
Architectural Barrier Program .....	CDBG	207,907	768,725	976,632
Emergency Repair Program.....	CDBG	47,474	855,000	902,474
Homeowner Rehabilitation Loan Program .	CDBG-Rev. Loan	623,860	214,046	837,906
<b>Subtotal, Owner-Occupied Housing.....</b>		<b>879,241</b>	<b>1,837,771</b>	<b>2,717,012</b>
<b>SUBTOTAL, Housing.....</b>		<b>1,886,635</b>	<b>2,768,043</b>	<b>4,654,678</b>
<b>COMMUNITY DEVELOPMENT</b>				
<u>Small Business Development</u>				
Community Development Bank.....	CDBG	-	150,000	150,000
Microenterprise Technical Assistance.....	CDBG	-	200,000	200,000
Neighborhood Commercial Mgmt.....	CDBG	758,416	-	758,416
	CDBG-Rev. Loan	-	94,000	94,000
<b>Subtotal, Small Business Development.....</b>		<b>758,416</b>	<b>444,000</b>	<b>1,202,416</b>
<u>Commercial Revitalization</u>				
East 11/12th Streets Revitalization.....	CDBG	-	897,925	897,925
Administration	CDBG	-	110,000	110,000
	PI (CDBG)	181,597	-	181,597
<b>Subtotal, Commercial Revitalization.....</b>		<b>181,597</b>	<b>1,007,925</b>	<b>1,189,522</b>
<u>Neighborhood Revitalization (Public Services)</u>				
Child Care Services.....	CDBG	-	650,000	650,000
Tenants' Rights Assistance.....	CDBG	35,863	229,137	265,000
Senior Services.....	CDBG	35,864	59,883	95,747
Youth Support Services.....	CDBG	-	203,700	203,700
<b>Subtotal, Neighborhood Revitalization (Public Services).....</b>		<b>71,727</b>	<b>1,142,720</b>	<b>1,214,447</b>
<u>Debt Services</u>				
Homeless Shelter, Debt Service.....	CDBG	51,434	522,445	573,879
Neighborhood Commercial Mgmt.....	CDBG	-	169,602	169,602
East 11/12th Streets Revital., Debt Service..	CDBG	-	877,455	877,455
Millennium Youth Center, Debt Service.....	CDBG	-	753,559	753,559
<b>Subtotal, Debt Services.....</b>		<b>51,434</b>	<b>2,323,061</b>	<b>2,374,495</b>
<b>SUBTOTAL, Community Development.....</b>		<b>1,063,174</b>	<b>4,917,706</b>	<b>5,980,880</b>
<u>ADMINISTRATION.....</u>				
	CDBG		1,413,626	1,413,626
<b>SUBTOTAL, Administration.....</b>		<b>-</b>	<b>1,413,626</b>	<b>1,413,626</b>
<b>SUBTOTAL, CDBG Funding.....</b>		<b>2,949,809</b>	<b>9,099,375</b>	<b>12,049,184</b>

Fiscal Year 2007-08 Annual Action Plan  
Section 2: Funding  
HOME INVESTMENTS PARTNERSHIP PROGRAM

	Funding Source	FY 06-07 Estimated CarryForward	Funding FY07-08	Projected Program Level FY07-08 (Estimated plus Funding FY07-08)
<b><u>HOUSING DEVELOPMENT</u></b>				
<i><u>Assisted Housing</u></i>				
Tenant-based rental assistance.....	HOME	42,000	479,333	521,333
<i>Subtotal, Assisted Housing.....</i>		<u>42,000</u>	<u>479,333</u>	<u>521,333</u>
<i><u>Rental Housing:</u></i>				
<i><u>Rental Development Services</u></i>				
Rental Hsg. Development Assistance.....	HOME	66,663	1,100,000	1,166,663
	PI (HOME)		65,845	65,845
	HOME (CHDO)	-	400,000	400,000
Anderson Hill Redevelopment .....				-
	HOME	819,565	-	819,565
<i>Subtotal, Rental Housing.....</i>		<u>886,228</u>	<u>1,565,845</u>	<u>2,452,073</u>
<i><u>Homebuyer Services</u></i>				
<i><u>Homebuyer Assistance</u></i>				
Down Payment Assistance.....	HOME	1,500,000	-	1,500,000
	PI (HOME)	222,997		222,997
	ADDI	-	101,815	101,815
Subtotal, Homebuyer Lending Assistance..		<u>1,722,997</u>	<u>101,815</u>	<u>1,824,812</u>
<i><u>Homeownership Development</u></i>				
Acquisition & Development.....	HOME	-	1,464,900	1,464,900
	HOME (CHDO)	-	233,847	233,847
	PI (HOME)	-	1,500,000	1,500,000
Subtotal, Acq. & Development (owner).....		-	3,198,747	3,198,747
CHDO Operations Loans.....	HOME (CHDO)	-	125,000	125,000
Anderson Hill Homeownership.....	PI (HOME)	679,571	-	679,571
Subtotal, Homeownership Development.....		<u>679,571</u>	<u>3,323,747</u>	<u>4,003,318</u>
<i>Subtotal, Homebuyer Services.....</i>		<u>2,402,568</u>	<u>3,425,562</u>	<u>5,828,130</u>
<i><u>Owner-Occupied Housing:</u></i>				
<i><u>Housing Rehabilitation Services</u></i>				
	HOME	2,790,152	-	2,790,152
<i>Subtotal, Owner-Occupied Housing.....</i>		<u>2,790,152</u>	<u>-</u>	<u>2,790,152</u>
<b>SUBTOTAL, Housing.....</b>		<u><b>6,120,948</b></u>	<u><b>5,470,740</b></u>	<u><b>11,591,688</b></u>
<b><u>ADMINISTRATION.....</u></b>				
	HOME		422,564	422,564
<b>SUBTOTAL, Administration.....</b>		<u><b>-</b></u>	<u><b>422,564</b></u>	<u><b>422,564</b></u>
<b>SUBTOTAL, HOME Funding.....</b>		<u><b>6,120,948</b></u>	<u><b>5,893,304</b></u>	<u><b>12,014,252</b></u>



Fiscal Year 2007-08 Annual Action Plan

Section 2: Funding

EMERGENCY SHELTER GRANTS, HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS, AND OTHER FEDERAL FUNDS

	Funding Source	FY 06-07 Estimated CarryForward	Funding FY07-08	Projected Program Level FY07-08 (Estimated plus Funding FY07-08)
<b>HOUSING DEVELOPMENT</b>				
<u>Homeless/Emergency Shelter:</u>				
Shelter Operation and Maintenance.....	ESG	-	217,087	217,087
Homeless Essential Services.....	ESG	-	95,672	95,672
Subtotal, Homeless/Emergency Shelter.....		-	312,759	312,759
<b>SUBTOTAL, Housing.....</b>		-	312,759	312,759
<b>ADMINISTRATION.....</b>				
	ESG		16,357	16,357
<b>SUBTOTAL, Administration.....</b>		-	16,357	16,357
<b>SUBTOTAL, ESG Funding.....</b>		-	329,116	329,116
<b>HOUSING DEVELOPMENT</b>				
<u>Assisted Housing</u>				
Housing for People with HIV/AIDS:				
Rent, Mortgage, and Utility Assistance.....	HOPWA	-	576,379	576,379
Residential Support Services.....	HOPWA	-	264,679	264,679
Permanent Housing.....	HOPWA	-	77,532	77,532
Subtotal, HIV/AIDS Housing.....		-	918,590	918,590
Subtotal, Assisted Housing.....		-	918,590	918,590
<b>SUBTOTAL, Housing.....</b>		-	918,590	918,590
<b>ADMINISTRATION.....</b>				
	HOPWA		28,410	28,410
<b>SUBTOTAL, Administration.....</b>		-	28,410	28,410
<b>SUBTOTAL, HOPWA Funding.....</b>		-	947,000	947,000
<b>HOUSING DEVELOPMENT</b>				
<u>Owner-Occupied Housing:</u>				
<u>Housing Rehabilitation Services</u>				
Lead Hazard Control.....	LEAD	3,761,662	-	3,761,662
Subtotal, Owner-Occupied Housing.....		3,761,662	-	3,761,662
<b>SUBTOTAL, Housing.....</b>		3,761,662	-	3,761,662
<b>SUBTOTAL, LEAD Funding.....</b>		3,761,662	-	3,761,662
<b>COMMUNITY DEVELOPMENT</b>				
<u>Small Business Development</u>				
Neighborhood Commercial Mgmt.....	Section 108	3,100,000	-	3,100,000
Subtotal, Small Business Development.....		3,100,000	-	3,100,000
<u>Commercial Revitalization</u>				
East 11/12th Streets Revitalization.....	Section 108	569,176	-	569,176
Subtotal, Commercial Revitalization.....		569,176	-	569,176
<u>Debt Services</u>				
Neighborhood Commercial Mgmt.....	PI - Section 108	-	55,000	55,000
Subtotal, Debt Services.....		-	55,000	55,000
<b>SUBTOTAL, Community Development.....</b>		3,669,176	55,000	3,724,176
<b>SUBTOTAL, Section 108 Funding.....</b>		3,669,176	55,000	3,724,176
<b>COMMUNITY DEVELOPMENT</b>				
<u>Commercial Revitalization</u>				
East 11/12th Streets Revitalization.....	EDI	222,125	-	222,125
Subtotal, Commercial Revitalization.....		222,125	-	222,125
<b>SUBTOTAL, Community Development.....</b>		222,125	-	222,125
<b>HOUSING POLICY</b>				
S.M.A.R.T. Housing Initiative.....	EDI	94,224	-	94,224
<b>SUBTOTAL, HOUSING POLICY.....</b>		94,224	-	94,224
<b>SUBTOTAL, EDI Funding.....</b>		316,349	-	316,349

Fiscal Year 2007-08 Annual Action Plan

Section 2: Funding

LOCAL FUNDING

		FY 06-07 Estimated CarryForward	Funding FY07-08	Projected Program Level FY07-08 (Estimated plus Funding FY07-08)
<b>HOUSING DEVELOPMENT</b>				
<u>Assisted Housing</u>				
Tenant-based rental assistance.....	HTF	158,667	70,000	228,667
<i>Subtotal, Assisted Housing.....</i>		<u>158,667</u>	<u>70,000</u>	<u>228,667</u>
<u>Rental Housing:</u>				
<u>Rental Development Services</u>				
Rental Hsg. Development Assistance.....	HTF	73,239	962,500	1,035,739
<i>Subtotal, Rental Housing.....</i>		<u>73,239</u>	<u>962,500</u>	<u>1,035,739</u>
<u>Owner-Occupied Housing:</u>				
<u>Housing Rehabilitation Services</u>				
Materials Grants Program.....	HTF	39,500	10,500	50,000
<i>Subtotal, Owner-Occupied Housing.....</i>		<u>39,500</u>	<u>10,500</u>	<u>50,000</u>
<b>SUBTOTAL, Housing.....</b>		<b><u>271,406</u></b>	<b><u>1,043,000</u></b>	<b><u>1,314,406</u></b>
<b>COMMUNITY DEVELOPMENT</b>				
<u>Neighborhood Revitalization (Public Services)</u>				
Homebuyer Counseling.....	HTF	180,000		180,000
<i>Subtotal, Neighborhood Revitalization (Public Services).....</i>		<u>180,000</u>	<u>-</u>	<u>180,000</u>
<b>SUBTOTAL, Community Development.....</b>		<b><u>180,000</u></b>	<b><u>-</u></b>	<b><u>180,000</u></b>
<b>SUBTOTAL, Housing Trust Fund.....</b>		<b><u>451,406</u></b>	<b><u>1,043,000</u></b>	<b><u>1,494,406</u></b>

<b>HOUSING DEVELOPMENT</b>				
<u>Owner-Occupied Housing:</u>				
<u>Housing Rehabilitation Services</u>				
Architectural Barrier Program .....	GF	-	397,253	397,253
Emergency Repair Program.....	GF	-	195,000	195,000
Homeowner Rehabilitation Loan Program .....	GF	-	25,000	25,000
<i>Subtotal, Owner-Occupied Housing.....</i>		<u>-</u>	<u>617,253</u>	<u>617,253</u>
<b>COMMUNITY DEVELOPMENT</b>				
<u>Small Business Development</u>				
Community Development Bank.....	GF	-	46,587	46,587
Neighborhood Commercial Mgmt.....	GF	-	150,000	150,000
Microenterprise Technical Assistance.....	GF	-	48,911	48,911
<i>Subtotal, Small Business Development.....</i>		<u>-</u>	<u>245,498</u>	<u>245,498</u>
<u>Commercial Revitalization</u>				
East 11/12th Streets Revitalization.....	GF	-	50,275	50,275
<i>Subtotal, Commercial Revitalization.....</i>		<u>-</u>	<u>50,275</u>	<u>50,275</u>
<u>Neighborhood Revitalization (Public Services)</u>				
Child Care Services.....	GF	-	65,315	65,315
Tenants' Rights Assistance.....	GF	-	23,458	23,458
Housing Information and Referral.....	GF	-	84,591	84,591
Neighborhood Support Service.....	GF	20,700	101,439	122,139
Senior Services.....	GF	-	65,864	65,864
Youth Support Services.....	GF	-	34,560	34,560
<i>Subtotal, Neighborhood Revitalization (Public Services).....</i>		<u>20,700</u>	<u>375,227</u>	<u>395,927</u>
<b>SUBTOTAL, Community Development.....</b>		<b><u>20,700</u></b>	<b><u>671,000</u></b>	<b><u>691,700</u></b>

Fiscal Year 2007-08 Annual Action Plan  
Section 2: Funding  
LOCAL FUNDING

	Funding Source	FY 06-07 Estimated CarryForward	Funding FY07-08	Projected Program Level FY07-08 (Estimated plus Funding FY07-08)
<b>ADMINISTRATION.....</b>				
	GF		1,938,396	1,938,396
<b>SUBTOTAL, Administration.....</b>		<b>-</b>	<b>1,938,396</b>	<b>1,938,396</b>
<b>SUBTOTAL, General Funds Funding.....</b>		<b>20,700</b>	<b>3,226,649</b>	<b>3,247,349</b>
<b>HOUSING DEVELOPMENT</b>				
<i>Rental Housing:</i>				
<i>Rental Development Services</i>				
Rental Hsg. Development Assistance.....	UNO	259,442	261,156	520,598
<i>Subtotal, Rental Housing.....</i>		<i>259,442</i>	<i>261,156</i>	<i>520,598</i>
<b>SUBTOTAL, Housing.....</b>		<b>259,442</b>	<b>261,156</b>	<b>520,598</b>
<b>SUBTOTAL, UNO Funding.....</b>		<b>259,442</b>	<b>261,156</b>	<b>520,598</b>
<b>HOUSING DEVELOPMENT</b>				
<i>Rental Housing:</i>				
<i>Rental Development Services</i>				
Rental Hsg. Development Assistance.....	GF-CIP	1,000,000	-	1,000,000
Voluntary Compliance Agreement.....	GF-CIP	-	44,000	44,000
<i>Subtotal, Rental Housing.....</i>		<i>1,000,000</i>	<i>44,000</i>	<i>1,044,000</i>
<b>SUBTOTAL, Housing.....</b>		<b>1,000,000</b>	<b>805,280</b>	<b>1,805,280</b>
<b>SUBTOTAL, Capital Improvement Projects.....</b>		<b>1,000,000</b>	<b>805,280</b>	<b>1,805,280</b>
<b>HOUSING DEVELOPMENT</b>				
<i>Rental Housing:</i>				
<i>Rental Development Services</i>				
Rental Hsg. Development Assistance.....	GO Bonds	3,000,000	6,000,000	9,000,000
<i>Subtotal, Rental Housing.....</i>		<i>3,000,000</i>	<i>6,000,000</i>	<i>9,000,000</i>
<i>Homebuyer Services</i>				
<i>Homeownership Development</i>				
Acquisition & Development.....	GO Bonds	2,000,000	4,000,000	6,000,000
<i>Subtotal, Homebuyer Services.....</i>		<i>2,000,000</i>	<i>4,000,000</i>	<i>6,000,000</i>
<b>HOUSING BOND PROGRAMS</b>				
Single Family Bond Programs.....		-	-	-
<i>Subtotal, Housing Bond Programs.....</i>		<i>-</i>	<i>-</i>	<i>-</i>
<b>SUBTOTAL, Housing.....</b>		<b>5,000,000</b>	<b>10,000,000</b>	<b>15,000,000</b>
<b>SUBTOTAL, BOND Funding.....</b>		<b>5,000,000</b>	<b>10,000,000</b>	<b>15,000,000</b>
<b>HOLLY GOOD NEIGHBOR</b>				
Holly Good Neighbor.....	A/E	-	-	-
<i>Subtotal, Austin Energy Program.....</i>		<i>-</i>	<i>-</i>	<i>-</i>
<b>SUBTOTAL, Housing.....</b>		<b>-</b>	<b>-</b>	<b>-</b>
<b>SUBTOTAL, Austin Energy Funding.....</b>		<b>-</b>	<b>-</b>	<b>-</b>

# Fiscal Year 2007-08 Annual Action Plan

## SECTION 2: Funding

### Administration Activity Tables

<b>CDBG Administration</b>			
IDIS Project #:		Local ID:	
<b>PROJECT DESCRIPTION</b>			
Funds provide administrative costs for programs.			
<b>FUNDING</b>			
Fund Source(s) CDBG			
FY 2007-08 Total Funding \$1,413,626			
<b>PROJECT INFORMATION</b>			
Project Primary Purpose:		Matrix Codes	
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		21A General Program Administration 570.206 ▼	
		Priority Need Category	Eligibility
		Planning/Administration ▼	Not Applicable ▼
Objective Category	Outcome Categories	Subrecipient	Local Government
Not Applicable ▼	Not Applicable ▼	Expected Completion Date	9/30/2008
		Citation	570.206
		Location	Community Wide

<b>HOME Administration</b>			
IDIS Project #:			
<b>PROJECT DESCRIPTION</b>			
Funds provide administrative costs for programs.			
<b>FUNDING</b>			
Fund Source(s) HOME			
FY 2007-08 Total Funding \$422,564			
<b>PROJECT INFORMATION</b>			
Project Primary Purpose:		Matrix Codes	
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		21A General Program Administration 570.206 ▼	
		Priority Need Category	Eligibility
		Planning/Administration ▼	Not Applicable ▼
Objective Category	Outcome Categories	Subrecipient	Local Government
Not Applicable ▼	Not Applicable ▼	Expected Completion Date	9/30/2008
		Citation	570.206
		Location	Community Wide

**Fiscal Year 2007-08 Annual Action Plan**

## SECTION 2: Funding

**Administration Activity Tables****ESG Administration**

IDIS Project #:

**PROJECT DESCRIPTION**

Funds provide administrative costs for programs.

FUNDING			
Fund Source(s) ESG			
FY 2007-08 Total Funding \$16,357			
PROJECT INFORMATION			
Project Primary Purpose:		Matrix Codes	
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		21A General Program Administration 570.206 ▼	
		Priority Need Category	Eligibility
		Planning/Administration ▼	Not Applicable ▼
Objective Category	Outcome Categories	Subrecipient	Local Government
Not Applicable ▼	Not Applicable ▼	Expected Completion Date	9/30/2008
		Citation	570.206
		Location	Community Wide

**HOPWA Administration**

IDIS Project #:

**PROJECT DESCRIPTION**

Funds provide administrative costs for programs.

FUNDING			
Fund Source(s) HOPWA			
FY 2007-08 Total Funding \$28,410			
PROJECT INFORMATION			
Project Primary Purpose:		Matrix Codes	
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		21A General Program Administration 570.206 ▼	
		Priority Need Category	Eligibility
		Planning/Administration ▼	Not Applicable ▼
Objective Category	Outcome Categories	Subrecipient	Local Government
Not Applicable ▼	Not Applicable ▼	Expected Completion Date	9/30/2008
		Citation	570.206
		Location	Community Wide

**General Fund Administration**

IDIS Project #: Not Applicable with Non-Federal Funds

**PROJECT DESCRIPTION**

Funds provide administrative costs for programs.

FUNDING	
Fund Source(s) General Fund	
FY 2007-08 Total Funding \$1,938,396	

## Fiscal Year 2007-08 Annual Action Plan

### Section 2: Funding

## Leveraging

Federal requirements define leveraging as “other” public and private resources that address needs identified in the Consolidated Plan. The table below shows the estimated non-federal funds to be leveraged by program. For the Acquisition and Development, Juniper Olive Street Housing Project, the Down Payment Assistance Program, and the Single Family Bonds homeownership programs, leveraging is the total amount of the mortgage loan minus the amount of assistance. For the rental housing development assistance programs, leveraging is the total project funding minus the amount of assistance.

<b>Programs</b>	<b>Estimated Units</b>	<b>Estimated Leveraging</b>
Acquisition and Development	55	\$1,500,000
Juniper Olive Street Housing Dev.	13	\$1,580,000
Down Payment Assistance	50	\$4,500,000
Rental Housing Dev. Assistance	150	\$15,500,000
<b>TOTAL- FEDERAL FUNDED</b>	<b>268</b>	<b>\$23,080,000</b>
Single Family Bonds	60	\$6,900,000
<b>TOTAL- NON-FEDERAL</b>	<b>60</b>	<b>\$6,900,000</b>
<b>TOTAL-ALL HOUSING PROGRAMS</b>	<b>328</b>	<b>\$29,980,000</b>

Fiscal Year 2007-08 Annual Action Plan

Section 2: FUNDING

# HOME Match

## HOME INVESTMENT PARTNERSHIPS MATCHING FUNDS

### Fiscal Year 2007-08

	<b>Calculation</b>	Grant Allocation	\$ 4,327,459
		Administration	- \$ 432,746
		Amount Incurring Repayment	- \$ 0
<b>Total Obligation</b>			<b><u><u>\$ 3,894,713</u></u></b>
		Requirement Percentage	x 25%
<b>Total Requirement</b>			<b><u><u>\$ 973,678</u></u></b>
	<b>Contribution</b>	Non-Federal Matching Funds	\$ 730,259
		Bond Proceeds (25% Max.)	\$ 243,419
<b>Total Contribution</b>			<b><u><u>\$ 973,678</u></u></b>

## Fiscal Year 2007-08 Annual Action Plan

### Section 2: Funding

## ESG Match

#### Emergency Shelter Grant Matching Funds

The Emergency Shelter Grant Program requires each local government grantee to match dollar-for-dollar the ESG funding provided by the U.S. Department of Housing and Urban Development (HUD). These matching funds must come from other public or private sources. For fiscal year 2007-08, the City of Austin's preliminary ESG Grant Allocation is \$329,116, so another \$329,116 is needed from the City and the subrecipients/contractors for matching funds.

Any of the following may be included in calculating the matching funds requirement 1) cash; 2) the value or fair rental value of any donated material or building; 3) the value of any lease on a building; 4) any salary paid to staff to carry out the program of the recipient; and 5) the value of the time and services contributed by volunteers to carry out the program of the recipient at a current rate of \$5 per hour.

For fiscal year 2007-08 (ESG fiscal year 2007-09 allocation), HHSD, along with local providers of homeless services, and with the Homeless Task Force, are working to coordinate funding from several sources, to make the most efficient and effective use of all the funds across the entire continuum of homeless services. HHSD plans to allocate ESG funds to shelter operations and maintenance, homeless essential services, and ESG grant administration.

Each contract/award agreement includes the requirement that subcontractors/awardees will provide a one-to-one match of the ESG funds. The City will match administrative costs using an in-kind match of salaries of City personnel who administer the grant.

Project Name	IDIS Activity	Consolidated Plan Priority	Fund Source	2007-08 Projected Funding	Match	Proposed Accomplishments
Austin Resource Center for Homeless (ARCH)	Shelter Operation and Maintenance	High	ESG	\$217,087	\$217,087	7,000 persons
Housing and Benefits Specialists for Persons Defined as Chronically Homeless	Essential Services	High	ESG	\$43,000	\$43,000	43 persons
Communicable Disease Unit		High	ESG	\$52,672	\$52,672	35 persons



## Fiscal Year 2007-08 Annual Action Plan

### Section 2: FUNDING

## ESG Match

	Grant Admininstration	N/A	ESG	\$16,357	\$16,357	N/A
Total Match:				\$329,116	\$329,116	7,078

Fiscal year 2007-08 funding has increased from previous years. In fiscal year 2006-08 the City of Austin received \$326,062, which increases the fiscal year 2007-09 allocation by \$3,054.

A small portion of this money (\$54) went to increase the Administration, and \$3,000 went to increase the Family Eldercare Essential Services project. This eight percent increase allows Family Eldercare to increase their number of clients by three for a total of 43 clients served annually.

The other two agencies funded with ESG received level funding. Communicable Disease Unit will serve 35 clients in fiscal year 2007-08. ARCH will increase the number of clients served to 7,000 served since in the previous year they exceeded their goals.

## Fiscal Year 2007-08 Annual Action Plan

### Section 2: Funding

# LIHTC, Multifamily Bonds, and Section 8

#### **Low-Income Housing Tax Credits**

The Texas Department of Housing and Community Affairs (TDHCA) administers the Housing Tax Credit (HTC) Program for the State of Texas. The HTC Program, even though not administered by the City of Austin, provides a valuable affordable housing resource to our community. The HTC Program receives authority from the U.S. Treasury Department to provide tax credits to non-profits, for-profit developers, and syndicators or investors. The program's purpose is to encourage the development and preservation of rental housing for low-income families, provide for the participation of for-profit and non-profit organizations in the program, maximize the number of units added to the state's housing supply, and prevent losses in the state's supply of affordable housing. HTC is regionally allocated in 13-state service regions and further distribution in each of those regions into Rural and Urban/Exurban categories. The City of Austin resides in region 7 and projects that apply for tax credits in Austin compete against other applications in the urban/exurban area of region 7. Region 7 includes Llano, Burnet, Blanco, Travis, Williamson, Hays, Caldwell, Bastrop, Lee, and Fayette counties.

In 2007, TDHCA will allocate \$1,856,124 in housing tax credits in the urban areas of region 7. TDHCA manages the application process for these competitive housing tax credits. For more information regarding housing tax credits, visit the TDHCA website at [www.tdhca.state.tx.us](http://www.tdhca.state.tx.us).

#### **Multifamily Bond Program**

The City of Austin, through the Austin Housing Finance Corporation (AHFC), administers the Multifamily Bond Program that provides below-market interest rate financing for the acquisition and rehabilitation or the new construction of apartment complexes. Funding is provided through the sale and issuance of tax-exempt multifamily conduit bonds. Federal law requires that, for the bonds to retain their tax-exempt status, at least 20 percent of the units financed must be leased to families at or below 50 percent of median family income (MFI) or 40 percent of the units must be leased to families with incomes below 60 percent of MFI.

Private developers may apply once a year for Tax-Exempt Multifamily bonds in late September to participate in the Texas Bond Review Board (TBRB) lottery held in early October. If successful in the lottery, the project must be submitted for four percent Low-Income Housing Tax Credits to the Texas Department of Housing and Community Affairs. Bonds for non-profit developers of multifamily projects, however, may apply at any time for the tax-exempt bonds without the need for private activity bond authority.

AHFC manages the application process to secure these funds. For more information go to the website at: <http://www.ci.austin.tx.us/ahfc/bond.htm>

#### **Section 8**

Two public housing authorities administer Section 8 programs in the City of Austin, the Housing Authority of the City of Austin (HACA) and the Travis County Housing Authority (TCHA). The Section 8 program, administered by public housing authorities, is designed to

## **LIHTC, Multifamily Bonds, and Section 8**

increase the housing choices available to very low-income households by making privately-owned rental housing affordable to them. It provides rent subsidies, either rental certificates or vouchers, on behalf of eligible tenants. These subsidies usually equal the difference between 30 percent of the household's adjusted income and the HUD-approved fair market rent (for certificates) or the PHA-approved payment standard (for vouchers).

Travis County Housing Authority currently provides 564 Section 8 vouchers, with a budget of \$456,000 a year. Over 3,000 households are currently on a waiting list with Travis County Housing Authority to receive a voucher. The Housing Authority of the City of Austin provides 5023 vouchers City wide, with a budget of \$42,314,880, and has 5,961 on a waiting list.

## Fiscal Year 2007-08 Annual Action Plan

### Section 2: Funding

# McKinney-Vento Act Funds

## McKinney Vento Homeless Assistance Programs

### Continuum of Care, Fiscal Year 2007-08

#### Austin Homeless Task Force

The Continuum of Care is a competitive grant process administered by the Department of Housing and Urban Development (HUD) directly with the agency recipients. Each Continuum community must work together to develop the application due annually in the Spring by developing priorities for funding and conducting a needs assessment including a Point-in-Time bi-annual count of homeless individuals and families in shelter and on the street. The Austin Homeless Task Force coordinates the Continuum of Care Planning Process.

<b>Continuum of Care Application and Awards for Fiscal Year 2007-08</b>				
<b>Project Name</b>	<b>Type of Project</b>	<b>Priority</b>	<b>Application Amount</b>	<b>Award Amount</b>
Caritas of Austin/ Ben White Project with Foundation Communities: Ben White Permanent Supportive Housing	Permanent Supportive Housing New Project	1	\$543,658	\$0
Travis County Domestic Violence & Sexual Assault Survival Center dba SafePlace: Supportive Housing Program	Supportive Housing Renewal	2	\$826,440	\$826,440
The Salvation Army, A Georgia Corporation: Passages Program	Supportive Housing Renewal	3	\$776,928	\$776,928
Caritas of Austin: ReEntry Transitional Housing Program	Transitional Housing Renewal	4	\$313,926	\$313,926
Youth and Family Alliance, Inc.dba Life Works: Supportive Housing	Supportive Housing Renewal	5	\$215,320	\$215,320
Austin Travis County Mental Health Mental Retardation Center: Safe Haven Transitional Housing	Transitional Housing Renewal	6	\$348,007	\$348,004
Youth and Family Alliance, Inc.dba Life Works: Street Outreach	Supportive Housing Renewal	7	\$148,508	\$148,505
Austin Travis County Mental Health Mental Retardation Center: Homeless Management Information Systems Service Point	HMIS Renewal	8	\$78,533	\$78,532
The Housing Authority of the City of Austin	Shelter Plus Care Renewal	9	\$295,632	\$307,632
The Housing Authority of Travis County	Shelter Plus Care Renewal	10	\$435,144	\$390,780
<b>Total</b>			<b>\$3,982,096</b>	<b>\$3,406,067</b>



## **SECTION 3 OTHER REPORTS**

New Programs and Policy Initiatives  
Community Involvement  
Neighborhood Projects  
Other Actions

## New Programs and Policy Initiatives

The City of Austin is always looking for new ways to meet its mission to provide housing, community development, and small business development services to benefit eligible residents so they can have access to livable neighborhoods and increase their opportunities for self-sufficiency. The following is an update on some of the new programs and policy initiatives that the City of Austin, Neighborhood Housing and Community Development Office will implement in fiscal year 2007-08.

### **General Obligation Bonds**

Citizens of Austin approved the use of General Obligation Bonds to increase homeownership and rental opportunities for low-to-moderate income households. The bond package, which includes \$55 million for affordable housing, was approved by voters on November 7, 2006. The bonds will be apportioned into \$33 million for rental and \$22 million for homeownership over a seven year period. Rental projects assisted with General Obligation Bonds must serve households with yearly incomes of no more than 50 percent median family income (MFI) with a goal of assisting households at 30 percent MFI and below. Homeownership projects assisted with General Obligation Bonds must serve households with yearly incomes of no more than 80 percent MFI with a goal of serving households between 50 percent and 65 percent MFI.

### **Community Land Trust**

Austin City Council directed staff to move forward with implementation of a Community Land Trust (CLT). The Community Land Trust is a tool to preserve the public investment in affordability and to preserve the affordable units in perpetuity. The CLT will retain ownership of the land, while the homeowner owns the improvements. The CLT limits the sales price of the home and requires that subsequent buyers be income-eligible.

Homeownership is an important avenue of wealth creation for many low-income households. CLT homeowners will receive a share of the appreciation when the affordable unit changes hands in order to allow the homeowner a fair return. This model provides an opportunity for future low- to moderate-income households to buy the home at an affordable price.

Without this type of mechanism, in areas that are rapidly gentrifying, the subsidy given to a low-income household is lost to future residents when the house is sold. In addition, the CLT will allow Austin Housing Finance Corporation (AHFC) to reach greater levels of affordability for lower-income homeowners.

AHFC has substantially completed subdivision infrastructure development of the Frontier at Montana subdivision, an 81-lot single-family affordable housing subdivision in the Montopolis neighborhood. This new subdivision will include 16 CLT units.

## New Programs and Policy Initiatives

### **Community Preservation & Revitalization Report (CP&R)**

The Community Preservation and Revitalization (CP&R) Policy established programs for mitigating gentrification pressures in Central East Austin neighborhoods. The policy was approved by City Council resolution on April 28, 2005. NHCD briefed the Planning Commission in February 2006 regarding the report. The City conducted a neighborhood survey concerning proposals to link density bonuses to housing affordability goals in April and May of 2006.

The City Council resolution created the CP&R Business Loan Program to support the development, implementation, and sustainability of economic development activities in Central East Austin neighborhoods. The program will attract public and private investment, maintain and develop existing commercial districts, provide access to capital for existing and start-up businesses, and to be a catalyst in support of workforce and employment development.

## Community Involvement

Neighborhood Housing and Community Development Office coordinates and maintains relationships with neighborhood groups, policy groups, and service providers in low- to moderate-income communities.

### **Community Development Commission**

The Community Development Commission (CDC) participates in the development and review of federally-funded programs through Neighborhood Housing and Community Development Office and Health and Human Services Department. A primary purpose of the CDC is to secure broad community involvement in policy discussions about community needs that benefit low- to moderate-income households and to make recommendations to the City Council on the allocation of CDBG and HOME funds. The CDC has a Housing Committee which focuses on housing policies and strategies.

### **Community Action Network**

There are numerous subgroups that meet under the Community Action Network (CAN) framework that produce information and reports used to complete the needs assessment. These groups are: Youth Services, Victim Services, Workforce Development, Aging Services, Basic Needs, Early Education and Care, Education, Homelessness, Housing, Mental Retardation/Developmental Disabilities, Public Safety, Wellness, Physical Health, Adult Mental Health and Substance Abuse, and Children's Mental Health. NHCD has representatives on the Administrative Team and Resource Council, and has been the lead agency in producing the Frequently Asked Questions (FAQ) for the housing issue area.

CAN is organized into the following issue areas: Aging Services, Basic Needs, Developmental Disabilities, Early Education and Care, Education, Homelessness, Housing, Literacy, Public Safety, Transportation, Wellness (Physical Health, Children's Mental Health, Adult Mental Health and Substance Abuse), Workforce Development, Victims Services, Youth Services.

### **Community Action Network: Homeless Task Force**

The City has representatives on the Community Action Network Homeless Task Force and Resource Council. The Community Action Network is a large network of social service providers in the City of Austin that focuses on achieving sustainable social, health, educational and economic outcomes through engaging the community in a coordinated planning and implementation process. This optimizes private and individual actions and resources. Staff from NHCD is also on a subcommittee of the Homeless Task Force, the End Chronic Homelessness Organizing Group.



## Community Involvement

### **Urban Renewal Board – East 11/12<sup>th</sup> Street**

The City, along with its partners the Urban Renewal Agency and the Austin Revitalization Authority (ARA), continued to work on development plans for previously acquired parcels and the acquisition of additional land in Central East Austin. On November 19, 1997, the City Council adopted a resolution declaring the East 11<sup>th</sup> and 12<sup>th</sup> Streets Revitalization Area to be a slum and blighted area and designated this area appropriate for an urban renewal project. Subsequently, they approved an urban renewal plan. The Urban Renewal Plan allows the Urban Renewal Agency of the City of Austin to use funds for acquisition and to provide fair/adequate relocation benefits to individuals displaced due to acquisition, aiding in the elimination of the slum and blight influences in the area.

### **Public Housing Authorities**

Representatives from the Travis County Housing Authority and the Housing Authority of the City of Austin and the City of Austin meet regularly to coordinate programs, such as the Tenant-Based Rental Assistance program, the Resident Support Services programs at the Housing Authority of the City of Austin (HACA), and other community initiatives. Neighborhood Housing and Community Development Office coordinates with HACA to inform public housing residents of affordable housing programs offered through the City of Austin.

### **African American Quality of Life Initiative**

The City of Austin *African American Quality of Life Scorecard*, issued on June 25, 2005, was produced based on community dialogue about race relations and the description by those in the African American community about a different quality of life experience than those of other ethnicities.

This scorecard focused on two basic questions:

- 1) Is the quality of life for African Americans in Austin different than that of other Austinites?
- 2) Is the quality of life for African Americans in Austin markedly different than the quality of life of African Americans in other cities?

The results of the *African American Quality of Life Scorecard* were presented to the Austin City Council in March 2005. This analysis of comparative indicators began a series of facilitated community discussions about the African American quality of life in Austin. During these community meetings, short term and intermediate solutions were prioritized into seven areas: Arts and Entertainment, Jobs, Businesses & Economic Development, Education, Police Intervention, and Health. NHCD is responsible for the Neighborhood Sustainability Committee. The City Council approved the formation of the African American Advisory Commission on May 25, 2006 to advise Council on issues related to the quality of life for the City's African

## Community Involvement

American community and recommend programs designed to alleviate any inequities that may confront African Americans in social, economic and vocational pursuits in the seven identified priority areas. Nine members were appointed by the City Council to serve on the Advisory Commission.

The Neighborhood Sustainability Subcommittee recognized the need for educational programs about homeownership with a focus on foreclosure prevention. Due to the subcommittee's recommendation, the *Housing Smarts* Housing Counseling Program was implemented on Oct. 1, 2006 to educate residents about homeownership and foreclosure prevention. In the program's first six months (October 2006 – March 2007), 18 classes have been presented with more than 70 participants attending, with a total of 50 participants graduating successfully from the program.

Subcommittee members also realized that in order to improve the affordable housing stock in Austin, the community needed a model that would preserve housing as well as mitigate the effects of gentrification in well-established neighborhoods. As a result, the Community Land Trust (CLT) Initiative was endorsed by the City Council in 2006 and provides an opportunity for the City to preserve its investment in housing by developing permanently affordable homeownership opportunities for low-income households.

Subcommittee members actively seek opportunities within the community to participate in affordable housing discussions and its affects on East Austin neighborhoods. As a result, committee members currently participate on the Affordable Housing Incentives Task Force; the Community Land Trust (CLT) Advisory Committee and the General Obligation Bond Oversight Committee.

### **Housing Task Forces**

NHCD staff actively participates in City planning processes and task forces that impact affordable housing. NHCD provided technical assistance to the following:

#### *Commercial Design Standards/ Vertical Mixed Use Development*

The Commercial Design Standards Ordinance was adopted by City Council on August 31, 2006 and included vertical mixed use standards that provide incentives for affordable housing. NHCD staff is overseeing drafting of rules with the Law Department and working with Neighborhood Planning and Zoning Department (NPZD) on educating neighborhood groups on vertical mixed use standards. Website:

<http://www.ci.austin.tx.us/planning/designstandards.htm>

## Community Involvement

### *Residential Design and Compatibility Standards Task Force*

On September 28, 2006, City Council adopted the Single Family Residential Design and Compatibility Code Amendments ordinance (also known as the McMansion ordinance), upon recommendation of the Residential Design and Compatibility Standards Task Force. This ordinance restricts the size of homes relative to lot size in the urban core. NHCD provided technical assistance to the task force. Website:

[http://www.ci.austin.tx.us/zoning/sf\\_regs.htm](http://www.ci.austin.tx.us/zoning/sf_regs.htm)

### **Affordable Housing Incentives Task Force**

The City Council appointed an Affordable Housing Incentives Task Force comprised of real estate professionals, affordable housing developers, affordable housing advocates, academics and neighborhood representatives to explore ways to provide incentives for the construction of affordable housing in Austin. They were charged to review, develop and recommend to City Council enhancements to the City's policies and procedures, including the S.M.A.R.T. Housing<sup>TM</sup> program, for providing incentives to builders to include on-site affordable housing in their developments or, secondarily, to dedicate resources for the development of off-site affordable housing in the downtown area. The Affordable Housing Incentives Task Force Report was presented to the City Council, Planning Commission, and the Community Development Commission on February 20, 2007. NHCD provided primary staff for the Task Force. City Council discussion of the Task Force Report is scheduled for May 17, 2007.

Website: <http://www.ci.austin.tx.us/council/ahitf.htm>

## Neighborhood Projects

**NHCD OVERALL GOAL: Assist over 40,000 eligible families with services that lead to self-sufficiency annually by 2009 as measured by:**

**Strategies:**

Implement housing affordability components of adopted neighborhood plans, master plans and identified priority neighborhoods.

A significant component of Austin's housing strategy during the Consolidated Plan period is implementing housing affordability components of neighborhood plans and master plans adopted by the City Council in recent years.

The Neighborhood Planning process and Master Plan process includes extensive community input prior to City Council adoption and may include goals related to housing affordability and gentrification mitigation. During the process of developing the plans, members of the community work with City staff to address the local issues and concerns that affect them, their families, and their neighbors. All stakeholders of the neighborhood are invited to participate – business owners, renters, residents, property owners, and various community organizations and institutions. The neighborhood planning process addresses land use, transportation, services and infrastructure, and urban design issues. The goal of neighborhood planning is for diverse interests to come together and develop a shared vision for their community. A neighborhood plan:

- Represents the views of all the stakeholders that make a community
- Identifies neighborhood strengths and assets
- Identifies neighborhood needs and concerns
- Establishes goals for improving the neighborhood
- Recommends specific action items to reach those goals

NHCD will work to respond to the housing affordability components of adopted neighborhood plans and City task force reports on gentrification mitigation in the next five years by providing S.M.A.R.T. Housing™ incentives and other housing program resources for new single-family and multi-family developments. In addition, NHCD will offer other housing services in order to implement the goals of the respective plans and task force reports.

## Neighborhood Projects

The City of Austin has Acquisition and Development projects planned in the following neighborhoods outlined in the fiscal year 2007-08 Action Plan. Some of them are in neighborhoods with adopted neighborhood plans. Efforts in areas without adopted neighborhood plans or Master plans may also be in priority neighborhoods. The City defines a priority neighborhood as a specific neighborhood or geographic area designated by the City that has priority, but not exclusive, consideration for funding for projects or activities. Priority neighborhoods are defined by the amount of eligible census tracts in each neighborhood area.

HUD defines an eligible census tract as having the following components:

- 50 percent of its households with incomes below 80 percent of the Area Median Gross Income; or
- Having a poverty rate of 25 percent.

To the greatest extent feasible, designated priority areas are given first consideration for funding for like activities or projects in other eligible areas. However, the City retains the flexibility to fund projects or activities outside of priority areas when it is in the best interest of the City and its programs. The City funds acquisition and development projects and rental housing development projects with federal and local funding sources.

### **Central East Austin Neighborhood Planning Area**

NHCD currently has projects in the following neighborhoods in the Central East Austin Neighborhood Planning Area:

#### ***Rosewood Neighborhood***

The Rosewood Neighborhood is the site of a new four lot subdivision developed on city surplus property by NHCD through Austin Housing Finance Corporation (AHFC). Construction of four to six single-family units will be completed in fiscal year 2007-08. The subdivision plat was approved by the City of Austin in 2006-07.

#### ***Anderson Hill Neighborhood***

Pre-construction activities began on the Anderson Hill rental program, and there were no rental units completed in fiscal year 2005-06. The City completed two single-family homes in fiscal year 2005-06. NHCD should complete 13 single-family homes in fiscal year 2006-07.

#### ***11<sup>th</sup>/12<sup>th</sup> Streets Revitalization***

This revitalization project, along the East 11<sup>th</sup> and 12<sup>th</sup> Street commercial corridors, makes physical improvements to the corridor, creates jobs for low-income people, and provides assistance to small businesses along the corridor. Revitalization efforts along the corridor began in 2000 by NHCD in partnership with the Austin Revitalization Authority (ARA).

## Neighborhood Projects

### **Montopolis Neighborhood**

The Montopolis neighborhood is the site of the new Frontier at Montana single-family subdivision. The subdivision improvements have been completed and construction of new homes began in October of 2006. NHCD through AHFC is partnering with several non-profit housing builders to construct 81 homes over the next two years that will serve families at 80 percent or below median family income (MFI). Austin Habitat for Humanity has completed five single-family homes in Montopolis and they have ten additional homes under construction.

### **St. Johns Neighborhood**

The City will continue partnering with non-profits and Community Housing Development Organizations (CHDOs) for housing development in the St. Johns neighborhood. Foundation Communities, in partnership with NHCD, completed a 140-unit, single-room-occupancy development in the St. Johns neighborhood. AHFC is also partnering with a CHDO to develop four single-family homeownership units that will be completed in fiscal year 2006-07.

### **Govalle Neighborhood**

Through the S.M.A.R.T. Housing™ Policy, two senior rental housing developments, serving families at or below 50 percent median family income (MFI) and below, were completed in the Govalle neighborhood. One development was built on surplus City land and one development was built on land donated by a landowner with construction partially funded by the Austin Housing Finance Corporation (AHFC). AHFC will also partner with a CHDO to develop a 25-lot single-family, affordable subdivision in the Govalle neighborhood. This subdivision will provide both homeownership units as well as rental units.

### **The following neighborhood projects are in various stages of planning, and will not receive funds in fiscal year 2007-08.**

The balance of neighborhood planning areas that have adopted housing affordability components will receive assistance based on City Council priorities and funding availability. The City will continue to assist Community Housing Development Organizations (CHDOs) and other non-profit organizations that implement the housing affordability strategies in the respective neighborhood planning areas.

### **East Martin Luther King Jr. Boulevard**

East Martin Luther King Jr. Boulevard planning area will be the site of new affordable housing opportunities on surplus City land and private lots deeded to the AHFC.

## Neighborhood Projects

### **Colony Park**

The Colony Park project will be located on 208 acres of land located approximately ten miles northeast of downtown Austin. The Colony Park development will create a sustainable, mixed-use, mixed-income community with a strong neighborhood identity that will mesh with the character of the existing nearby residential areas. The City of Austin, through the Austin Housing Finance Corporation (AHFC), will increase opportunities for homeownership and encourage the presence of a variety of income levels, thereby enriching the fiber of the neighborhood. The residents of Colony Park will live within walking distance of a new City park, a new recreational center, a new elementary school scheduled to open Fall of 2007, and retail space that will be developed as part of the project. The NHCD, through the AHFC, has begun predevelopment activities with the procurement of civil engineering and land planning services for the future development of housing.

### **Robert Mueller Municipal Airport Redevelopment**

The City will provide assistance in the redevelopment of the former Robert Mueller Municipal Airport site so that the affordability goals established by the City Council can be achieved. The master plan for the development requires 25 percent of the owner-occupied housing units be affordable to 80 percent median family income (MFI) and below and at least 25 percent of the rental housing be affordable for households at or below 60 percent MFI. Construction began on commercial development on a new Children's Hospital in 2006. In addition, the City will continue to explore the potential use of community land trusts. Called the Pioneer Program, the first phase of the residential construction of single-family homes will begin in 2007. By the end of September 2008, 348 homes are projected to be sold and owner-occupied. Of those, 71 homes will be affordable and sold to low- and moderate-income households. No rental units are expected to be completed in fiscal year 2007-08.

### **Transit-Oriented Development (TOD)**

In 2005, the Austin City Council adopted the Transit Oriented Development (TOD) Ordinance, establishing station areas for a commuter rail line scheduled to begin service in 2008. The ordinance also established non-binding affordable housing goals for new development or redevelopment in the half-mile areas surrounding the commuter rail stations. The overall goal is for 25 percent of all new housing units to be occupied by households at or below 80 percent median family income (MFI) (for homeownership units) or 60 percent MFI (for rental units). Other sub-goals also apply, including a goal to serve lower income levels within the Community Preservation and Revitalization Zone (CP&R), also established by City Council in 2005. The TOD ordinance states that for each TOD area, a station area plan will establish specific standards, and will also include a housing affordability

## Neighborhood Projects

analysis and feasibility review that describes potential strategies for achieving affordable housing goals. NHCD has engaged a consulting firm to produce analyses for these sites.

NHCD actively participates in the following two station area planning areas located in priority neighborhoods:

### ***Saltillo Station Area Plan- East Caesar Chavez Neighborhood Planning Area***

The Saltillo TOD district is located close to downtown Austin, between IH-35 and Chicon Street and along the future commuter rail line. The City anticipates that significant development will occur along this important East Austin corridor. Integration of new development with the existing neighborhood and other revitalization efforts will be critical to ensuring its ultimate success. The Capital Metro Transportation Authority, the largest landowner in this corridor, will be an important stakeholder in future decisions for this area. Planning for redevelopment will occur in conjunction with the Saltillo Station Area Plan required by the Council-adopted Transit-Oriented Development Ordinance approved in 2005. NHCD has engaged a consulting firm to produce an Affordable Housing Development Potential Analysis for this site. The Station Area Plan should be completed by the end of 2007.

### ***Martin Luther King, Jr. (MLK) Station Area Plan – Chestnut and Rosewood Neighborhood Planning Areas***

The MLK TOD district is located adjacent to Martin Luther King, Jr. Boulevard, east of downtown and along the future commuter rail line, in an area where significant reinvestment has occurred in recent years. As required by the Council-adopted Transit-Oriented Development Ordinance approved in 2005, the City of Austin will develop a Station Area Plan for the MLK TOD district. The Station Area Plan should be completed by the end of 2007.

### **University Neighborhood Overlay**

In 2004, the Austin City Council adopted the University Neighborhood Overlay (UNO) that establishes housing affordability goals for new housing built in the West Campus neighborhood located adjacent to the University of Texas. All new housing developments that receive incentives must provide at least 10 percent of new units to households at or below 80 percent median family income (MFI) for at least 15 years. West Campus builders must provide an additional 10 percent for households at or below 65 percent MFI or pay a fee-in-lieu. The University Overlay was modified in February 2006. Due to development incentives, in fiscal year 2005-06, 390 units were completed, of which 39 were affordable. An additional 503 units are under



## Neighborhood Projects

construction, expected to be complete in August 2008, of which 50 will be affordable.

### **Downtown Master Planning**

In December 2005, the Austin City Council adopted a resolution directing the City Manager to initiate the process of creating a Downtown Austin Plan. The City of Austin has hired two consulting firms for the plan: the ROMA Design Group and Diana McIver & Associates. The latter firm will identify strategies and best practices for affordable housing in downtown.

## Other Actions Report

Federal regulations require that jurisdictions include in their annual plans discussion of how the community will use HUD grant funds in conjunction with other HUD monies and community resources to improve the lives of residents who earn low- to moderate-incomes. The federal requirement leads each section underlined in bold and the descriptions that follow explain major initiatives underway or planned to begin in fiscal year 2007-08 to meet that directive.

### **Address obstacles to meeting underserved needs**

- **Continuum of Housing Services**

In an effort to coordinate services and better leverage housing resources, the City of Austin developed a continuum of housing services according to residents' needs. The continuum includes: homelessness, emergency shelter, transitional housing, public housing, assisted housing, rental housing, first-time homebuyer housing, and owner-occupied housing. The City uses this framework to assess housing needs and encourage the development of programs to address gaps or complement private and non-profit sector activities. Coordination of services in order to create a "stairway to self-sufficiency" serves as the foundation of an investment strategy for housing activities.

- **Renters' Rights Assistance/Fair Housing Counseling**

With the limited stock of affordable homes and apartments in Austin, the City continues its investment in the Austin Tenants' Council (ATC). ATC provides an array of counseling and enforcement services for renters in Austin and is a recipient of HUD Fair Housing Initiatives program funds.

- **S.M.A.R.T. Housing™ Initiative**

An innovative policy adopted by the Austin City Council in April 2000 encourages development of reasonably-priced, mixed-income housing units that meet accessibility standards. The S.M.A.R.T. Housing™ Initiative ensures that new homes are Safe, Mixed-Income, Accessible, Reasonably-Priced, and Transit-Oriented. The policy stipulates that all single-family units certified meet accessibility standards reflected in the City's Visitability Ordinance. All multi-family developments must comply with accessibility standards originally established in the Voluntary Compliance Agreement. At least 25 percent of multi-family units must be adaptable and at least 10 percent must be accessible. Developments that meet these and other prerequisites are given expedited review under the City's development process and reductions/exemptions for certain development and construction fees. S.M.A.R.T. Housing™ provides a vehicle to achieve neighborhood support for housing that serves low- and moderate-income residents by requiring applicants to meet with affected neighborhood organizations prior to filing an application for a zoning change.

## Other Actions Report

- **Housing Opportunities for People with AIDS (HOPWA)**

In an effort to address the needs of underserved clients who have criminal and housing eviction histories, HOPWA provider agencies explored transitional housing resources. HOPWA provider agencies now consistently refer to South Austin Marketplace, a transitional housing resource, who routinely accepts clients with criminal and eviction histories. The Communicable Disease Unit-HIV Services has developed housing resources through churches that offer affordable housing through their congregations or church programs.

### **Foster and maintain affordable housing**

- **S.M.A.R.T. Housing™ Initiative**

The Initiative provides incentives to for-profit and non-profit builders of single-family and multi-family developments who make a portion of their developments affordable to low- and moderate-income residents. In addition to creating a new supply of housing, the policy incorporates Green Building standards to ensure utility demands of these new units are efficient. As part of the S.M.A.R.T. Housing™ Initiative, Austin City Council also adopted rehabilitation guidelines for single-family housing and review of regulatory obstacles to remove barriers to the repair and production of housing that meets the policy's "reasonably-priced" standard (serves a family at 80 percent median family income (MFI) or below that spends no more than 30 percent of its gross income, including utilities, on housing).

- **General Obligation Bonds**

The City Council approved the use of General Obligation Bonds to increase homeownership and rental opportunities for low- to moderate-income households. The bond package, which includes \$55 million for affordable housing, was approved by voters on November 7, 2006. The bonds will be apportioned into \$33 million for rental and \$22 million for homeownership programs over seven years.

- **Housing Trust Fund**

Austin City Council included in the fiscal year 1999-2000 annual budget \$1 million for the establishment of a Housing Trust Fund. The Housing Trust Fund is managed by the Austin Housing Finance Corporation (AHFC). This allocation is dedicated to the preservation and creation of reasonably priced housing in the City of Austin. The Council continues to allocate general funds yearly to the Housing Trust Fund.

- **Housing Bond Programs**

The Austin Housing Finance Corporation (AHFC) has created Bond programs to assist in the financing of both single-family and multi-family housing. Every three years, the AHFC receives authority from the State's Bond Review Board to issue non-recourse single-family bonds or Mortgage

## Other Actions Report

Credit Certificates (MCC's) to assist in the financing of affordable single-family housing for first time homebuyers. Homebuyers must earn below 115 percent of median family income (MFI) at the time of purchase.

- **Community Land Trust**

Austin City Council directed staff to move forward with implementation of a Community Land Trust (CLT). The Community Land Trust is a tool to preserve the public investment in affordability and to preserve the affordable units in perpetuity. The CLT will retain ownership of the land, while the homeowner owns the improvements. The CLT limits the sales price of the home and requires that subsequent buyers be income-eligible.

Homeownership is an important avenue of wealth creation for many low-income households. CLT homeowners will receive a share of the appreciation when the affordable unit changes hands in order to allow the homeowner a fair return. This model provides an opportunity for future low- to moderate-income households to buy the home at an affordable price.

### **Remove Barriers to Affordable Housing**

- **Fair Housing**

The City continues to support the Austin Tenants' Council (ATC) through its public services program. ATC provides an array of counseling and enforcement services for renters in Austin and is a recipient of HUD Fair Housing Initiatives program funds. The City has made Fair Housing a priority, and the Mayor's Task Force developed a publicity campaign to alert residents of their rights and the process to file complaints in the case of housing discrimination. NHCD hosted four stakeholder meetings in preparation of the 2004 Impediments to Fair Housing for the fiscal year 2004-09 Consolidated Plan/Action Plan to discuss Fair Housing, and will continue working with the City's Human Rights Commission.

- **S.M.A.R.T. Housing™ Initiative**

For builders of single-family and multi-family developments who make a portion of their new homes or apartments affordable to working families, the S.M.A.R.T. Housing™ Initiative provides expedited review and inspection, including more rapid decisions on zoning change and zoning variance requests. In fiscal year 2002-03 the S.M.A.R.T. Housing™ Review Team was established to focus entirely on expediting S.M.A.R.T. Housing™ developments through the City development review and approval process. The policy included adoption of rehabilitation guidelines and review of regulatory obstacles to the repair and production of "reasonably-priced" housing. S.M.A.R.T. Housing™ staff review all new or amended rules, ordinances and plans for impact on housing affordability.

## Other Actions Report

- **Homebuyer Counseling (Housing Smarts)**

AHFC began the Housing Smarts, Housing Counseling, program in the fall of 2006 to provide homebuyer education and foreclosure prevention counseling to low- to moderate-income households in Austin. The homeownership counseling activities fill gaps in services provided by other homeownership counseling organizations. Services in fiscal year 2007-08 will include a “train the trainer” program to assist other organizations provide housing counseling. The program will also work with the local bar association to provide pro-bono legal services, including a will clinic.

- **Affordable Housing Incentives Task Force**

In June 2006, the Austin City Council established an Affordable Housing Incentives Task Force. The Task Force issued a report in February 2007 that recommends enhancements to the City’s policies and procedures, including the provision of additional incentives to builders to include on-site affordable housing in developments. City Council discussion of the Task Force Report is scheduled for May 17, 2007.

- **Downtown Master Planning**

In December 2005, the Austin City Council adopted a resolution directing the City Manager to initiate the process of creating a Downtown Austin Plan. The City of Austin has hired two consulting firms for the plan: the ROMA Design Group and Diana McIver & Associates. The latter firm will identify strategies and best practices for affordable housing in downtown.

- **Website**

Austin Housing Finance Corporation (AHFC) and Neighborhood Housing and Community Development (NHCD) have a website which provides increased access to homebuyer services, available through the Community Lending Office, community and economic development opportunities; and resources for low- and moderate-income persons seeking assistance with housing. [www.ci.austinhousing.org](http://www.ci.austinhousing.org)

- **Community Collaborations**

Neighborhood Housing and Community Development (NHCD) is a participant in the Community Action Network’s (CAN) Homeless Task Force (HTF) and End Chronic Homelessness Subcommittee (ECHO), and the Mayor’s Task Force on Mental Health and Mayor’s Task Force on Disabilities. These community groups bring together elected officials, the Housing Authority, non-profits focusing on housing and homelessness, and community advocates. In these collaborations, NHCD hopes to make its resources available to better assist people with disabilities (mental and physical), homeless persons and veterans, and low- to moderate-income persons.

## Other Actions Report

### **Evaluate and reduce lead-based paint hazards**

- NHCD received a \$3.7 million grant from the U.S. Department of Housing and Urban Development (HUD) in the spring of 2007 to identify and control lead-based paint hazards in eligible low-income rental and owner-occupied housing over the next three years. The grant will target funding to communities with the greatest need, specifically those with a high incidence of lead poisoning, and older rental housing.
- Education concerning the potential for lead poisoning continues at community events sponsored by NHCD and the Health and Human Services Department of the City of Austin continues to test for high Blood Lead Levels of children in Travis County.

### **Reduce the number of poverty-level families**

- **Economic Development**  
The City of Austin continues to provide operating assistance to critical organizations serving minority small businesses. Their primary goal is to create and retain jobs for low- and moderate-income residents.
- **Child Care Services**  
The Austin/Travis County Health and Human Services Department (HHSD) administers the child care program that increases the supply and quality of childcare. HHSD provides childcare vouchers for: homeless and near-homeless families, families in crisis, children of teen parents who are attending school, and families in work, school, or job training.
- **Housing Activities**  
A variety of housing activities operated by the City are designed to reduce the number of families in poverty (see Section 2 of the Consolidated Plan and the Housing Section in the Action Plan). The Tenant Based Rental Assistance (TBRA) Project, for example, provides temporary housing to low-income residents as they move to self-sufficiency.
- **Local Funding Targeted to Low-Income Households**

#### *Housing Trust Fund*

Austin City Council included in the fiscal year 1999-2000 annual budget \$1 million for the establishment of a Housing Trust Fund. The Housing Trust Fund is managed by the Austin Housing Finance Corporation (AHFC). This allocation is dedicated to the preservation and creation of reasonably priced housing in the City of Austin. The Council continues to allocate general funds

## Other Actions Report

yearly to the Housing Trust Fund. Rental projects assisted by the Housing Trust Fund must serve households with yearly incomes of no more than 50 percent median family income (MFI).

### *General Obligation Housing Bonds*

Citizens of Austin approved the use of General Obligation Bonds to increase homeownership and rental opportunities for low-to-moderate income households. The bond package, which includes \$55 million for affordable housing, was approved by voters on November 7, 2006. The bonds will be apportioned into \$33 million for rental and \$22 million for homeownership over a seven year period. Rental projects assisted with General Obligation Bonds must serve households with yearly incomes of no more than 50 percent median family income (MFI) with a goal of assisting households at 30 percent MFI and below. Homeownership projects assisted with General Obligation Bonds must serve households with yearly incomes of no more than 80 percent MFI with a goal of serving households between 50 percent and 65 percent MFI.

- **Neighborhood Center Services**

The City of Austin neighborhood centers provide a variety of social services for low- and moderate-income families in need including: Basic Needs Services, Seasonal Program Services, Support Services Available at Some Centers, Public Health Nursing Program, and Social Services Programs.

### **Overcome gaps in institutional structures**

- NHCD administers all community, economic development, and public facilities programs. The City of Austin contracts with the Austin Housing Finance Corporation (AHFC) to develop affordable rental housing; housing for homeownership, and housing rehabilitation of owner-occupied homes, in addition to the Tenant-Based Rental Assistance Program (TBRA), and numerous non-federally funded housing programs. Homeless and Emergency Shelter services are provided through Austin/Travis County Health and Human Services Department (HHSD) using Emergency Shelter Grant (ESG) funds. These programs serve hundreds of people with dire housing needs. HHSD and NHCD both administer public service programs. HHSD also provides support to homeless service providers and offers support services to Austin residents who are living with HIV/AIDS and their families.
- **Continuum of Housing Services**  
In an effort to coordinate services and better leverage housing resources, the City of Austin developed a continuum of housing services according to residents' needs. The continuum includes: homelessness, emergency shelter, transitional housing, public housing, assisted housing, rental housing, first-time homebuyer housing, and owner-occupied housing. The Neighborhood

## Other Actions Report

Housing and Community Development Office (NHCD) uses this framework to assess housing needs and designs programs to address gaps or complement private and non-profit sector activities. Coordination of services between these “stair steps” is critical to the overall goal of moving residents to self-sufficiency.

- **Community Action Network (CAN)**

CAN, a public/private partnership of 15 major community organizations interested in the social well-being of Austin and Travis County, has identified 17 urgent issue areas that cover the range of human needs from housing and health, to public safety and workforce development. CAN works to achieve sustainable social, health, educational, and economic outcomes through engaging the community in a planning and implementation process that coordinates and optimizes public, private and individual actions and resources. The Neighborhood Housing and Community Development Office (NHCD) works closely with CAN, including attending monthly meetings and producing reports to coordinate housing and community development activities. NHCD’s Director has been serving on CAN’s Administrative Team since 2001. NHCD also participates in the Community Recovery Committee that coordinates housing and relief efforts for Katrina evacuees.

### **Enhance coordination between public and private housing and social services agencies**

- **Community Action Network (CAN)**

CAN, a public/private partnership of 15 major community organizations interested in the social well-being of Austin and Travis County, has identified 17 urgent issue areas that cover the range of human needs from housing and health, to public safety and workforce development. CAN works to achieve sustainable social, health, educational, and economic outcomes through engaging the community in a planning and implementation process that coordinates and optimizes public, private and individual actions and resources. The Neighborhood Housing and Community Development Office (NHCD) works closely with CAN, including attending monthly meetings and producing reports to coordinate housing and community development activities. NHCD’s Director has been serving on CAN’s Administrative Team since 2001.

- **Coordination with Public Housing Authorities (PHA)**

Regular contact and collaboration with local public housing authority officials ensures that the City housing programs are linked to the needs of public housing residents. Neighborhood Housing and Community Development (NHCD) contracts with the Housing Authority of the City of Austin (HACA) for Tenant Based Rental Assistance (TBRA) through the Passages Program.



## Other Actions Report

- **Public – Private Partnerships**

The City of Austin often partners with private developers to disperse affordable housing geographically around the City and to keep housing affordable in the long-term. Two private-public partnerships planned for fiscal year 2007-08 include one in the Allendale neighborhood, and another in the Zilker neighborhood. The Austin Housing Finance Corporation (AHFC) will partner with a private developer that will convert an extended stay motel in Allendale into residential condominiums. AHFC will sell 40 units of the projects as affordable, while the remainder will be sold at market rate. In the Zilker Neighborhood, AHFC will partner with a private developer to provide affordable rental units within a previously planned market rate project. AHFC anticipates that a minimum of thirty of the 300 units (10 percent) of the development will be reserved for families with yearly household incomes of no more than 50 percent median family income (MFI) for a forty-year period.

## Other Actions Report

### **Foster public housing improvements and resident initiatives**

Public housing in the Austin area is provided by the Housing Authority of the City of Austin (HACA) and the Housing Authority of Travis County (HATC). Both HACA and HATC share updates on their progress during regular contact and meetings with City officials.

#### **Housing Authority of the City of Austin**

The Housing Authority of the City of Austin (HACA) gathers input and ideas on capital improvements and resident initiatives through an annual series of meetings with Resident Councils, and surveys distributed to all public housing residents. This information is incorporated, where appropriate, into HACA's annual plans.

<b>HOUSING AUTHORITY OF THE CITY OF AUSTIN BUDGETED FUNDING FOR FISCAL YEAR 2007-08</b>	
Low Rent Public Housing Subsidy	6,909,217
Housing Choice Voucher HAP	42,314,880
Housing Choice Voucher Admin. Fee	2,740,620
Section 8 Contract Administration Admin. Fee	13,209,616
Austin Affordable Housing Corp. – Business Activities	3,799,733
Capital Fund Program - 2005	3,068,626
Capital Fund Program - 2006	2,762,568
Section 8 Mod. Rehab SRO	271,208
2005 Resident Opportunities and Self Sufficiency	216,240
Shelter Plus Care Program- 5 Year Grant for 2007/08	148,176
Shelter Plus Care Program - Renewal	N/A

#### **Recent Accomplishments**

With more than 1,900 rental units located in several different locations of Austin, HACA is a major provider, if not one of the largest, of affordable housing for lower-income families, disabled persons and seniors in the Austin area. There are 1,928 public housing units and over 5,000 Housing Choice Vouchers administered by HACA. HACA assisted the City of Austin in helping those families affected by Hurricane Katrina and Rita by

## Other Actions Report

administering the Disaster Voucher Program (DVP) and has provided rental assistance to over 250 families displaced by Hurricanes Katrina and Rita.

HACA continues to be successful with its down payment assistance program to provide assistance to families participating in either the Public Housing or Housing Choice Voucher programs. A qualified applicant may receive a \$10,000 forgivable loan to be applied towards the down payment of a new or pre-existing home. If the applicant meets all the criteria of the program for the first five years, then the loan is forgiven. As of March 20, 2007, HACA has assisted 23 families to become free from public assistance and attain the American Dream of homeownership.

### **Housing Authority of Travis County**

The Housing Authority of Travis County (HATC) has a proposed budget for fiscal year 2007-08 of \$7.506 million dollars. HATC administers 10 housing services programs, the largest of which is 564 units of Section 8 Housing Choice Vouchers. HATC also owns and manages 105 units of public housing and a 152-unit multi-family housing development. HATC receives a Shelter Plus Care grant of 95 units to provide assistance for homeless individuals and persons in the Austin Metropolitan area. Last year, HATC completed a 33-unit elderly apartment complex in Manor, Texas and began construction of a 208-unit elderly apartment complex in Pflugerville, Texas. A recent innovation is the development of a home ownership lease purchase program for Travis County residents. This past year, \$45 million in bonds were issued for the Lease Purchase Program. Currently, the Lease Purchase Program of the HATC was able to purchase a total of \$23 million dollars of single-family properties in Travis County.



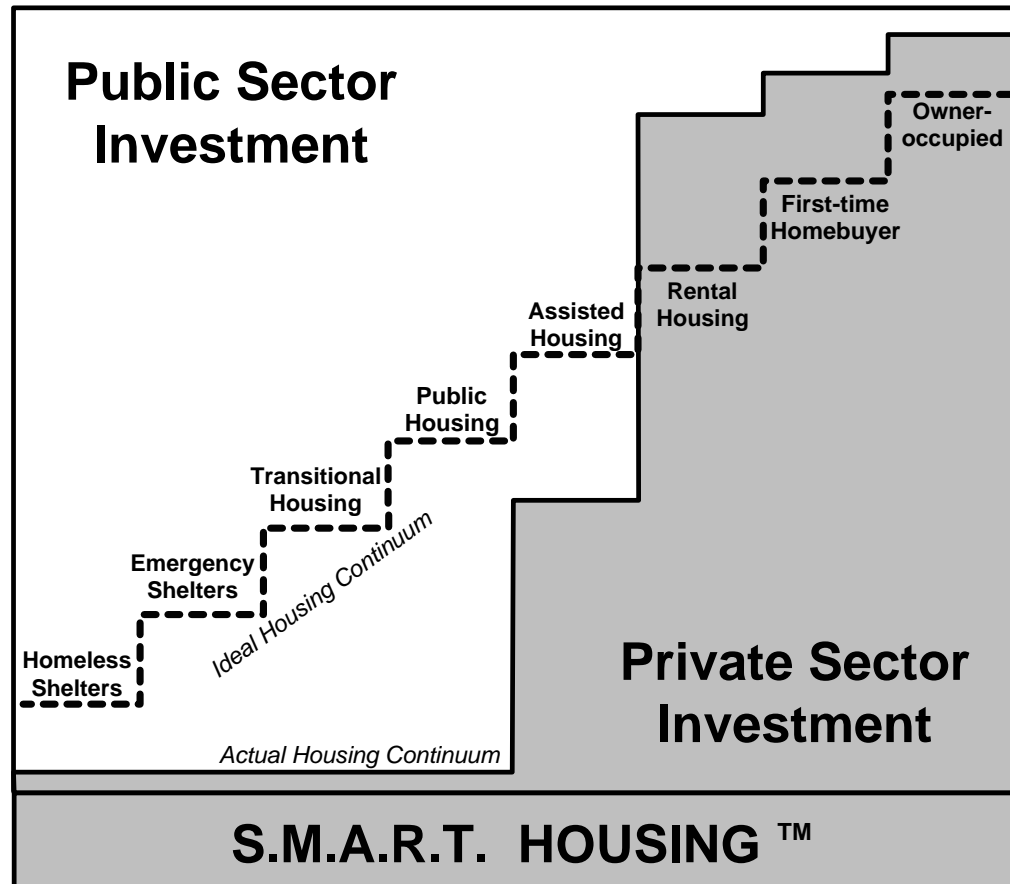
## **SECTION 4**

# **HOUSING ACTIVITIES AND PROPOSED ACCOMPLISHMENTS**

Continuum of Housing  
Housing Activity Tables  
Other Housing Reports

## Continuum of Housing

The Housing Continuum established in the 2000-2005 Consolidated Plan remains a valid tool for classifying housing needs. As needs and strategies to address the needs were discussed, it became clear these issues cluster around each stage of the housing continuum. In an effort to coordinate services, improve housing services for City of Austin residents, and better leverage housing resources, the City of Austin developed a continuum of housing services.



### Neighborhood Housing and Community Development - Continuum of Housing

This Continuum serves as the framework for investment to coordinate housing programs through the community and to assist residents in moving into the private housing market.

The continuum uses S.M.A.R.T. Housing™ as its foundation and extends across eight categories: homelessness, emergency shelter, transitional housing, public housing, assisted housing, rental housing, homebuyer housing, and owner-occupied housing.

The City uses this framework to assess housing needs and encourage the development of programs to address gaps or complement private and non-profit sector activities. Coordination of services in order to create a “stairway to self-sufficiency” serves as the foundation of an investment strategy for housing activities. This housing continuum

## Continuum of Housing

provides a framework for collaboration and partnerships among formerly competing interests.

### **S.M.A.R.T. Housing™ Initiative**

After review of community needs and HUD's definition of prioritization, the City determined that each category of the Housing Continuum is considered a high priority for funding. HUD defines high priorities as those programs that will be funded in a program year. Medium priorities are those that will only be funded if funding becomes available, and low priorities are those that will not be funded in a program year. The City of Austin has determined that while infrastructure is a need in the community and an eligible expense of CDBG funds, CDBG funds will be used instead for housing and community development. Therefore, infrastructure is a low priority. The City of Austin's S.M.A.R.T. (Safe, Mixed- Income, Accessible, Reasonably-Priced, Transit-Oriented) Housing™ Initiative creates "reasonably priced" housing units that meet Green Building standards. The S.M.A.R.T. Housing™ Initiative offers 100 percent fee waivers for developments in which at least 40 percent of the units meet the "reasonably priced" standard, by serving families at or below 80 percent median family income (MFI) who spend no more than 30 percent of their gross income (including utilities) on housing.

The City's goal is for at least 40 percent of all S.M.A.R.T. Housing™ units to be reasonably priced. Staff attains this goal by providing City assistance with faster plan reviews, fee waivers, and advocacy for applicants. Staff also provides affordability impact statements detailing the potential impact of proposed ordinances, plans and rules on housing affordability. Fees waived for S.M.A.R.T. Housing™ developments include zoning, site plan, subdivision, building permit, construction inspection, and capital recovery fees. The annual fee waiver authorization for S.M.A.R.T. Housing™ is 1,500 service units. A single-family home constitutes one service unit equivalent. A multi-family unit generally equals 1/4 to 1/3 service unit equivalent due to the lower per-unit cost of capital recovery fees.

S.M.A.R.T. Housing™ encourages developers to provide a percentage of reasonably priced housing by offering development fee waivers, special development review times, and advocacy. While the initial benefit is directed to the developer, the ultimate benefit goes to the families that move into this housing, the neighborhood in which it is built, and to the City of Austin as a whole. High quality, reasonably priced housing - both for homeownership and rental - has a major impact on the social and economic health of a city.

The City of Austin's S.M.A.R.T. Housing Policy Initiative was selected as an International Best Practice for the 2006 International City/County Management Association (ICMA) Symposium in Rotorua, New Zealand. At the symposium, NHCD presented: "S.M.A.R.T. Housing™: A Strategy for Producing Affordable Housing at the Local Level."

# **ACTION PLAN Fiscal Year 2007-08**

## **Housing Activity Tables**

## Fiscal Year 2007-08 Annual Action Plan

### SECTION 4: HOUSING

#### Housing Activity Tables

***PROJECT PRIORITY: HOUSING***

*The objective of housing is to provide construction and financial services to eligible residents and organizations in order to increase reasonably priced housing opportunities.*

**Housing Continuum Step: HOMELESS/EMERGENCY SHELTER SERVICES**

The purpose of homeless/emergency shelter services is to provide temporary housing or shelter for people with no permanent place to live.

**Consolidated Plan 2004-09 Homeless/Emergency Shelter Strategy:** To assist eligible persons in securing and non-profits in creating emergency shelter and homeless shelter opportunities and supportive services.

Type of Housing	Priority for Federal Funds	Type of Households Served	FY 2007-08 Goal	Funding Sources
Homeless/ Emergency Shelter	High	Homeless, chronic homeless	7,078	Emergency Shelter Grants



# Fiscal Year 2007-08 Annual Action Plan

## SECTION 4: HOUSING

### Housing Activity Tables

<b>PROJECT PRIORITY: HOUSING</b>
<b>Housing Continuum Step: HOMELESS/EMERGENCY SHELTER SERVICES</b>

<b>Austin Resource Center for the Homeless (ARCH) - ESG07: Shelter Operation and Maintenance</b>	
<b>IDIS Project #:</b> 8	
<b>PROJECT DESCRIPTION</b>	

The Austin/Travis County Health and Human Services Department (HHSD) contracts with Front Steps, Inc., a private non-profit organization, to operate the Austin Resource Center for the Homeless (ARCH), and is the sole funding source with City General Funds and Emergency Shelter Grants Funds. All clients served in the ARCH have low-to-moderate incomes and most are 50 percent median family income (MFI) or below. ARCH provides emergency shelter to homeless adult males in the Overnight Shelter program, and can serve a maximum of 175 men a night.

ARCH provides basic services such as shower, laundry facilities, mailing address, telephone use, and lockers in the Day Resource Center seven days a week. Also in the Day Resource Center, ARCH provides day sleeping to a maximum of 100 men and women. The Day Resource program also includes a number of services such as mental health care, legal assistance, and employment assistance provided by co-located agencies included a Health Care for the Homeless funded clinic.

<b>ACCOMPLISHMENT DESCRIPTION</b>	
<b>Accomplishment</b>	7,000 People

In fiscal year 2007-08, ARCH will serve individuals with its Night Sleeping and Day Resource Program. All clients will be entered into the Homeless Management Information Systems database.

FUNDING			
Fund Source(s) ESG			
Fiscal Year 2007-08 Total Funding \$217,087			
PROJECT INFORMATION			
Project Primary Purpose:		Matrix Codes	
<input checked="" type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		03T Operating Costs of Homeless/AIDS Patients Programs ▼	
		Priority Need Category	Eligibility
		Homeless/HIV/AIDS ▼	Not Applicable ▼
Objective Category	Outcome Categories	Subrecipient	Subrecipient Private
		Expected Completion Date	9/30/2008
Suitable Living Environment ▼	Availability/Accessibility ▼	Citation	570.201e
		Location	Community Wide

# Fiscal Year 2007-08 Annual Action Plan

## SECTION 4: HOUSING

### Housing Activity Tables

<b>PROJECT PRIORITY: HOUSING</b>			
Housing Continuum Step: HOMELESS/EMERGENCY SHELTER SERVICES			
<b>Austin/Travis County Health and Human Services Department (ATCHHSD), Communicable Disease Unit - (Essential) ESG07: Homeless Essential Services</b>			
IDIS Project #:	7		
<b>PROJECT DESCRIPTION</b>			
<p>Essential services are supportive services such as case management, mental health care, primary health care, public health care and legal assistance that homeless individuals and families may need to help them move out of homeless situation. The Communicable Disease Unit of the Austin/Travis County Health and Human Service Department (HHSD) will provide intensive case management to homeless persons with HIV infection and who are not utilizing shelter services.</p>			
<b>ACCOMPLISHMENT DESCRIPTION</b>			
Accomplishment	35 People		
<p>The Communicable Disease Unit will serve homeless HIV positive individuals and families with supportive services.</p>			
<b>FUNDING</b>			
Fund Source(s) ESG			
Fiscal Year 2007-08 Total Funding \$52,672			
<b>PROJECT INFORMATION</b>			
Project Primary Purpose:		Matrix Codes	
<input type="checkbox"/> Help the Homeless <input checked="" type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		05 Public Services (General) 570.201(e) ▼	
		Priority Need Category	Eligibility
		Homeless/HIV/AIDS ▼	Not Applicable ▼
Objective Category	Outcome Categories	Subrecipient	Subrecipient Private
Suitable Living Environment ▼	Availability/Accessibility ▼	Expected Completion Date	9/30/2008
		Citation	570.201e
		Location	Community Wide

# Fiscal Year 2007-08 Annual Action Plan

## SECTION 4: HOUSING

### Housing Activity Tables

<b>PROJECT PRIORITY: HOUSING</b>
<b>Housing Continuum Step: HOMELESS/EMERGENCY SHELTER SERVICES</b>

<b>Family Eldercare, Incorporated - (Essential) ESG07: Housing and Benefits Specialist for Persons Defined as Chronically Homeless</b>	
<b>IDIS Project #:</b>	23
<b>PROJECT DESCRIPTION</b>	

The program will provide volunteer-assisted bill payer and/or representative payee services to homeless adults who fit the HUD definition of "chronically homeless." The program will allow persons to receive benefits payments for which they are eligible, thereby increasing their income and giving them a means to pay for housing. This funding will meet one of the specific needs discussed in Austin/Travis County's Plan to End Chronic Homelessness.

<b>ACCOMPLISHMENT DESCRIPTION</b>	
<b>Accomplishment</b>	43 People

The Bill Payer program and Representative Payee program will assist homeless persons to access benefits for which they are eligible, but have not been able to apply for due to their status.

FUNDING			
Fund Source(s) ESG			
FY 2007-08 Total Funding \$43,000			
PROJECT INFORMATION			
Project Primary Purpose:		Matrix Codes	
<input checked="" type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		05 Public Services (General) 570.201(e) ▼	
		Priority Need Category	Eligibility
		Homeless/HIV/AIDS ▼	Not Applicable ▼
Objective Category	Outcome Categories	Subrecipient	Subrecipient Private
Suitable Living Environment ▼	Availability/Accessibility ▼	Expected Completion Date	9/30/2008
		Citation	570.201e
		Location	Community Wide

## Fiscal Year 2007-08 Annual Action Plan

### SECTION 4: HOUSING

#### Housing Activity Tables

<b>PROJECT PRIORITY: HOUSING</b>				
<i>The objective of housing is to provide construction and financial services to eligible residents and organizations in order to increase reasonably priced housing opportunities.</i>				
<b>Housing Continuum Step: TRANSITIONAL HOUSING</b>				
The purpose of transitional housing services is to provide temporary housing for up to 24 months to eligible residents so that they have shelter and can be placed in permanent housing.				
<b>Consolidated Plan 2004-09 Transitional Housing Strategy:</b> Assist eligible households in securing and non-profit organizations in creating limited-term housing and supportive services.				
Type of Housing	Priority for Federal Funds	Type of Households Served	FY 2007-08 Goal	Funding Sources
Transitional Housing	High	Low income households	At this time, any projects that are considered transitional are funded through the RHDA program, and the accomplishments can be found there.	
Public Housing	N/A	Low income households	This step on the continuum is being funded through the Housing Authority of the City of Austin and the Travis County Housing Authority.	

<b>PROJECT PRIORITY: HOUSING</b>				
<i>The objective of housing is to provide construction and financial services to eligible residents and organizations in order to increase reasonably priced housing opportunities.</i>				
<b>Housing Continuum Step: ASSISTED HOUSING</b>				
HOME and HOPWA grants fund assisted housing projects which provide financial assistance to individuals for housing. The Austin Housing Finance Corporation (AHFC) administers the Tenant Based Rental Assistance Project (TBRA) for homeless persons. Austin/Travis County Health and Human Services Department (HHSD) administers the HOPWA grants for rent, mortgage and utility assistance for people living with HIV/AIDS.				
<b>Consolidated Plan 2004-09 Assisted Housing Strategy:</b> Provide resources to eligible households to access or retain affordable rental units.				
Type of Housing	Priority for Federal Funds	Type of Households Served	FY 2007-08 Goal	Funding Sources
Assisted Housing	High	Homeless, People with HIV/AIDS	761	HOME, PI (HOME), HTF, HOPWA

# Fiscal Year 2007-08 Annual Action Plan

## SECTION 4: HOUSING

### Housing Activity Tables

PROJECT PRIORITY: HOUSING
Housing Continuum Step: ASSISTED HOUSING

<b>Tenant-Based Rental Assistance</b>	
IDIS Project #: 35	Local ID: 2ASH
<b>PROJECT DESCRIPTION</b>	

The Tenant Based Rental Assistance (TBRA) program provides rental housing subsidies and security deposits to eligible families who would otherwise be homeless. Eligible families work toward self-sufficiency with the aid of a case manager. The Austin Housing Finance Corporation (AHFC) oversees the TBRA program and currently contracts with the Housing Authority of the City of Austin (HACA) and the Salvation Army to administer the services. Eligible income for TBRA is 50 percent median family income (MFI).

<b>ACCOMPLISHMENT DESCRIPTION</b>	
<b>Accomplishment</b>	125 Households

Eligible households will receive monthly rental housing subsidies and will have security deposits provided as needed.

<b>FUNDING</b>			
Fund Source(s) HOME, HTF			
FY 2007-08 Total Funding \$750,000			
<b>PROJECT INFORMATION</b>			
Project Primary Purpose:		Matrix Codes	
<input checked="" type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS  <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		05S Rental Housing Subsidies (if HOME, not part of 5% 570.204) ▼	
		Priority Need Category	Eligibility
		Assisted Housing ▼	Not Applicable ▼
Objective Category	Outcome Categories	Subrecipient	Subrecipient Private
Decent Housing ▼	Affordability ▼	Expected Completion Date 9/30/2008	
		Citation 570.204	
		Location Community Wide	

# Fiscal Year 2007-08 Annual Action Plan

## SECTION 4: HOUSING

### Housing Activity Tables

<b>PROJECT PRIORITY: HOUSING</b>	
Housing Continuum Step: ASSISTED HOUSING	
<b>AIDS Services of Austin - HOPWA07: Rent, Mortgage, Utility (RMU) Assistance</b>	
IDIS Project #:	2
<b>PROJECT DESCRIPTION</b>	

The Rent, Mortgage and Utility Assistance program (RMU) provides assistance to income eligible persons with HIV and AIDS and their families to prevent homelessness. A local non-profit is under contract with the City of Austin to provide these services. There are two HUD-approved activities: 1) the RMU program (Emergency Assistance) - which provides short-term rent, mortgage and utility assistance, and 2) the TBRA program (Rental Assistance) - which is tenant based rental assistance, including assistance for shared housing arrangements. As a result of maintaining housing or achieving better housing, clients have improved access to medical care.

<b>ACCOMPLISHMENT DESCRIPTION</b>	
Accomplishment	400 People

RMU provides rent, mortgage and utility assistance to meet urgent needs of eligible persons with HIV/AIDS and their families. The goal is to prevent homelessness and to support independent living of persons with HIV/AIDS who can access the program through HIV case management.

<b>FUNDING</b>			
Fund Source(s) HOPWA			
FY 2007-08 Total Funding \$576,379			
<b>PROJECT INFORMATION</b>			
Project Primary Purpose:		Matrix Codes	
<input type="checkbox"/> Help the Homeless <input checked="" type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		05Q Subsistence Payments 570.204 <span style="float: right;">▼</span>	
		Priority Need Category	Eligibility
		Homeless/HIV/AIDS <span style="float: right;">▼</span>	LMC <span style="float: right;">▼</span>
Objective Category	Outcome Categories	Subrecipient Subrecipient Private	
Decent Housing <span style="float: right;">▼</span>	Affordability <span style="float: right;">▼</span>	Expected Completion Date 9/30/2008	
		Citation 570.204	
		Location Community Wide	

# Fiscal Year 2007-08 Annual Action Plan

## SECTION 4: HOUSING

### Housing Activity Tables

**PROJECT PRIORITY: HOUSING**  
**Housing Continuum Step: ASSISTED HOUSING**

#### Project Transitions - HOPWA07: Residential Support Services

IDIS Project #: 31

#### PROJECT DESCRIPTION

The Residential Support Services program provides apartment-style and scattered site housing and supportive services to persons with HIV disease. The program offers a variety of supportive services to all clients including: facility based meals, counseling, substance abuse relapse prevention support, client advocacy, transportation and assistance in obtaining permanent housing. The City of Austin contracts with a local non-profit to provide these services. As a result of maintaining housing or achieving better housing, clients have improved access to medical care.

#### ACCOMPLISHMENT DESCRIPTION

**Accomplishment** 86 People

The Supportive Services Program will assist persons with HIV/AIDS to secure limited-term housing and supportive services.

#### FUNDING

**Fund Source(s)** HOPWA

**FY 2007-08 Total Funding** \$264,679

#### PROJECT INFORMATION

##### Project Primary Purpose:

- ☐ Help the Homeless  
☒ Help Persons with HIV/AIDS

- ☐ Help Persons with Disabilities  
☐ Address Public Housing Needs

##### Matrix Codes

05Q Subsistence Payments 570.204 ▼

##### Priority Need Category

Homeless/HIV/AIDS ▼

##### Eligibility

LMC ▼

##### Objective Category

Decent Housing ▼

##### Outcome Categories

Availability/Accessibility ▼

##### Subrecipient

Subrecipient Private

##### Expected Completion Date

9/30/2008

##### Citation

570.204

##### Location

Community Wide

# Fiscal Year 2007-08 Annual Action Plan

## SECTION 4: HOUSING

### Housing Activity Tables

<b>PROJECT PRIORITY: HOUSING</b>
Housing Continuum Step: ASSISTED HOUSING

<b>AIDS Services of Austin - HOPWA07: Permanent Housing Placement Services</b>	
IDIS Project #:	33
<b>PROJECT DESCRIPTION</b>	

The Permanent Housing Placement service is a newly funded housing activity that will be used to help eligible clients establish a new residence where on-going occupancy is expected to continue. Assistance will be provided to eligible clients and their families with payment of first month's rent, when necessary to secure permanent housing and will complement other forms of HOPWA housing assistance.

<b>ACCOMPLISHMENT DESCRIPTION</b>	
<b>Accomplishment</b>	150 People

The Permanent Housing Placement activity will assist eligible persons with HIV/AIDS and their families move into new residences. This will be accomplished by assisting with payment of first month's rent.

FUNDING			
Fund Source(s) HOPWA			
FY 2007-08 Total Funding \$77,532			
PROJECT INFORMATION			
Project Primary Purpose:		Matrix Codes	
<input type="checkbox"/> Help the Homeless <input checked="" type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		05Q Subsistence Payments 570.204 ▼	
		Priority Need Category	Eligibility
		Homeless/HIV/AIDS ▼	LMC ▼
Objective Category	Outcome Categories	Subrecipient	Subrecipient Private
		Expected Completion Date	9/30/2008
Decent Housing ▼	Availability/Accessibility ▼	Citation	570.204
		Location	Community Wide



## Fiscal Year 2007-08 Annual Action Plan

### SECTION 4: HOUSING

#### Housing Activity Tables

**PROJECT PRIORITY: HOUSING**

*The objective of housing is to provide construction and financial services to eligible residents and organizations in order to increase reasonably priced housing opportunities.*

**Housing Continuum Step: RENTAL HOUSING**

The purpose of the rental housing services is to provide construction and financial services to eligible organizations in order to produce or retain reasonably-priced rental units and rental housing for special needs populations, such as the elderly or people with disabilities.

**Consolidated Plan 2004-09 Rental Housing Strategy: Provide resources to non-profit/for-profit housing**

Type of Housing	Priority for Federal Funds	Type of Households Served	FY 2007-08 Goal	Funding Sources
Rental Housing	High	Small Family HH/Large Family HH/Disabled/Elderly	240	HOME, CDBG, HOME (CHDO), UNO, GF-CIP, GO Bonds, HTF, PI (CDBG), PI (HOME)

# Fiscal Year 2007-08 Annual Action Plan

## SECTION 4: HOUSING

### Housing Activity Tables

**PROJECT PRIORITY: HOUSING**

Housing Continuum Step: RENTAL HOUSING

#### Rental Housing Development Assistance

IDIS Project #: 32 Local ID: 2REH

#### PROJECT DESCRIPTION

The Rental Housing Development Assistance (RHDA) Program provides opportunities to create and retain affordable rental units for low- and moderate-income households and low-income persons with special needs. RHDA provides below market rate financing to for-profit and non-profit developers for the acquisition, new construction, or rehabilitation of affordable rental projects that would otherwise be economically infeasible. RHDA is designed to leverage private investment with limited City and Federal funds, reducing the cost of capital for acquisition and development of multi-family units. The City recaptured \$121,768 in CDBG predevelopment expenditures from a developer because the anticipated project was not implemented. These funds will be refunded to HUD and are anticipated to return to the RHDA program through the CDBG entitlement funds.

#### ACCOMPLISHMENT DESCRIPTION

Accomplishment 150 Households

RHDA will increase the supply of affordable rental units for income-eligible households.

#### FUNDING

Fund Source(s) HOME, PI (HOME), CDBG, PI (CDBG), HOME (CHDO), UNO, GF-CIP, GO Bonds, HTF

FY 2007-08 Total Funding \$13,573,935

#### PROJECT INFORMATION

Project Primary Purpose:

- ☐ Help the Homeless  
☐ Help Persons with HIV/AIDS

- ☐ Help Persons with Disabilities  
☐ Address Public Housing Needs

Matrix Codes

12 Construction of Housing 570.201(m)

Priority Need Category

Rental Housing

Eligibility

LMH

Objective Category

Outcome Categories

Subrecipient

Subrecipient Private

Decent Housing

Affordability

Expected Completion Date

9/30/2008

Citation

570.201m

Location

Community Wide

# Fiscal Year 2007-08 Annual Action Plan

## SECTION 4: HOUSING

### Housing Activity Tables

<b>PROJECT PRIORITY: HOUSING</b>		
Housing Continuum Step: RENTAL HOUSING		
<b>Architectural Barrier Removal - Rental</b>		
IDIS Project #:	6	Local ID: 2REH
<b>PROJECT DESCRIPTION</b>		
<p>The Architectural Barrier Removal (ABR) Rental Program modifies or retrofits the living quarters of eligible, low-income elderly and severely disabled renters to make their housing more accessible. No more than \$5,000 per home per year can be provided to a single home through ABR. Eligible income is 80 percent of median family income (MFI).</p>		
<b>ACCOMPLISHMENT DESCRIPTION</b>		
Accomplishment	90 Households	
<p>The ABR Program will benefit eligible residents by installing physical improvements in housing units to assist with daily living.</p>		
<b>FUNDING</b>		
Fund Source(s) CDBG		
FY 2007-08 Total Funding \$250,000		
<b>PROJECT INFORMATION</b>		
Project Primary Purpose:	Matrix Codes	
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs	14A Rehab; Single-Unit Residential 570.202 ▼	
	Priority Need Category	Eligibility
	Rental Housing ▼	LMH ▼
Objective Category	Outcome Categories	Subrecipient
Suitable Living Environment ▼	Availability/Accessibility ▼	Local Government
		Expected Completion Date 9/30/2008
		Citation 570.202
		Location Community Wide

# Fiscal Year 2007-08 Annual Action Plan

## SECTION 4: HOUSING

### Housing Activity Tables

<b>PROJECT PRIORITY: HOUSING</b>			
Housing Continuum Step: RENTAL HOUSING			
<b>Anderson Hill Redevelopment - Rental</b>			
IDIS Project #:	4	Local ID:	2REH
<b>PROJECT DESCRIPTION</b>			
<p>The Anderson Hill Redevelopment activity will construct rental units in the Anderson Hill neighborhood of Central East Austin for households earning no more than 80 percent of median family income (MFI). The Austin Housing Finance Corporation (AHFC) will be responsible for the construction of the units and will manage the rental units until ownership is transferred to the Anderson Community Development Corporation.</p>			
<b>ACCOMPLISHMENT DESCRIPTION</b>			
Accomplishment	0 Households		
<p>The City will receive HOME PI funds that will be used to finance the construction of rental units in the Anderson Hill Neighborhood. The program has no unit production scheduled for fiscal year 2007-08.</p>			
<b>FUNDING</b>			
Fund Source(s) HOME			
FY 2007-08 Total Funding \$819,565			
<b>PROJECT INFORMATION</b>			
Project Primary Purpose:		Matrix Codes	
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS  <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		12 Construction of Housing 570.201(m) ▼	
		Priority Need Category	Eligibility
		Rental Housing ▼	LMH ▼
Objective Category	Outcome Categories	Subrecipient	Subrecipient Public 570.500c
		Expected Completion Date	9/30/2008
Decent Housing ▼	Affordability ▼	Citation	570.201m
		Location	Community Wide

## Fiscal Year 2007-08 Annual Action Plan

### SECTION 4: HOUSING

#### Housing Activity Tables

***PROJECT PRIORITY: HOUSING***

*The objective of housing is to provide construction and financial services to eligible residents and organizations in order to increase reasonably priced housing opportunities.*

**Housing Continuum Step: HOMEBUYER SERVICES**

Housing assistance services for homebuyers are provided by the Austin Housing Finance Corporation.

**Consolidated Plan 2004-09 Homebuyer Services Strategy:** Provide opportunities for homebuyers through financing and construction to access S.M.A.R.T. Housing™ produced by non-profits and for-profit housing developers.

Type of Housing	Priority for Federal Funds	Type of Households Served	FY 2007-08 Goal	Funding Sources
Homebuyer Services	High	Small Family HH/Large Family HH	140	CDBG, HOME, PI (HOME), HTF, ADDI, CDBG-Rev. Loan, GO Bonds, HOME (CHDO), PI (CDBG), HAF

# Fiscal Year 2007-08 Annual Action Plan

## SECTION 4: HOUSING

### Housing Activity Tables

<b>PROJECT PRIORITY: HOUSING</b>	
Housing Continuum Step: HOMEBUYER SERVICES	
<b>Down Payment Assistance</b>	
IDIS Project #:	13
Local ID:	2FTH
<b>PROJECT DESCRIPTION</b>	

The Down Payment Assistance (DPA) program provides deferred and forgivable, zero-interest loans to low- and moderate-income first-time homebuyers to assist them with the down payment and closing costs of their home purchase. The amount of assistance per household will not exceed \$10,000 per household or \$15,000 to persons with disabilities. Loans are secured by a subordinate lien on the property that is non-assumable. The loan will be recaptured by the City if the household sells or rents the home, requests an equity loan, or transfers the property title before the end of the ten year affordability period. Eligible income for DPA is 80 percent of median family income (MFI).

In addition, the program will provide mortgage assistance to families up to 80 percent of the median family income (MFI) not to exceed HOME limits. AHFC will provide assistance for the down-payment and eligible closing costs so that qualified homeowners spend no more than 30% of their gross monthly income on housing when purchased. This option will contain Shared Equity and Right of First Refusal assistance conditions. The mortgage assistance will have an affordable period of 20 years using the recapture method.

<b>ACCOMPLISHMENT DESCRIPTION</b>	
Accomplishment	50 Households

The DPA Program will enable potential homeowners to overcome the obstacles preventing them from obtaining a home by providing assistance with down payment, closing costs, prepaid expenses, and/or mortgage assistance.

<b>FUNDING</b>			
Fund Source(s) HOME, PI (HOME), ADDI			
FY 2007-08 Total Funding \$1,824,812			
<b>PROJECT INFORMATION</b>			
Project Primary Purpose:		Matrix Codes	
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		13 Direct Homeownership Assistance 570.201(n) ▼	
		Priority Need Category	Eligibility
		Homeownership ▼	LMH ▼
Objective Category	Outcome Categories	Subrecipient	Subrecipient Public
Decent Housing ▼	Availability/Accessibility ▼	Expected Completion Date	9/30/2008
		Citation	570.201n
		Location	Community Wide

# Fiscal Year 2007-08 Annual Action Plan

## SECTION 4: HOUSING

### Housing Activity Tables

<b>PROJECT PRIORITY: HOUSING</b>			
<b>Housing Continuum Step: HOMEBUYER SERVICES</b>			
<b>Acquisition and Development</b>			
IDIS Project #:	1	Local ID:	2FTH
<b>PROJECT DESCRIPTION</b>			
<p>The Acquisition and Development (A&amp;D) program works with lenders, developers and home builders to leverage City and federal funds for: 1) the acquisition and development of lots; 2) the acquisition and rehabilitation of structures; 3) the acquisition of new housing units, and 4) the construction of new housing, all for sale to income-eligible homebuyers. The Austin Housing Finance Corporation (AHFC) provides financing (loans and grants) for affordable housing development. In some cases, the AHFC acts as a joint venture partner with non-profit and for-profit developers to create affordable housing opportunities. All new construction is required to meet S.M.A.R.T. Housing™ criteria. Programs under the umbrella of Acquisition and Development include: Infill Construction, Subdivision Development Support, and the AHFC Community Land Trust (CLT).</p> <p>The AHFC CLT will provide homeownership opportunities that remain affordable in perpetuity. For the A&amp;D program activities using HOME funds, affordability will be maintained using the "resale" method for CLT homes and for some HOME-funded Community Housing Development Organization (CHDO) activities where a direct buyer subsidy is not provided. All other HOME-funded A&amp;D activities will use the "recapture" method to ensure that HOME funds are returned for other HOME-eligible activities. The City recaptured funds from a private developer because the anticipated project was not implemented. The total funds of the loan and program delivery of \$243,924 will be refunded to HUD and are anticipated to return to the A &amp; D program through CDBG entitlement funds.</p>			
<b>ACCOMPLISHMENT DESCRIPTION</b>			
<b>Accomplishment</b>	55 Households		
The Acquisition and Development program will increase the supply of affordable homeownership units for income-eligible households.			
<b>FUNDING</b>			
<b>Fund Source(s)</b> CDBG, HOME, CDBG Rev. Loan, GO Bonds, HOME (CHDO), PI (HOME)			
<b>FY 2007-08 Total Funding</b> \$9,904,790			
<b>PROJECT INFORMATION</b>			
<b>Project Primary Purpose:</b>		<b>Matrix Codes</b>	
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		12 Construction of Housing 570.201(m) ▼	
		<b>Priority Need Category</b>	<b>Eligibility</b>
		Homeownership ▼	LMH ▼
<b>Objective Category</b>	<b>Outcome Categories</b>	<b>Subrecipient</b>	Subrecipient Public 570.500c
Decent Housing ▼	Affordability ▼	<b>Expected Completion Date</b> 9/30/2008	
		<b>Citation</b> 570.201m	
		<b>Location</b> Community Wide	

# Fiscal Year 2007-08 Annual Action Plan

## SECTION 4: HOUSING

### Housing Activity Tables

**PROJECT PRIORITY: HOUSING**

Housing Continuum Step: HOMEBUYER SERVICES

#### CHDO Operations Loans

IDIS Project #: 10 Local ID: 2NER

#### PROJECT DESCRIPTION

The CHDO Operations Loans Program provides technical assistance and training to Community Housing Development Organizations (CHDOs) and other non-profit housing providers to increase their organizational capacity to provide affordable housing units. In addition to training and technical assistance, the Austin Housing Finance Corporation (AHFC) issues an RFP to award certified CHDOs grants for operating expenses. Under the terms of the grant, CHDOs must also access CHDO set-aside funds to produce affordable housing for the community. Those units are counted in the Acquisition and Development program and the RHDA program.

#### ACCOMPLISHMENT DESCRIPTION

Accomplishment 12 Organizations

CHDOs will receive assistance that will result in the creation of more affordable rental and homeownership units.

#### FUNDING

Fund Source(s) HOME (CHDO)

FY 2007-08 Total Funding \$125,000

#### PROJECT INFORMATION

Project Primary Purpose:

- ☐ Help the Homeless  
☐ Help Persons with HIV/AIDS  
☐ Help Persons with Disabilities  
☐ Address Public Housing Needs

Matrix Codes

12 Construction of Housing 570.201(m)

Priority Need Category

Homeownership

Eligibility

LMH

Objective Category

Outcome Categories

Subrecipient

Subrecipient Public 570.500c

Decent Housing

Affordability

Expected Completion Date

9/30/2008

Citation

570.201m

Location

Community Wide



# Fiscal Year 2007-08 Annual Action Plan

## SECTION 4: HOUSING

### Housing Activity Tables

<b>PROJECT PRIORITY: HOUSING</b>			
Housing Continuum Step: HOMEBUYER SERVICES			
<b>Anderson Hill Redevelopment - Homebuyer</b>			
IDIS Project #:	3	Local ID:	2FTH
<b>PROJECT DESCRIPTION</b>			
<p>The Anderson Hill Redevelopment Program constructs new homeownership housing units for households earning no more than 80 percent median family income (MFI). The Austin Housing Finance Corporation (AHFC) manages the construction, marketing and sale of the properties located in the area. In order to help preserve long-term affordability, a "resale" policy is adopted for AHFC homes sold under the Program. The resale policy has restrictions that include: 1) resale to an income-eligible buyer; and 2) that the selling homeowner receive a fair return.</p>			
<b>ACCOMPLISHMENT DESCRIPTION</b>			
Accomplishment	10 Households		
<p>The program will increase the supply of affordable homeownership units in the Anderson Hill Neighborhood for income-eligible households.</p>			
<b>FUNDING</b>			
Fund Source(s) PI (HOME), PI (CDBG), HAF			
FY 2007-08 Total Funding \$1,143,281			
<b>PROJECT INFORMATION</b>			
Project Primary Purpose:		Matrix Codes	
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		12 Construction of Housing 570.201(m) ▼	
		Priority Need Category	Eligibility
		Homeownership ▼	LMH ▼
Objective Category	Outcome Categories	Subrecipient	Subrecipient Public 570.500c
Decent Housing ▼	Affordability ▼	Expected Completion Date 9/30/2008	
		Citation 570.201m	
		Location Community Wide	

# Fiscal Year 2007-08 Annual Action Plan

## SECTION 4: HOUSING

### Housing Activity Tables

<b>PROJECT PRIORITY: HOUSING</b>
Housing Continuum Step: HOMEBUYER SERVICES

<b>Juniper-Olive Street Housing Project</b>	
IDIS Project #:	26
Local ID:	2FTH
<b>PROJECT DESCRIPTION</b>	

The Juniper-Olive Street Housing Project provides funding for the renovation of existing historical units and/or new construction of up to 17 affordable housing units located in the Juniper/Olive Street area. The existing structures are renovated to Department of Interior Standards for historic structures. The new construction is funded with private financing. The Austin Revitalization Authority (ARA) manages the construction, marketing, and sale of the properties. All units are marketed to families at or below 80 percent median family income (MFI).

<b>ACCOMPLISHMENT DESCRIPTION</b>	
Accomplishment	13 Households

The Juniper-Olive Street Housing Project will provide affordable housing units to the area.

<b>FUNDING</b>			
Fund Source(s) PI (CDBG)			
FY 2007-08 Total Funding \$218,413			
<b>PROJECT INFORMATION</b>			
Project Primary Purpose:		Matrix Codes	
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		12 Construction of Housing 570.201(m) ▼	
		Priority Need Category	Eligibility
		Homeownership ▼	LMH ▼
Objective Category	Outcome Categories	Subrecipient	Subrecipient Public 570.500c
Decent Housing ▼	Affordability ▼	Expected Completion Date	9/30/2008
		Citation	570.201m
		Location	Community Wide

## Fiscal Year 2007-08 Annual Action Plan

### SECTION 4: HOUSING

#### Housing Activity Tables

<b>PROJECT PRIORITY: HOUSING</b>				
<i>The objective of housing is to provide construction and financial services to eligible residents and organizations in order to increase reasonably priced housing opportunities.</i>				
<b>Housing Continuum Step: OWNER-OCCUPIED SERVICES</b>				
The purpose of owner-occupied housing services is to provide construction and financial services for existing, income-eligible homeowners to address building code violations so that they can continue to live in their homes. Owner-occupied services are funded through grants and loans that are delivered through various homeowner rehabilitation services. In addition, the Lead Hazard Control Grants and Healthy Homes Grant works with homeowners to eliminate lead hazards and other health risks.				
<b>Consolidated Plan 2004-09 Owner-Occupied Services Strategy:</b> Provide opportunities for households to retain their homes through rehabilitation and construction.				
Type of Housing	Priority for Federal Funds	Type of Households Served	FY 2007-08 Goal	Funding Sources
Owner-Occupied Services	High	Small Family HH/Large Family HH/ Elderly/Disabled	1055	CDBG, GF, HTF, LEAD, CDBG-Rev. Loan, HOME

# Fiscal Year 2007-08 Annual Action Plan

## SECTION 4: HOUSING

### Housing Activity Tables

**PROJECT PRIORITY: HOUSING**

Housing Continuum Step: OWNER-OCCUPIED SERVICES

#### Architectural Barrier Program- Owner

IDIS Project #: 5 Local ID: 2WNS

#### PROJECT DESCRIPTION

The Architectural Barrier Removal (ABR) Owner Program modifies or retrofits the living quarters of eligible, low-income elderly and severely disabled homeowners to make their housing more accessible. No more than \$5,000 per home per year can be provided to a single home through ABR program or Emergency Home Repair (EHR) program combined. Eligible income is 80 percent of median family income (MFI).

#### ACCOMPLISHMENT DESCRIPTION

**Accomplishment** 360 Households

The ABR Program will benefit eligible residents by installing physical improvements in housing units to assist with daily living.

#### FUNDING

Fund Source(s) CDBG, GF

FY 2007-08 Total Funding \$1,373,885

#### PROJECT INFORMATION

Project Primary Purpose:

- ☐ Help the Homeless  
☐ Help Persons with HIV/AIDS  
☐ Help Persons with Disabilities  
☐ Address Public Housing Needs

Matrix Codes

14A Rehab; Single-Unit Residential 570.202

Priority Need Category

Owner Occupied Housing

Eligibility

LMH

Objective Category

Outcome Categories

Subrecipient

Local Government

Suitable Living Environment

Availability/Accessibility

Expected Completion Date

9/30/2008

Citation

570.202

Location

Community Wide

# Fiscal Year 2007-08 Annual Action Plan

## SECTION 4: HOUSING

### Housing Activity Tables

<b>PROJECT PRIORITY: HOUSING</b>
Housing Continuum Step: OWNER-OCCUPIED SERVICES

<b>Emergency Home Repair Program</b>		
IDIS Project #:	16	Local ID: 2WNS
<b>PROJECT DESCRIPTION</b>		

The Emergency Home Repair (EHR) Program makes repairs to alleviate life-threatening living conditions, health and safety hazards, and major mechanical systems for low- and moderate-income homeowners. An administrator works with homeowners to develop a mutually agreeable scope of work and then manages the contracting and inspection of the work. No more than \$5,000 per home per year can be provided to a single home through the Architectural Barrier Removal Program and EHR collectively. The Austin Housing Finance Corporation (AHFC) oversees EHR and currently contracts with a non profit to administer the services. Income eligibility is 80 percent median family income (MFI) and below.

<b>ACCOMPLISHMENT DESCRIPTION</b>	
<b>Accomplishment</b>	550 Households

Owner-occupied low- to moderate-income households will receive home repairs to alleviate life-threatening conditions or health and safety hazards.

<b>FUNDING</b>			
Fund Source(s) CDBG, GF			
FY 2007-08 Total Funding \$1,097,474			
<b>PROJECT INFORMATION</b>			
Project Primary Purpose:		Matrix Codes	
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		14A Rehab; Single-Unit Residential 570.202 ▼	
		Priority Need Category	Eligibility
		Owner Occupied Housing ▼	LMH ▼
Objective Category	Outcome Categories	Subrecipient Subrecipient Private 570.500c	
Decent Housing ▼	Sustainability ▼	Expected Completion Date 9/30/2008	
		Citation 570.202	
		Location Community Wide	

# Fiscal Year 2007-08 Annual Action Plan

## SECTION 4: HOUSING

### Housing Activity Tables

<b>PROJECT PRIORITY: HOUSING</b>
Housing Continuum Step: OWNER-OCCUPIED SERVICES

<b>Homeowner Rehabilitation Loan Program</b>
IDIS Project #: 21
Local ID: 2WNS
<b>PROJECT DESCRIPTION</b>

The Homeowner Rehabilitation Loan Program (HRLP) assists income-eligible homeowners with substantial repairs such as foundation repair, roofing, plumbing, and electrical work. This program provides deferred interest loans of up to \$50,000 per home for rehabilitation. Up to \$29,999 may be forgivable after ten years. This rehabilitation amount does not include funds that may be granted to assist with the appropriate treatment of lead-based paint. In cases where it is not economically feasible to rehabilitate a unit, the reconstruction of a replacement home will be considered for financing. Deferred interest loans for housing reconstruction will not exceed \$100,000 per home. For reconstruction projects, the loan documents will contain provisions which include a Shared Equity Formula and a Purchase Option and Right of First Refusal Agreement. Consequently, program clients will be required to share 25 percent of any equity that they may gain at resale with the City of Austin and they will be required to offer the home for sale to the City of Austin before any other Buyers. Eligible income is 60 percent of median family income (MFI). All HRLP funded activities will use the recapture method.

<b>ACCOMPLISHMENT DESCRIPTION</b>
Accomplishment 25 Households

The HRLP Program will be used to assist low-income households with major, costly repairs and will improve the existing housing stock of neighborhoods.

<b>FUNDING</b>			
Fund Source(s) CDBG - Rev. Loan, GF, HOME			
FY 2007-08 Total Funding \$3,653,058			
<b>PROJECT INFORMATION</b>			
Project Primary Purpose:		Matrix Codes	
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		14A Rehab; Single-Unit Residential 570.202 ▼	
		Priority Need Category	Eligibility
		Owner Occupied Housing ▼	LMH ▼
Objective Category	Outcome Categories	Subrecipient	Subrecipient Public
		Expected Completion Date	9/30/2008
Suitable Living Environment ▼	Sustainability ▼	Citation	570.202
		Location	Community Wide

# Fiscal Year 2007-08 Annual Action Plan

## SECTION 4: HOUSING

### Housing Activity Tables

<b>PROJECT PRIORITY: HOUSING</b>
<b>Housing Continuum Step: OWNER-OCCUPIED SERVICES</b>

<b>Lead Hazard Control Grant - Healthy Homes</b>	
IDIS Project #: Other Federal Funds	Local ID: 2LHC
<b>PROJECT DESCRIPTION</b>	

The City of Austin received a Lead Hazard Control Grant in spring of 2007 through HUD's Office of Healthy Homes and Lead Hazard Control. The new Lead Hazard Grant will allow continuation of lead hazard control services offered under the previous three year grant awarded in January 2003 and ending December 31, 2005. The new grant will provide lead hazard control services for 296 eligible households for the three year grant period targeting low-income owner-occupied and rental units, housing children under the age of six and built prior to 1978.

<b>ACCOMPLISHMENT DESCRIPTION</b>	
<b>Accomplishment</b>	90 Households

The Lead Hazard Control Grant will provide abatement services to eligible households.

<b>FUNDING</b>			
Fund Source(s) Lead Hazard Control Grant, Healthy Homes			
Total 3-year Grant Funding \$3,761,662			
<b>PROJECT INFORMATION</b>			
Project Primary Purpose:		Matrix Codes	
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS  <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		14A Rehab; Single-Unit Residential 570.202 ▼	
		Priority Need Category	Eligibility
		Owner Occupied Housing ▼	LMH ▼
Objective Category	Outcome Categories	Subrecipient N/A	
Suitable Living Environment ▼	Sustainability ▼	Expected Completion Date 9/30/2008	
		Citation N/A	
		Location Community Wide	

# Fiscal Year 2007-08 Annual Action Plan

## SECTION 4: HOUSING

### Housing Activity Tables

#### **PROJECT PRIORITY: HOUSING**

Housing Continuum Step: OWNER-OCCUPIED SERVICES

#### **Materials Grants Program**

IDIS Project #: Non-Federal Funds

#### **PROJECT DESCRIPTION**

The purpose of the Materials Rebate Program is to provide eligible non-profit organizations with assistance to recover the cost of materials used to repair the homes of low-income families. This is accomplished by providing rebates to the non-profit organizations for materials used. Eligible income level is 60 percent median family income (MFI) or below.

#### **ACCOMPLISHMENT DESCRIPTION**

**Accomplishment** 30 Households

Non-profit organizations that provide repairs to the homes of low-income homeowners will receive rebates for the materials used.

#### **FUNDING**

**Fund Source(s)** HTF

**FY 2007-08 Total Funding** \$50,000

#### **PROJECT INFORMATION**

**Project Primary Purpose:**

- ☐ Help the Homeless
- ☐ Help Persons with HIV/AIDS
- ☐ Help Persons with Disabilities
- ☐ Address Public Housing Needs

**Matrix Codes**

Not Applicable with Non-Federal Funds

**Priority Need Category**

Not Applicable with Non-Federal Funds

**Eligibility**

N/A

**Objective Category**

**Outcome Categories**

**Subrecipient**

N/A

Decent Housing



Sustainability



**Expected Completion Date**

9/30/2008

**Citation**

N/A

**Location**

Community Wide



# Fiscal Year 2007-08 Annual Action Plan

## SECTION 4: HOUSING

### Housing Activity Tables

<b>PROJECT PRIORITY: HOUSING</b>
Housing Continuum Step: OTHER

<b>S.M.A.R.T. Housing™ Program</b>	
IDIS Project #: Non-Federal Funds	Local ID: 8SMT
<b>PROJECT DESCRIPTION</b>	

S.M.A.R.T. Housing™ assists non-profit and for-profit builders to create housing that is safe, located in mixed-income neighborhoods, accessible, reasonably-priced, transit-oriented, and that meets Austin Energy's Green Building standards.

<b>ACCOMPLISHMENT DESCRIPTION</b>	
<b>Accomplishment</b>	1750 Households

S.M.A.R.T. Housing™ will provide fee waivers, fast-track reviews, problem-solving assistance and regulatory reviews that facilitate the construction of homeownership and rental housing that serves households at 80 percent median family (MFI) income or below.

<b>FUNDING</b>		
Fund Source(s) GF - CIP, EDI		
FY 2007-08 Total Funding \$855,504		
<b>PROJECT INFORMATION</b>		
Project Primary Purpose:	Matrix Codes	
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs	Not Applicable with Non-Federal Funds	
	Priority Need Category	Eligibility
	Not Applicable with Non-Federal Funds	N/A
Objective Category	Outcome Categories	Subrecipient
Decent Housing ▼	Affordability ▼	N/A
		Expected Completion Date
		9/30/2008
		Citation
		N/A
		Location
		Community Wide

# Fiscal Year 2007-08 Annual Action Plan

## SECTION 4: HOUSING

### Housing Activity Tables

**PROJECT PRIORITY: HOUSING**  
Housing Continuum Step: OTHER

#### Holly Good Neighbor Program

IDIS Project #: Non-Federal Funds

#### PROJECT DESCRIPTION

The Holly Good Neighbor program provides repairs and rehabilitation to properties closest to the Holly Power Plant. Austin Energy funds the program, administered by the Neighborhood Housing and Community Development Office (NHCD), and facilitated by the Austin Housing Finance Corporation (AHFC). Some examples of home repairs include: exterior paint, roofing, electrical system work, plumbing, foundation work, HVAC system, and other interior and exterior repairs. Eligible income is 80 percent of median family income (MFI) for rehabilitation projects and 60 percent of MFI for reconstruction projects. For reconstruction projects, the loan documents will contain provisions which include a Shared Equity Formula and a Purchase Option and Right of First Refusal Agreement. Program clients will be required to share 25 percent of any equity that they may gain at resale with the City of Austin and they will be required to offer the home for sale to the City of Austin before any other Buyers.

#### ACCOMPLISHMENT DESCRIPTION

**Accomplishment** 15 Households

The Holly Good Neighbor Program will be used to assist low- and moderate-income Holly residents with substantial home repairs. This program will improve and revitalize the Holly neighborhood.

#### FUNDING

**Fund Source(s)** Austin Energy

**FY 2007-08 Total Funding** Not Applicable - Administered through Austin Energy's Budget

#### PROJECT INFORMATION

<b>Project Primary Purpose:</b>		<b>Matrix Codes</b>	
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		Not Applicable with Non-Federal Funds	
		<b>Priority Need Category</b>	<b>Eligibility</b>
		Not Applicable with Non-Federal Funds	N/A
<b>Objective Category</b>	<b>Outcome Categories</b>	<b>Subrecipient</b>	N/A
Suitable Living Environment ▼	Sustainability ▼	<b>Expected Completion Date</b>	9/30/2008
		<b>Citation</b>	N/A
		<b>Location</b>	Holly Neighborhood

# Fiscal Year 2007-08 Annual Action Plan

## SECTION 4: HOUSING

### Housing Activity Tables

<b>PROJECT PRIORITY: HOUSING</b>		
Housing Continuum Step: OTHER		
<b>Voluntary Compliance Agreement</b>		
IDIS Project #:	Non-Federal Funds	Local ID: 2REH
<b>PROJECT DESCRIPTION</b>		
<p>The Voluntary Compliance Agreement program ensures compliance with applicable federal, state and local accessibility laws when a multi-family housing development receives financial assistance from the Austin Housing Finance Corporation (AHFC). The program will now include training of City staff assigned to accessibility review and inspection duties.</p>		
<b>ACCOMPLISHMENT DESCRIPTION</b>		
Accomplishment	1,500 Households	
<p>A third party contractor reviews all AHFC financed multi-family developments for accessibility compliance at the plan review and inspection stage. The contractor trains City staff responsible for 2003 and 2006 International Building Code accessibility plan review and inspection. The program will review 10 plan reviews and will complete 10 site inspections.</p>		
<b>FUNDING</b>		
Fund Source(s) GF-CIP		
FY 2007-08 Total Funding \$44,000		
<b>PROJECT INFORMATION</b>		
Project Primary Purpose:	Matrix Codes	
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs	Not Applicable with Non-Federal Funds	
	Priority Need Category	Eligibility
	Not Applicable with Non-Federal Funds	N/A
Objective Category	Outcome Categories	Subrecipient
		N/A
Suitable Living Environment ▼	Availability/Accessibility ▼	Expected Completion Date
		9/30/2008
		Citation
		N/A
		Location
		Community Wide

# Fiscal Year 2007-08 Annual Action Plan

## SECTION 4: HOUSING

### Housing Activity Tables

<b>PROJECT PRIORITY: HOUSING</b>
Housing Continuum Step: OTHER

<b>Tax-Exempt Bond Program</b>
IDIS Project #: Non-Federal Funds
<b>PROJECT DESCRIPTION</b>

The City of Austin receives authority from the State to issue tax-exempt bonds for two programs. One program, the Mortgage Credit Certificate Program (MCC), provides a federal income tax credit, up to \$2,000 per year for the life of their mortgage, to first-time homebuyers. The size of the annual Federal Income Tax credit is based on the amount of the mortgage. The saved income taxes can be used to offset monthly debt or increase the homebuyer's available disposable income to make a home more affordable. The second program, the Multifamily Bonds Program, issues tax-exempt bonds to provide lower cost mortgages for rental housing for low- and moderate-income households.

<b>ACCOMPLISHMENT DESCRIPTION</b>
Accomplishment 60 Households

The MCC program will lower homebuyers' cost of homeownership up to \$2,000 per year. The Multi-Family Bonds Program lowers the cost of providing affordable rental units. The Multi-Family Bond Program at the present time has one pending application for fiscal year 2007-08.

FUNDING			
Fund Source(s) Housing Bonds			
FY 2007-08 Total Funding N/A			
PROJECT INFORMATION			
Project Primary Purpose:		Matrix Codes	
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		Not Applicable with Non-Federal Funds	
		Priority Need Category	Eligibility
		Not Applicable with Non-Federal Funds	N/A
Objective Category	Outcome Categories	Subrecipient	N/A
Decent Housing ▼	Affordability ▼	Expected Completion Date	9/30/2008
		Citation	N/A
		Location	Community Wide

# **ACTION PLAN Fiscal Year 2007-08**

## **Other Housing Reports**

## Impediments to Fair Housing Update

IMPEDIMENT	RECOMMENDED ACTIONS
<b>1. Lack of accessible housing to meet the need of the disabled community in Austin.</b>	
	a. The City should provide education on accessibility and how to comply with the Fair Housing Act and the American Disability Act (ADA) standards.
<p>The City of Austin Equal Employment Fair Housing Office (EEFHO) provides enforcement, education, and inspections of properties for compliance with the Fair Housing Act. The City provides financial resources to the Austin Tenants' Council to provide Renters' Rights and Fair Housing Counseling, and the City's S.M.A.R.T. Housing™ program has accessibility standards for residential development. The City funds a third-party contractor to perform accessibility review and inspection for City-funded multi-family development. City staff inspects for compliance with Visitability Ordinance standards, adopted in October 1998 and revised in January 2004 and June 2005, for City-assisted single-family homes, duplexes and triplexes. The City's EEFHO and Human Rights Commission also work to inform the public of their rights. In addition, City staff work on capacity building with the following groups: Mayor's Committee for People with Disabilities, Austin Tenant's Council, Human Rights Commission, Mayor's Mental Health Task Force, the Community Housing Development Organization (CHDO) Roundtable and the Homeless Task Force.</p>	
	b. The City should adopt the 2003 International Building Code or an equivalent, with similar requirements, in order to enforce the accessibility standards on developers and builders.
<p>The City Council adopted the 2003 International Building code on December 15, 2005. All building permit applications filed after December 31, 2005 are subject to the accessibility provisions of the 2003 IBC 2003 International Building Code Accessibility Standards.</p>	
	c. The City should offer incentives to get private developers to plan their construction process in anticipation of future conversions for accessibility.
<p>The S.M.A.R.T. Housing™ Initiative adopted in April 2000 and revised in January 2004 and June 2005 creates incentives with requirements for accessibility and visitability standards that reduce future costs for retrofitting existing housing for people with disabilities.</p>	

## Impediments to Fair Housing Update

IMPEDIMENT	RECOMMENDED ACTIONS
<b>2. Lack of affordable housing in Austin</b>	
	a. The City should continue the production of affordable housing units in existing low-income neighborhoods through the Austin Housing Finance Corporation (AHFC) and the Neighborhood Housing and Community Development Office (NHCD).
<p>The fiscal year 2004-09 Consolidated Plan states in the Neighborhood Priority section: A significant component of Austin's housing strategy for the next five years will be implementing housing affordability components of neighborhood plans and master plans adopted by the City Council in recent years.</p> <p>NHCD works to respond to the housing affordability components of adopted neighborhood plans and City task force reports on gentrification mitigation by providing S.M.A.R.T. Housing™ incentives and other housing program resources for new single-family and multi-family developments. In addition, NHCD offers other housing services in order to implement the goals of the respective plans and task force reports.</p> <p>Efforts in areas without adopted neighborhood plans or Master plans may also be in priority neighborhoods. Priority neighborhoods are defined by the amount of eligible census tracts in each neighborhood area. HUD defines an eligible census tract as having the following components:</p> <ul style="list-style-type: none"> <li>▪ 50 percent of its households with incomes below 80 percent of the Area Median Gross Income</li> <li>▪ or having a poverty rate of 25 percent</li> </ul>	
	b. The City should work towards increasing affordable housing in census tracts that currently do not provide affordable housing for low-income citizens.
<p>As stated above, NHCD has a number of strategies to create and retain affordable housing opportunities in Austin. Many of these projects are centered on low-income areas, but with the S.M.A.R.T. Housing™ program has many new projects that offer reasonably-priced housing available to low- and moderate-income households in higher income areas. As always, to be eligible to reside or utilize a federally funded housing program, the household must be at or below 80 percent median family income (MFI), regardless of the MFI for the census tract or zip code.</p>	
	c. The City should work with local employers to design and implement Employer-Assisted Housing Programs.

## Impediments to Fair Housing Update

At the current time, there are no proposed projects to provide employer-assisted housing; however, the City is exploring the employer partnership as part of the community dialogue on Community Land Trusts.

IMPEDIMENT	RECOMMENDED ACTIONS
<b>3. Discrimination of minorities in housing rental and sales market.</b>	
	a. The City should work with other agencies to increase the fair housing knowledge of the public.
The Mayor's Committee for People with Disabilities was formed to increase coordination between the following departments: Transportation, Planning and Sustainability, Health and Human Services Department (HHSD), NHCD, Parks and Recreation, Aviation, Office of the Police Monitor, Austin Police and Fire, City Auditor. NHCD works with the Mayor's Committee, the Human Rights Commission and the Austin Tenants' Council to increase fair housing knowledge.	
IMPEDIMENT	RECOMMENDED ACTIONS
<b>4. Misconception by property managers concerning family occupancy standards.</b>	
	a. The City should work with other agencies to increase the knowledge that family occupancy standards do not exist.
The City's Equal Opportunity/Fair Housing Office works to inform the public of their rights, and the Austin Tenants' Council works directly with renters and homeowners about their rights.	
IMPEDIMENT	RECOMMENDED ACTIONS
<b>5. Lack of accessibility or adaptability requirements in the current Austin building code.</b>	
	a. The City should adopt 2003 International Building Code and review and inspect based on this standard.
The City Council adopted the 2003 International Building Code on December 15, 2005.	
IMPEDIMENT	RECOMMENDED ACTIONS
<b>6. Predatory lending practices.</b>	
	a. The City should provide education on the hazards of this type of lending.



## Fiscal Year 2007-08 Annual Action Plan

### Section 4: HOUSING REPORTS

# Impediments to Fair Housing Update

In fiscal year 2007-08, AHFC will continue to offer its housing counseling program, *Housing Smarts* that provides homebuyer counseling and foreclosure prevention components. Housing Smarts will continue to hold outreach sessions at homebuyer fairs, seniors groups, and other community groups. In addition, the program offers a Train-the-Trainer program to community- and faith-based organizations that, upon completing the training, can provide housing counseling information to their respective members.

The City discourages predatory lending by requiring all households that participate in the Down Payment Assistance Program and Mortgage Credit Certificate Program to secure fixed-rate mortgages at prevailing interest rates.

IMPEDIMENT	RECOMMENDED ACTIONS
<b>7. Disparity in lending practices.</b>	
	a. The City should work with lenders to expand homeownership and credit counseling classes to the public.
The NHCD Housing Information and Referral Program informs people of the HUD-approved list of credit counselors and homebuyer counselors through phone referrals, emails and information on NHCD's website. AHFC's housing counseling program, <i>Housing Smarts</i> , actively markets to local lenders and real estate professionals to raise awareness about the program. In addition, AHFC works with lenders at community events such as homebuyer fairs to educate the public concerning available mortgage products.	
IMPEDIMENT	RECOMMENDED ACTIONS
<b>8. Failure of mortgage lenders to offer products and services to very low-income and minority census tracts people (characteristics similar to traditional redlining).</b>	
	a. The City should work to leverage federal housing funds through partnerships with lending institutions that provide funding which encourages renewed investment in deteriorated neighborhoods.
In fiscal year 2005-06, \$ 17,542,115 was leveraged through federal funding sources CDBG and HOME, and \$ 10,200,537 was leveraged using non-federal funding sources to provide affordable housing opportunities.	
IMPEDIMENT	RECOMMENDED ACTIONS
<b>9. Insufficient financial literacy education.</b>	
	a. The City should work with agencies to provide financial literacy education to the public.

## Impediments to Fair Housing Update

The NHCD Housing Information and Referral Program informs people of the HUD-approved list of credit counselors and homebuyer counselors through phone referrals, emails and information on NHCD's website. AHFC will continue to offer its housing counseling program, *Housing Smarts*, to residents of the City of Austin with total household incomes at 80 percent median family income (MFI) and below. A key component of the program is financial literacy. Housing Smarts will continue to hold outreach sessions at homebuyer fairs, seniors groups, and other community groups.

IMPEDIMENT	RECOMMENDED ACTIONS
<b>10. Insufficient income to afford housing.</b>	
	a. The City should continue to work to expand job opportunities.

In fiscal year 2005-06, NHCD provided economic development opportunities to create 43 jobs through the following programs: Neighborhood Commercial Management Program, Community Development Bank, Small Minority Business Assistance, and the E. 11<sup>th</sup> & 12<sup>th</sup> Street Revitalization.

### Report on Voluntary Compliance with Accessibility and Visitability Requirements in Multi-Family Housing

The Voluntary Compliance Program provides plan review and inspection services of new multi-family developments that are subject to the Fair Housing Act, the American with Disabilities Act, the Texas Accessibility Standards, and/or the S.M.A.R.T. Housing™ accessibility standards. All S.M.A.R.T. Housing™ applicants to date have complied with applicable accessibility or visitability requirements or are in process of making corrections to plans or construction.

The original Voluntary Compliance Agreement that began in 1997 and expired in 2002, required at least four inspections or plan reviews per year. The City continued the Voluntary Compliance Program after the expiration of the program. The City also enforces visitability and accessibility standards through the Visitability Ordinance, passed by Austin City Council in October 1998 and through the S.M.A.R.T. Housing™ program requirements that began in April 2000. To date, the City contractor has performed accessibility reviews and/or inspections for 89 separate multi-family developments at 88 separate sites over the past five years. The results include:

- Twenty sites were subject to Section 504 standards
- Sixty nine sites have received final inspection for either Section 504 and/or Fair Housing/ADA/TAS standards
- Four sites have repaid their loans or are no longer under an affordability period; these sites are therefore not subject to enforcement

## Impediments to Fair Housing Update

- Three applicants repaid waived fees and are no longer subject to accessibility or affordability requirements following community opposition to the proposed housing development
- Five sites received plan review services only since no federal funding or S.M.A.R.T. Housing assistance was provided
- One development was issued a visitability waiver
- Eighty one of the developments reviewed received final review and inspection by April 30, 2006

## Continuum of Care of Homeless Services Report

### **McKinney Vento Homeless Assistance Programs**

#### **Continuum of Care, Fiscal Year 2007-08**

##### **Austin Homeless Task Force**

The Homeless Task Force Resources and Programs Committee (RPC) leads the planning, data collection, analysis, and writing for the annual Continuum of Care Homeless Assistance Grant application. The planning includes: a) identifying methods for communicating to interested parties how to become involved, b) determining what types of project categories will be prioritized, c) developing the local application process, including evaluation criteria and submission requirements, and d) identifying which entities will be represented on the Independent Review Team, the group that evaluates, scores and ranks the projects.

In 2006, the City of Austin applied for \$3,982,096 and was awarded \$3,406,067 after the applications were reviewed by HUD and given a score of 85.5, which was .5 points below 86, the threshold for funding.

While all of the proposed renewal programs were funded, the new proposed project was not funded by HUD. This new Permanent Supportive Housing Project, serving Persons with Disabilities, sponsored by Caritas of Austin, would have provided 20 units for persons who fit the definition of chronically homeless. Affordable permanent housing is the greatest gap in the local continuum; and within that category, permanent supportive housing for persons with disabilities is another critical gap. The community is working to identify strategies to fill this gap in funding for this project to proceed this year.

## Ending Chronic Homelessness in Austin/Travis County

### 2004 Plan to End Chronic Homelessness

In 2003, in response to HUD's initiative and with support from the City of Austin, the Homeless Task Force formed a committee to develop a ten-year plan to end chronic homelessness. This entity, the Chronic Homelessness Working Group, was comprised of representatives from 26 different social service organizations, businesses, state and local government entities and members of the faith community. The recommendations of the plan follow the guidelines of the National Alliance to End Homelessness' plan and guide the community in planning, prioritizing, and developing strategies to end chronic homelessness. The plan, entitled *Ending Chronic Homelessness in Austin/Travis County*, was approved by the Austin City Council in September 2004.

In order to implement the plan, the Homeless Task Force created the **End Chronic Homelessness Organizing Committee (ECHO)**, to take the central role in moving the plan forward. Membership of the ECHO Committee includes the participation of representatives from 46 groups, organizations, agencies, and community volunteers, supported by the Austin/Travis County Health and Human Services Department (HHSD). The members are expected to make a minimum one-year commitment.

The overall role of the ECHO Committee is to identify specific strategies and to oversee ongoing planning and implementation of the plan to end chronic homelessness in the community. The ECHO Committee is comprised of four subcommittees: Planning & Evaluation, Prevention, Exiting, and Systemic Issues. Regular monthly meetings for each subcommittee have been held, and plenary meetings for all ECHO members have been held quarterly. The Chronic Homelessness Working Group and the Homeless Task Force's Housing and Health Care Subcommittees were folded into the ECHO Committee in 2004.

## Housing Opportunities for Persons with AIDS

### **Housing Opportunities for Persons with AIDS (HOPWA) Report Special Requirements, Fiscal Year 2007-08**

**Describe how the proposed activities will be used to meet the urgent needs of persons with HIV/AIDS and their families that are not being addressed by public and private resources.**

Historically, the City's Housing Opportunities for Persons with AIDS (HOPWA) program has contracted with two providers, AIDS Services of Austin (ASA) and Project Transitions, to carry out HOPWA activities independently or in the case of the Rent, Mortgage and Utility program, collaboratively. This process has proven to support HOPWA activities effectively and in a timely manner.

The HOPWA program provides rent, mortgage and utility assistance to meet the urgent needs of eligible persons with HIV/AIDS and their families. The goal of the program is to prevent homelessness and to support independent living of persons with HIV/AIDS. The program requires that clients receive case management services in order to take part in the HOPWA program. Through case management services, HOPWA clients are referred to and are able to access other housing possibilities. Case managers consistently play a key role in assisting clients to tap into other housing resources such as Section 8 housing.

To ensure eligible clients are able to establish a new residence, funding of Permanent Housing Placement as a housing activity is needed to cover reasonable costs to move person into a safe and stable living environment. Payments to cover first month's rent have been identified as an urgent need for eligible clients and their families. Payments for these expenses are not eligible under STRMU and TBRA.

In an effort to address the needs of underserved clients who have criminal histories and housing eviction histories, HOPWA provider agencies explored transitional housing resources. HOPWA provider agencies now consistently refer to a limited number of transitional housing resources that accept clients with criminal and eviction histories.

HIV case managers also provided services that address the urgent needs of persons with HIV/AIDS and their families by: 1) referrals, assistance, and follow-up for affordable housing, rent and utility deposits, income assistance, mental health and substance abuse treatment/counseling and primary medical care; and 2) assisting with budgeting and resource negotiation skills.

**Describe the public and private resources expected to be made available in connection with the proposed activities being funded.**

Because housing needs far exceed supply, other funding sources have been sought. Resources have come from the following:

## Fiscal Year 2007-08 Annual Action Plan

### Section 4: HOUSING REPORTS

## Housing Opportunities for Persons with AIDS

AIDS Services of Austin (ASA), through the City of Austin, will receive funding from Best Single Source, an Austin collaborative project of seven agencies, to provide rent, mortgage and utility assistance. Funds are most frequently used for individuals who, due to income eligibility limitations, do not qualify for HOPWA or qualify for small amounts of HOPWA assistance. The goal of the program is to maximize financial allotments for a small number of clients in order to ensure housing stability to increase self-sufficiency and decrease dependency on community resources.

Project Transitions contributes a portion of its own general funds for housing related services. Some clients in the HOPWA program can afford to pay a portion of their monthly housing/supportive services costs through a sliding-scale fee. HOPWA subcontractors retain program income to provide additional services.

ASA contracts for 10 subsidized housing slots through the Housing Authority of the City of Austin (HACA) Shelter Plus Program. Clients usually use these slots for up to five years. ASA refers, on average, two new clients per year to fill slots when clients exit the program.

Supportive Housing staff in the HOPWA program make contacts and referrals as needed with case managers at ASA, Austin/ Travis County Mental Health Mental Retardation Community AIDS Resource Education (CARE), Community Action, The Wright House Wellness Center and the City of Austin's Communicable Disease Unit. ASA and Wright House food banks provide transportation and pick-up for the HOPWA program clients. A resource directory that contains information about available community resources, including food, clothing, education, employment, children's needs (schools, immunizations, etc), transportation options, housing options, mental health resources, etc. has also been created and is used by HOPWA case managers to identify client resources. Staff and interns also work to coordinate services with Child Protective Services, the City of Austin Housing Authority, Texas Rehabilitation Commission, Capital Area Workforce and members of the legal system.

The City of Austin's HOPWA program is one of five HIV-related grant programs that provide services under 16 categories of HIV/AIDS services in the Austin area. These grants include: Ryan White-Titles Parts A, B, and C; State of Texas HIV Health and Social Services; and HOPWA-HUD. The Austin/Travis County Health and Human Services Department administers the Ryan White Part A and C and HOPWA-HUD programs which represent HIV program of services valued at over \$4.8 million annually. The Department of State Health Services (DSHS) administers Ryan White Part B and the State of Texas HIV Health and Social Services which cumulatively are valued at approximately \$720,000. In the Austin area, the Austin Area HIV Planning Council generates the only HIV services Priority List, based on a "transitional grant area" wide comprehensive needs assessment. By allocating grant funds to services with respect to this community-wide priority list, additional contributions from grant allocations, private funds, and in-kind contributions are effectively targeted, and duplication or gaps in services is minimized.

## Housing Opportunities for Persons with AIDS

Case managers at agencies providing rent and utility assistance leverage resources by providing case management services through HIV grant-related funds; through use of emergency or special funds to pay for housing deposits and documents required to secure low-income housing; and through the use of agency vehicles and taxi vouchers to transport clients applying for housing-related resources.

The State of Texas provides additional public funds to contract directly with Community Action to provide rent, mortgage and utility assistance to people living with HIV/AIDS and their families in rural areas of Central Texas.

### **Describe the method of selecting project sponsors for activities in the Metropolitan area, including areas not within the boundaries of the applicant City.**

The Austin/Travis County Health and Human Services Department (HHSD) selected its HOPWA service providers through the creation of a community collaborative. Case management service provider agencies formed a collaborative of five community-based organizations to provide essential financial help to HIV-positive clients and their family members. Case managers from AIDS Services of Austin (ASA) and the five agencies assess client need and submit requests for assistance according to the need.

Historically, two providers, ASA and Project Transitions, have been selected to carry out the HOPWA activities independently or in the case of the Rent, Mortgage and Utility program, collaboratively. This process has proven to support HOPWA activities effectively and in a timely manner.





**SECTION 5**  
**COMMUNITY DEVELOPMENT ACTIVITIES**  
**AND PROPOSED ACCOMPLISHMENTS**

Community Development Activity Tables

# Fiscal Year 2007-08 Annual Action Plan

## SECTION 5: COMMUNITY DEVELOPMENT

### Community Development Activity Tables

<b>PROJECT PRIORITY: ECONOMIC DEVELOPMENT</b>			
<i>The objective is to provide financial and technical assistance to eligible organizations in order to improve the economic viability of neighborhoods and promote the creation and/or preservation of jobs.</i>			
<b>SMALL BUSINESS DEVELOPMENT</b>			
Identified as a high priority, the City of Austin commits a portion of its annual allocation of Community Development Block Grant funds, along with Section 108 funds, to help create and retain job opportunities through various economic development activities.			
<b>Type</b>	<b>Priority for Federal Funds</b>	<b>FY 2007-08 Goal</b>	<b>Funding Sources</b>
Small Business Development	High	63	CDBG, GF, CDBG-Rev. Loan, Section 108

<b>Community Development Bank</b>	
<b>IDIS Project #:</b>	12
<b>Local ID:</b>	2CBD
<b>PROJECT DESCRIPTION</b>	
The Community Development Bank Program provides program delivery funds for the administration of a loan program that provides flexible capital and technical assistance to small and minority-owned businesses that are expanding or relocating to low-income areas. The primary purpose of the program is job creation or job retention for low-to-moderate income individuals.	

<b>ACCOMPLISHMENT DESCRIPTION</b>	
<b>Accomplishment</b>	5 Jobs
The program will create or retain jobs for low-to-moderate income individuals.	

<b>FUNDING</b>			
Fund Source(s) CDBG, GF			
FY 2007-08 Total Funding \$196,587			
<b>PROJECT INFORMATION</b>			
<b>Project Primary Purpose:</b>		<b>Matrix Codes</b>	
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		18A ED Direct Financial Assistance to For-Profits 570.203(b) ▼	
		<b>Priority Need Category</b>	<b>Eligibility</b>
		Economic Development ▼	LMJ ▼
<b>Objective Category</b>	<b>Outcome Categories</b>	<b>Subrecipient</b>	Private 570.500c
Creating Economic Opportunities ▼	Availability/Accessibility ▼	<b>Expected Completion Date</b>	9/30/2008
		<b>Citation</b>	570.203b
		<b>Location</b>	Community Wide

# Fiscal Year 2007-08 Annual Action Plan

## SECTION 5: COMMUNITY DEVELOPMENT

### Community Development Activity Tables

#### PROJECT PRIORITY: ECONOMIC DEVELOPMENT

#### SMALL BUSINESS DEVELOPMENT

#### Microenterprise Technical Assistance

IDIS Project #: 25 Local ID: 2CBD

#### PROJECT DESCRIPTION

The Microenterprise Technical Assistance Program provides operational funds for the administration of technical assistance for qualified microenterprises in the City of Austin. A microenterprise is a business which has five or fewer employees, one being the owner. The primary purpose of the program is to provide technical assistance to certified microenterprises.

#### ACCOMPLISHMENT DESCRIPTION

Accomplishment 33 Businesses

The activity will provide technical assistance to certified microenterprises.

#### FUNDING

Fund Source(s) CDBG, GF

FY 2007-08 Total Funding \$248,911

#### PROJECT INFORMATION

##### Project Primary Purpose:

- ☐ Help the Homeless
- ☐ Help Persons with HIV/AIDS
- ☐ Help Persons with Disabilities
- ☐ Address Public Housing Needs

##### Matrix Codes

18C Micro-Enterprise Assistance ▼

##### Priority Need Category

Economic Development ▼

##### Eligibility

LMC ▼

##### Objective Category

Creating Economic Opportunities ▼

##### Outcome Categories

Sustainability ▼

Subrecipient Subrecipient Private 570.500c

Expected Completion Date 9/30/2008

Citation 570.201o

Location Community Wide

**Fiscal Year 2007-08 Annual Action Plan**  
**SECTION 5: COMMUNITY DEVELOPMENT**  
**Community Development Activity Tables**

<b>PROJECT PRIORITY: ECONOMIC DEVELOPMENT</b>
<b>SMALL BUSINESS DEVELOPMENT</b>

<b>Neighborhood Commercial Management Program</b>	
<b>IDIS Project #:</b> 27	<b>Local ID:</b> 2CBD
<b>PROJECT DESCRIPTION</b>	

The Neighborhood Commercial Management Program (NCMP) is a revolving loan pool, which provides gap financing to eligible borrowing businesses who have operated for two or more years. These small business loans can be used for acquisition of land and improvements, various fixed costs, new construction, and leasehold improvements. The program increases profitability of small businesses to support the creation and retention of jobs for low- and moderate-income individuals. Small businesses may be eligible for gap financing for up to 40 percent of eligible project costs. The program is available city wide, but focuses on several priority areas.

<b>ACCOMPLISHMENT DESCRIPTION</b>	
<b>Accomplishment</b>	25 Jobs

The NCMP program will create and retain jobs for low- and moderate-income individuals.

<b>FUNDING</b>			
Fund Source(s) CDBG, CDBG-Rev. Loan, Section 108, GF			
FY 2007-08 Total Funding \$4,102,416			
<b>PROJECT INFORMATION</b>			
<b>Project Primary Purpose:</b>	<b>Matrix Codes</b>		
<input type="checkbox"/> Help the Homeless	18A ED Direct Financial Assistance to For-Profits 570.203(b) ▼		
<input type="checkbox"/> Help Persons with HIV/AIDS			
<input type="checkbox"/> Help Persons with Disabilities			
<input type="checkbox"/> Address Public Housing Needs			
<b>Objective Category</b>	<b>Outcome Categories</b>	<b>Subrecipient</b>	Local Government
		<b>Expected Completion Date</b>	9/30/2008
Creating Economic Opportunities ▼	Availability/Accessibility ▼	<b>Citation</b>	570.203b
		<b>Location</b>	Community Wide

**Fiscal Year 2007-08 Annual Action Plan**  
**SECTION 5: COMMUNITY DEVELOPMENT**  
**Community Development Activity Tables**

<b><i>PROJECT PRIORITY: ECONOMIC DEVELOPMENT</i></b>			
<i>The objective is to provide financial and technical assistance to eligible organizations in order to improve the economic viability of neighborhoods and promote the creation and/or preservation of jobs.</i>			
<b>COMMERCIAL REVITALIZATION</b>			
The objective of Commercial Revitalization is to provide financial and technical assistance to eligible organizations in order to improve the economic viability of neighborhoods and promote the creation and/or preservation of jobs.			
<b>Type</b>	<b>Priority for</b>	<b>FY 2007-08 Goal</b>	<b>Funding Sources</b>
Commercial Revitalization	High	4,922	CDBG, PI (CDBG), GF, Section 108, EDI

Fiscal Year 2007-08 Annual Action Plan  
SECTION 5: COMMUNITY DEVELOPMENT  
**Community Development Activity Tables**

<i>PROJECT PRIORITY: ECONOMIC DEVELOPMENT</i> COMMERCIAL REVITALIZATION
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<b>East 11th/12th Streets Revitalization</b>
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<b>PROJECT DESCRIPTION</b>
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The East 11th and 12th Streets redevelopment plan contains projects and programs that seek to restore a thriving mix of uses and activities along the East 11th and 12th Streets corridors. East 11th Street is envisioned as a visitor-oriented destination consisting of three 5-story buildings that provide entertainment, music and office uses that will attract users from the Austin metropolitan area as well as local residents. The East 12th Street corridor is envisioned as a mixed-use area with a variety of small-scale, live-work environments with combined office, retail and residential uses which serve the immediate area. This revitalization will take the combination of federal, local, and private resources to improve the economic well-being and quality of life in this community.

Public and private partnerships with business, financial, and non-profit communities are key to spurring quality investment, commercial development, and job creation throughout the East 11th and 12th Streets area. The revitalization efforts will be achieved through activities such as, but not limited to, land acquisition, demolition of dilapidated structures, relocation of displaced persons/businesses, preservation of historic structures, redevelopment of abandoned and/or substandard structures, improvement of infrastructure, construction of new mixed-used facilities, and the provision of small businesses loans to provide gap financing in exchange for job creation or retention.

As part of the efforts to facilitate economic and business expansion in the targeted corridors, the City of Austin recaptured \$322,924 that was generated from the disposition of two tracts of land in the East 11th and 12th Street redevelopment area. These funds will be refunded back to the Department of Housing and Urban Development (HUD) and are anticipated to be reprogrammed back into the East 11th and 12th Streets redevelopment area to continue the revitalization efforts currently underway.

<b>FUNDING</b>
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Fund Source(s) CDBG, PI (CDBG), Section 108, EDI, GF FY 2007-08 Total Funding \$2,031,098
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Fiscal Year 2007-08 Annual Action Plan  
SECTION 5: COMMUNITY DEVELOPMENT  
**Community Development Activity Tables**

*PROJECT PRIORITY: ECONOMIC DEVELOPMENT*

COMMERCIAL REVITALIZATION

**East 11th/12th Streets Revitalization Part 1, Job Creation**

IDIS Project #: 14 Local ID: 2CMR

**ACCOMPLISHMENT DESCRIPTION**

**Accomplishment** 6 Jobs

This project creates and/or retains jobs for low- and moderate-income individuals by providing small business loans. Borrowing entities may be eligible for GAP financing for up to 40 percent of eligible project costs.

**PROJECT INFORMATION**

<b>Project Primary Purpose:</b>		<b>Matrix Codes</b>	
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		18A ED Direct Financial Assistance to For-Profits 570.203(b) ▼	
		<b>Priority Need Category</b>	<b>Eligibility</b>
		Economic Development ▼	LMJ ▼
<b>Objective Category</b>	<b>Outcome Categories</b>	<b>Subrecipient</b>	<b>Other</b>
Creating Economic Opportunities ▼	Availability/Accessibility ▼	<b>Expected Completion Date</b>	9/30/2008
		<b>Citation</b>	570.203b
		<b>Location</b>	Census Tracts: 0000804; County: 48453

Fiscal Year 2007-08 Annual Action Plan  
SECTION 5: COMMUNITY DEVELOPMENT  
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<i>PROJECT PRIORITY: ECONOMIC DEVELOPMENT</i>	
COMMERCIAL REVITALIZATION	
East 11th/12th Streets Revitalization Part 2, Microenterprises	
IDIS Project #:	37
Local ID:	2CMR
ACCOMPLISHMENT DESCRIPTION	
Accomplishment	5 Businesses

This project provides technical assistance to certified Microenterprises within the East 11th/12th Street Corridor.

PROJECT INFORMATION			
Project Primary Purpose:		Matrix Codes	
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		18C Micro-Enterprise Assistance ▼	
		Priority Need Category	Eligibility
		Economic Development ▼	LMC ▼
Objective Category	Outcome Categories	Subrecipient	Other
Creating Economic Opportunities ▼	Sustainability ▼	Expected Completion Date 9/30/2008	
		Citation 570.203b	
		Location Census Tracts: 0000804;	



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**PROJECT PRIORITY: ECONOMIC DEVELOPMENT**

**COMMERCIAL REVITALIZATION**

#### East 11th/12th Streets Revitalization Part 3, Financial Assistance to For-Profits

IDIS Project #:	38	Local ID:	2CMR
ACCOMPLISHMENT DESCRIPTION			
Accomplishment	1,634 People		

This project will increase new goods and services offered in the area by providing loans to new businesses that open in or relocate to the area.

PROJECT INFORMATION			
Project Primary Purpose:		Matrix Codes	
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		18A ED Direct Financial Assistance to For-Profits 570.203(b) ▼	
		Priority Need Category	Eligibility
		Economic Development ▼	LMA ▼
Objective Category	Outcome Categories	Subrecipient	Other
Creating Economic Opportunities ▼	Affordability ▼	Expected Completion Date 9/30/2008	
		Citation 570.203b	
		Location Census Tracts: 0000804; County: 48453	

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<i>PROJECT PRIORITY: ECONOMIC DEVELOPMENT</i>
COMMERCIAL REVITALIZATION

<b>East 11th/12th Streets Revitalization Part 4, Acquisition of Real Property</b>	
IDIS Project #:	39
Local ID:	2CBD
<b>ACCOMPLISHMENT DESCRIPTION</b>	
Accomplishment	1,635 People

This project will prevent and eliminate slum and blight influences in the area through the acquisition of vacant land and dilapidated structures and demolition of structures.

PROJECT INFORMATION			
Project Primary Purpose:		Matrix Codes	
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		01 Acquisition of Real Property 570.201(a) ▼	
		Priority Need Category	Eligibility
		Economic Development ▼	SBA ▼
Objective Category	Outcome Categories	Subrecipient	Other
Creating Economic Opportunities ▼	Sustainability ▼	Expected Completion Date	9/30/2008
		Citation	570.203b
		Location	Census Tracts: 0000804; County: 48453

# Fiscal Year 2007-08 Annual Action Plan

## SECTION 5: COMMUNITY DEVELOPMENT

### Community Development Activity Tables

**PROJECT PRIORITY: ECONOMIC DEVELOPMENT**

**COMMERCIAL REVITALIZATION**

#### East 11th/12th Streets Revitalization Part 5, Non-Residential Historic Preservation

IDIS Project #: 40

Local ID: 2CMR

#### ACCOMPLISHMENT DESCRIPTION

**Accomplishment** 3 Businesses

The project will provide financial assistance to owners of eligible historic commercial or civic dilapidated buildings for renovation activities to prevent and eliminate the slum and blight influences in the area.

#### PROJECT INFORMATION

##### Project Primary Purpose:

- ☐ Help the Homeless  
☐ Help Persons with HIV/AIDS  
☐ Help Persons with Disabilities  
☐ Address Public Housing Needs

##### Matrix Codes

16B Non-Residential Historic Preservation 570.202(d)

##### Priority Need Category

Economic Development

##### Eligibility

SBA

##### Objective Category

Creating Economic Opportunities

##### Outcome Categories

Sustainability

##### Subrecipient

Other

Expected Completion Date

9/30/2008

Citation

570.202d

Location

Census Tracts: 0000804;  
County: 48453

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**PROJECT PRIORITY: ECONOMIC DEVELOPMENT**  
**COMMERCIAL REVITALIZATION**

**East 11th/12th Streets Revitalization Part 6, Parking Facilities**

IDIS Project #:	41	Local ID:	2CMR
<b>ACCOMPLISHMENT DESCRIPTION</b>			
<b>Accomplishment</b>	1,634 People		

This project will provide funds for the development of community parking lots to support the economic growth of the area.

PROJECT INFORMATION			
Project Primary Purpose:		Matrix Codes	
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		03G Parking Facilities 570.201(c) ▼	
		Priority Need Category	Eligibility
		Economic Development ▼	LMA ▼
Objective Category	Outcome Categories	Subrecipient	Other
Suitable Living Environment ▼	Sustainability ▼	Expected Completion Date	9/30/2008
		Citation	570.201c
		Location	Census Tracts: 0000804; County: 48453

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<b>East 11th/12th Streets Revitalization Part 7, Façade Improvements</b>	
IDIS Project #:	42
Local ID:	2CMR
<b>ACCOMPLISHMENT DESCRIPTION</b>	
Accomplishment	5 Businesses

This project will provide financial assistance to owners of eligible commercial buildings for renovation/rehabilitation to exterior facades. The program gives up to \$30,000 to each business for upgrades.

PROJECT INFORMATION			
Project Primary Purpose:		Matrix Codes	
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		Not-Applicable with EDI funds	
		Priority Need Category	Eligibility
		Economic Development ▼	N/A
Objective Category	Outcome Categories	Subrecipient	Other
		Expected Completion Date	9/30/2008
Creating Economic Opportunities ▼	Sustainability ▼	Citation	570.203b
		Location	Census Tracts: 0000804; County: 48453

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<b>PROJECT PRIORITY: PUBLIC SERVICES</b> <i>The objective of Public Services is to serve low-income households through financial and technical assistance to eligible organizations in order to increase the availability of services to the community.</i>			
<b>PUBLIC SERVICES NEIGHBORHOOD REVITALIZATION</b> The objective of Neighborhood Revitalization is to provide assistance to eligible organizations so they can develop and implement neighborhood improvements and youth projects.			
Type	Priority for Federal	FY 2007-08 Goal	Funding Sources
Public Services/ Neighborhood Revitalization	High	33,897	CDBG, GF, HTF

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<b>PROJECT PRIORITY: PUBLIC SERVICES</b>	
<b>PUBLIC SERVICES NEIGHBORHOOD REVITALIZATION</b>	
<b>Child Care Services</b>	
<b>IDIS Project #:</b> 11	<b>Local ID:</b> 2NER
<b>PROJECT DESCRIPTION</b>	

This program increases the supply of quality child care by providing services to children from low-income families whose gross income is less than 200 percent of Federal Poverty Guidelines and who reside within the Austin city limits. The components of the program serve families in crisis, children of teen parents who are attending school, and families in work, school, or job training. The City of Austin's Health and Human Services Department (HHSD) contracts with the child care providers for the services.

<b>ACCOMPLISHMENT DESCRIPTION</b>	
<b>Accomplishment</b>	324 People

The Austin/Travis County Health and Human Services Department (HHSD) administers the child care program that increases the supply of child care for low-income families. Social service contracts through HHSD provide: 1) child care vouchers for homeless and near-homeless families, families in crisis, and parents enrolled in self-sufficiency programs; 2) direct child care services for teen parents who are attending school; and 3) direct child care services through the Early Head Start child development program.

<b>FUNDING</b>			
<b>Fund Source(s)</b> CDBG, GF			
<b>FY 2007-08 Total Funding</b> \$715,315			
<b>PROJECT INFORMATION</b>			
<b>Project Primary Purpose:</b>		<b>Matrix Codes</b>	
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		05 Public Services (General) 570.201(e) ▼	
		<b>Priority Need Category</b>	<b>Eligibility</b>
		Public Services ▼	LMC ▼
<b>Objective Category</b>	<b>Outcome Categories</b>	<b>Subrecipient</b>	Private 570.500c
Suitable Living Environment ▼	Availability/Accessibility ▼	<b>Expected Completion Date</b>	9/30/2008
		<b>Citation</b>	570.201e
		<b>Location</b>	Community Wide

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## SECTION 5: COMMUNITY DEVELOPMENT

### Community Development Activity Tables

<b>PROJECT PRIORITY: PUBLIC SERVICES</b>
<b>PUBLIC SERVICES NEIGHBORHOOD REVITALIZATION</b>

<b>Tenants' Rights Assistance</b>	
IDIS Project #: 35	Local ID: 2NER
<b>PROJECT DESCRIPTION</b>	

The objectives of the program are: 1) Facilitate mediation services between landlords and low- to moderate-income tenants that will result in completed health and safety related repairs to rental units, which will help maintain reasonable habitability standards; 2) Provide direct counseling and technical assistance to low-income renters regarding tenant/landlord issues; 3) Provide public education and information through workshops and public forums on landlord/tenant relationships and educate renters on their rights as well as their responsibilities under the law; 4) Identify fair housing complaints that may be investigated by the Austin Tenants' Council which may resolve, reduce or minimize discriminatory housing practices.

<b>ACCOMPLISHMENT DESCRIPTION</b>	
<b>Accomplishment</b>	549 People

This program will provide mediation, counseling, public information, and identify fair housing complaints.

<b>FUNDING</b>			
Fund Source(s) CDBG, GF			
FY 2007-08 Total Funding \$288,458			
<b>PROJECT INFORMATION</b>			
<b>Project Primary Purpose:</b>		<b>Matrix Codes</b>	
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		05K Tenant/Landlord Counseling 570.201(e) ▼	
		<b>Priority Need Category</b>	<b>Eligibility</b>
		Public Services ▼	LMC ▼
<b>Objective Category</b>	<b>Outcome Categories</b>	<b>Subrecipient</b>	Private 570.500c
Suitable Living Environment ▼	Availability/Accessibility ▼	<b>Expected Completion Date</b>	9/30/2008
		<b>Citation</b>	570.201e
		<b>Location</b>	Community Wide



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***PROJECT PRIORITY: PUBLIC SERVICES***

**PUBLIC SERVICES NEIGHBORHOOD REVITALIZATION**

**Housing Information and Referral**

<b>IDIS Project #:</b>	24	<b>Local ID:</b>	2NER
<b>PROJECT DESCRIPTION</b>			

The Housing Information and Referral Program (HIRS) provides technical assistance and referrals regarding affordable housing information and other social service programs through Neighborhood Housing and Community Development (NHCD) and Austin Housing Finance Corporation (AHFC) by telephone and the NHCD website. Any household is eligible and can access the HIRS services. The program is funded with CDBG and City dollars.

<b>ACCOMPLISHMENT DESCRIPTION</b>	
<b>Accomplishment</b>	28,977 People

The HIRS program will provide affordable housing technical assistance and provider referrals by telephone and will count as accomplishments 25 percent of web hits to the Helpful Links on NHCD website.

FUNDING			
Fund Source(s) GF			
FY 2007-08 Total Funding \$84,591			
PROJECT INFORMATION			
<b>Project Primary Purpose:</b>	<b>Matrix Codes</b>		
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs	05 Public Services (General) 570.201(e) ▼		
	<b>Priority Need Category</b>	<b>Eligibility</b>	
	Public Services ▼	LMC ▼	
<b>Objective Category</b>	<b>Outcome Categories</b>	<b>Subrecipient</b>	Local Government
Suitable Living Environment ▼	Availability/Accessibility ▼	<b>Expected Completion Date</b>	9/30/2008
		<b>Citation</b>	570.201e
		<b>Location</b>	Community Wide

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<b>PROJECT PRIORITY: PUBLIC SERVICES</b>	
<b>PUBLIC SERVICES NEIGHBORHOOD REVITALIZATION</b>	
<b>Housing Smarts - Housing Counseling</b>	
IDIS Project #:	Non-Federal Funds
Local ID:	2NER
<b>PROJECT DESCRIPTION</b>	

Housing Smarts, a Austin Housing Finance Corporation's (AHFC) housing counseling program, offers housing counseling to City of Austin residents at 80 percent Median Family Income (MFI) and below. Class participants learn financial literacy skills, homebuyer education and foreclosure prevention. The program offers individual housing counseling sessions as needed and upon request. The program uses the Neighborworks America's housing counseling curriculum.

<b>Accomplishment Description</b>
<b>Accomplishments</b> 180 People

The program's class participants will receive housing counseling information. Those completing the class will receive a certificate good for one year that can be provided to a mortgage lender as evidence of completion of a housing counseling course.

<b>FUNDING</b>			
Fund Source(s) HTF			
FY 2007-08 Total Funding \$180,000			
<b>PROJECT INFORMATION</b>			
<b>Project Primary Purpose:</b>		<b>Matrix Codes</b>	
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		Not Applicable with Non-Federal Funds	
		<b>Priority Need Category</b>	<b>Eligibility</b>
		Not Applicable with Non-Federal Funds	N/A
<b>Objective Category</b>	<b>Outcome Categories</b>	<b>Subrecipient</b>	Local Government
Suitable Living Environment ▼	Availability/Accessibility ▼	<b>Expected Completion Date</b>	9/30/2008
		<b>Citation</b>	N/A
		<b>Location</b>	Community Wide

# Fiscal Year 2007-08 Annual Action Plan

## SECTION 5: COMMUNITY DEVELOPMENT

### Community Development Activity Tables

<b>PROJECT PRIORITY: PUBLIC SERVICES</b>
<b>PUBLIC SERVICES NEIGHBORHOOD REVITALIZATION</b>

<b>Neighborhood Support Services</b>	
<b>IDIS Project #:</b> 29	<b>Local ID:</b> 2NER
<b>PROJECT DESCRIPTION</b>	

The Neighborhood Support Services program assists in the creation of working partnerships in priority neighborhoods to improve the quality of life and increase resident participation in neighborhood activities. Priority neighborhoods are those where, according to census data, the majority of residents' income is at or below 80 percent of the median family income (MFI). The City promotes partnerships with neighborhood associations, community-based organizations and local volunteers. The program provides assistance through neighborhood newsletters, neighborhood litter cleanups, provision of safety equipment (smoke detectors and fire extinguishers) to the elderly, and sponsorship of the annual NeighborFest and Raise the Roof events.

<b>ACCOMPLISHMENT DESCRIPTION</b>	
<b>Accomplishment</b>	3,500 Households

The program will provide community workshops and community service projects that promote neighborhood and personal safety objectives.

<b>FUNDING</b>			
<b>Fund Source(s)</b> GF			
<b>FY 2007-08 Total Funding</b> \$122,139			
<b>PROJECT INFORMATION</b>			
<b>Project Primary Purpose:</b>		<b>Matrix Codes</b>	
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		05 Public Services (General) 570.201(e) ▼	
		<b>Priority Need Category</b>	<b>Eligibility</b>
		Public Services ▼	LMA ▼
<b>Objective Category</b>	<b>Outcome Categories</b>	<b>Subrecipient</b>	Local Government
Suitable Living Environment ▼	Availability/Accessibility ▼	<b>Expected Completion Date</b>	9/30/2008
		<b>Citation</b>	570.201e
		<b>Location</b>	Community Wide

# Fiscal Year 2007-08 Annual Action Plan

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### Community Development Activity Tables

<i>PROJECT PRIORITY: PUBLIC SERVICES</i>
<b>PUBLIC SERVICES NEIGHBORHOOD REVITALIZATION</b>

<b>Senior Services</b>	
IDIS Project #:	32
Local ID:	2NER
<b>PROJECT DESCRIPTION</b>	

The Health and Human Service Department (HHSD), via a contract through a subrecipient, provides services that help prevent and protect seniors from becoming victims of abuse, neglect, or exploitation. Persons must meet income, age, & residential eligibility requirements.

<b>ACCOMPLISHMENT DESCRIPTION</b>	
<b>Accomplishment</b>	208 People

Senior services provides temporary shelter for seniors; assists seniors in, or at risk of abusive, neglectful, or exploitative situations; assists seniors to maintain their independence via home care services and provides money management services to seniors.

<b>FUNDING</b>			
Fund Source(s) CDBG, GF			
FY 2007-08 Total Funding \$161,611			
<b>PROJECT INFORMATION</b>			
<b>Project Primary Purpose:</b>		<b>Matrix Codes</b>	
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		05A Senior Services 570.201(e) ▼	
		<b>Priority Need Category</b>	<b>Eligibility</b>
		Public Services ▼	LMC ▼
<b>Objective Category</b>		<b>Outcome Categories</b>	<b>Subrecipient</b> Private 570.500c
Suitable Living Environment ▼		Availability/Accessibility ▼	<b>Expected Completion Date</b> 9/30/2008
			<b>Citation</b> 570.201e
			<b>Location</b> Community Wide

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<b>PROJECT PRIORITY: PUBLIC SERVICES</b>
<b>PUBLIC SERVICES NEIGHBORHOOD REVITALIZATION</b>

<b>Youth Support Services</b>	
<b>IDIS Project #:</b> 36	<b>Local ID:</b> 2NER
<b>PROJECT DESCRIPTION</b>	

The Youth and Family Assessment Center (YFAC) provides access to holistic, wraparound services and support to youth who are designated at-risk and their families. The program has three components that provide differing levels of intervention and support: school-based intensive wraparound, community-based wraparound, and summer camps. YFAC in partnership with the youth and their family address the unique needs and challenges of their situation to improve the youth's functioning in school, the community, and home.

<b>ACCOMPLISHMENT DESCRIPTION</b>	
<b>Accomplishment</b>	159 People

Youth and Family Assessment Center (YFAC) will continue to serve youth designated at-risk and their families. The services and supports will be individualized to the youth and family and will be delivered utilizing the wraparound model. The interventions will focus on the areas of basic needs, mental health services, educational support and social enrichment. YFAC services will continue to be accessed through designated schools and community centers.

<b>FUNDING</b>			
<b>Fund Source(s)</b> CDBG, GF			
<b>FY 2007-08 Total Funding</b> \$238,260			
<b>PROJECT INFORMATION</b>			
<b>Project Primary Purpose:</b>	<b>Matrix Codes</b>		
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS  <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs	05D Youth Services 570.201(e) ▼		
	<b>Priority Need Category</b>	<b>Eligibility</b>	
	Public Services ▼	LMC ▼	
<b>Objective Category</b>	<b>Outcome Categories</b>	<b>Subrecipient</b>	Private 570.500c
Suitable Living Environment ▼	Availability/Accessibility ▼	<b>Expected Completion Date</b>	9/30/2008
		<b>Citation</b>	570.201e
		<b>Location</b>	Community Wide

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## SECTION 5: COMMUNITY DEVELOPMENT

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<b>PROJECT PRIORITY: DEBT SERVICE</b>
<b>PUBLIC FACILITIES</b>

<b>ARCH Homeless Shelter Debt Service</b>	
<b>IDIS Project #:</b> 20	<b>Local ID:</b> 2PUB
<b>PROJECT DESCRIPTION</b>	

City secured a \$6 million HUD Section 108 Loan Guarantee to construct a homeless shelter, resource center and health clinic in downtown Austin. The facility was opened in April 2004. Repayment of the Section 108 Loan will be in the form of annual payments from current and future CDBG funds for a 20-year period ending in 2022.

FUNDING			
Fund Source(s) CDBG			
FY 2007-08 Total Funding \$573,879			
PROJECT INFORMATION			
Project Primary Purpose:		Matrix Codes	
<input checked="" type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS  <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		19F Planned Repayment of Section 108 Loan Principal ▼	
		Priority Need Category	Eligibility
		Homeless/HIV/AIDS ▼	N/A
Objective Category	Outcome Categories	Subrecipient	Local Government
Not Applicable ▼	Not Applicable ▼	Expected Completion Date	9/30/2008
		Citation	570.705c
		Location	Community Wide

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**PROJECT PRIORITY: DEBT SERVICE**  
**ECONOMIC DEVELOPMENT**

**Neighborhood Commercial Management Debt Service**

**IDIS Project #:** 29 **Local ID:** 2PUB

**PROJECT DESCRIPTION**

After initially funding Neighborhood Commercial Management Program (NCMP) with CDBG funds, the City secured a \$2 million HUD Section 108 Loan Guarantee to support the NCMP. Repayment of the Section 108 will be in the form of two semi-annual payments of interest only in February of each year and principle and interest in August of each year. The primary repayment source is loan repayment funds for a period of 20 years ending 2026.

**FUNDING**

**Fund Source(s)** CDBG, PI (Section 108)

**FY 2007-08 Total Funding** \$224,602

**PROJECT INFORMATION**

**Project Primary Purpose:**

- ☐ Help the Homeless  
☐ Help Persons with HIV/AIDS  
☐ Help Persons with Disabilities  
☐ Address Public Housing Needs

**Matrix Codes**

19F Planned Repayment of Section 108 Loan Principal ▼

**Priority Need Category**

Economic Development ▼

**Eligibility**

N/A

**Objective Category**

Not Applicable ▼

**Outcome Categories**

Not Applicable ▼

**Subrecipient**

Local Government

**Expected Completion Date**

9/30/2008

**Citation**

570.705c

**Location**

Community Wide

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**PROJECT PRIORITY: DEBT SERVICE**  
**COMMERCIAL REVITALIZATION**

**East 11th/12th Street Revitalization Debt Service**

<b>IDIS Project #:</b>	15	<b>Local ID:</b>	2PUB
<b>PROJECT DESCRIPTION</b>			

The City secured a \$9 million HUD Section 108 Loan Guarantee to implement the East 11th and 12th Streets Revitalization Project. Repayment of the Section 108 Loan will be in the form of annual payments from current and future CDBG funds for a 20 year period ending in 2017.

FUNDING			
Fund Source(s) CDBG			
FY 2007-08 Total Funding \$877,455			
PROJECT INFORMATION			
Project Primary Purpose:		Matrix Codes	
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		19F Planned Repayment of Section 108 Loan Principal ▼	
		Priority Need Category	Eligibility
		Economic Development ▼	N/A
Objective Category	Outcome Categories	Subrecipient	Local Government
Not Applicable ▼	Not Applicable ▼	Expected Completion Date	9/30/2008
		Citation	570.705c
		Location	Community Wide



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**PROJECT PRIORITY: DEBT SERVICE**  
**PUBLIC FACILITIES**

**Millennium Youth Center Debt Service**

**IDIS Project #:** 27      **Local ID:** 2PUB

**PROJECT DESCRIPTION**

The City secured a \$7.8 million HUD Section 108 Loan Guarantee to construct a youth entertainment center in central east Austin. The facility was opened in June 1999. Repayment of the Section 108 Loan will be in the form of annual payments from current and future CDBG funds for a 20-year period ending in 2018.

**FUNDING**

**Fund Source(s)** CDBG

**FY 2007-08 Total Funding** \$753,559

**PROJECT INFORMATION**

**Project Primary Purpose:**

- ☐ Help the Homeless  
☐ Help Persons with HIV/AIDS  
☐ Help Persons with Disabilities  
☐ Address Public Housing Needs

**Matrix Codes**

19F Planned Repayment of Section 108 Loan Principal ▼

**Priority Need Category**

Public Facilities ▼

**Eligibility**

N/A

**Objective Category**

Not Applicable ▼

**Outcome Categories**

Not Applicable ▼

**Subrecipient**

Local Government

**Expected Completion Date**

9/30/2008

**Citation**

570.705c

**Location**

Community Wide



## **SECTION 6 PUBLIC HEARINGS**

Needs Assessment:

Public Notice

City Council Hearing: March 8, 2007

Community Development Commission Hearing: March 15,  
2007

Emails

Draft Comment Period:

Public Notice

Community Development Commission Hearing: May 10,  
2007

City Council Hearing: May 17, 2007

Economic Development Stakeholder Meeting

Letters and Emails

## Fiscal Year 2007-08 Annual Action Plan

### Section 6: Public Hearings

# Public Notice: Needs Assessment

#### CITY OF AUSTIN NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

#### NOTICE OF PUBLIC HEARINGS ON COMMUNITY NEEDS ANNUAL ACTION PLAN FY 2007-2008

In Fiscal Year 2007-08, the City of Austin expects to receive \$13 million through four HUD programs: Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA). In order to receive these grants from the U. S. Department of Housing and Urban Development (HUD), the City of Austin must submit annually an Action Plan that describes community needs, resources, priorities, and proposed activities with regard to housing, community development, economic development and public services. The City has begun development of its Action Plan, 2007-08, which is due to HUD on August 15, 2007.

As required by Chapter 373 of the Texas Local Government Code and the City's Citizen Participation Plan, the steps for public participation in the annual Action Plan are four public hearings before the City Council and the Community Development Commission (CDC) and a 30-day comment period on the draft Plan.

There will be two public hearings to receive citizen input on community needs and service gaps. All interested persons are invited to attend.

#### **PUBLIC HEARINGS ON COMMUNITY NEEDS** **MAKE YOUR VOICE HEARD!**

- **Thursday, March 8<sup>th</sup> at 6:00PM.** Before the City Council at City Hall, City Council Chambers, 301 W. Second St.
- **Thursday, March 15<sup>th</sup> at 6:30 PM.** Before the Community Development Commission, City Council Chambers, 301 W. Second St.

If you would like to submit written public comments, please write to  
Neighborhood Housing and Community Development

Attn: Action Plan Planning FY 2007-08

PO Box 1088

Austin, Texas 78767

Email: [http://www.ci.austin.tx.us/connect/email\\_nhcd.htm](http://www.ci.austin.tx.us/connect/email_nhcd.htm)

For more information, contact the Neighborhood Housing and Community Development Office (NHCD), Monday through Friday between 7:45 a.m. and 4:45 p.m. at 974-3100 (voice) or 974-3102 (TDD).

The City of Austin is committed to compliance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, as amended. Reasonable modifications and equal access to communications will be provided upon request. Please call 974-3102 (TDD) for assistance. For a sign language interpreter, please call 974-3100 at least 4-5 days in advance.

The City does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its programs, and activities. Dolores Gonzalez has been designated as the City's ADA/Section 504 Coordinator. Her office is located at 505 Barton Springs Road, Suite 600. If you have any questions or complaints regarding your ADA/Section 504 rights, please call ADA/Section 504 Coordinator at 974-3256 (voice) or 974-2445 (TTY).

This publication is available in alternative formats. Please call 974-3100 (voice) or 974-3102 (TDD) for assistance.

## City Council Hearing: March 8, 2007

### Public Testimony

*Note: Comments are as closely transcribed to the speakers' comments as possible.*

#### 1) David W. Davis, Passages Program

"I'm here tonight to thank the City for the support provided over the years, by providing tenant based rental assistance and funding from Austin's Housing Finance Corporation to support the passages partnership. This partnership includes the Austin Housing Authority, the City of Austin, Salvation Army, Passages Program, and provides transitional housing to homeless family families and has been operational since March of 1998. The TBRA housing subsidy is funded by the HOME and Housing Trust Fund programs at the current level of \$761,921. As of March of 2007 the program has housed a total of approximately 460 families, most of whom have received 12 to 18 months of tenant based rental assistance. This includes approximately 1,465 people, or 460 heads of household, 165 additional adults and these families, and 840 children and families. Currently, we have approximately 68 families in the TBRA housing, and are in the process of getting additional households into TBRA. Services funded by the Passages Collaboration include case management for 18 months, subsidized child care, limited financial assistance, substance abuse counseling, mental health counseling, life skills, training, job readiness training, and referral to permanent and transitional housing. In addition, the Austin Housing Corporation has for the past two years provided \$30,000 in financial assistance for housing and utility deposits and first month's rent. In terms of outcomes, every year approximately 80 to 85 percent of the families participating in the passages program acquire permanent housing. During the time families are in TBRA paying reduced rents they work on reducing debts and increasing skills and income. We'd like to thank the City of Austin, the Housing Authority of the City of Austin, the Housing Trust Fund, and the CDC for its continued support in offering opportunities for homeless families in Austin. We would like to encourage the CDC to continue funding at the current level of \$761,921 per year. I'd also like to say that we couldn't do this without the support of many other programs that are funded through this process that provide child care, that provide assistance to renters, fair housing and those sorts of things. Thank you for the opportunity to speak to you this evening."

**City Staff Response:** The City of Austin funds the Passages Program through the Tenant Based Rental Assistance Program (TBRA). The fiscal year 2007-08 Action Plan increases funding to \$750,000 for the TBRA program to serve more households. The Passages Program has increased the number of collaborative agencies and also increased the type of services provided.

#### 2) Tanya Winters, Mayor's Committee for People with Disabilities

"Thank you, City Council members for allowing me to speak here tonight. I'm here representing the Austin Mayor's Committee for People with Disabilities, and I'm here to talk

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to you tonight about being in support of the architectural barrier removal (ABR) program funded through the community development block grant. The barrier removal program provides residential accessibility modifications in homes of residents who are disabled or elderly and to meet the programmatic income and disability guidelines for the service. Modifications may include wheelchair ramps, stair and porch railings, bathroom grab bars, widened doorways, raised toilets and extended seats, accessible sinks, etc. Austin has over 700,000 residents, with projections that 30 percent of the population who is elderly or who has a disability. A significant number of these individuals may benefit from ABR programs. To help maintain their independence in the community, the ABR program has operated in Austin since 1979 and has never gone without a waiting list. The program enables people to continue living in their own homes, more safely, with greater independence and enhanced self-worth and dignity. Austin is recognized by the national organization on disability for the success of the ABR program and its contribution to the quality of life for citizens with disabilities. A shining example of ABR program's success is a story of Candy Page, a single parent, who with a disability was serviced by the program in 2005. Ms. Page had a wheelchair ramp installed in her home by the ABR program. This service allows her to come and go as she pleases, accessing the community through Capital Metro's nearby accessible public transportation. Through the service of the ABR program Ms. Page is successfully employed to support her family. Throughout the history of this program thousands of citizens like Ms. Page, have avoided unnecessary institutionalization allowing them to continue living their lives in the homes with their families and neighbors. The cost resulting from cuts to the ABR program will need to be measured by the number of lives that are kept from enjoying the full participation in our community. The Austin Mayor's Committee for People with Disabilities urges commitments to full funding of the architectural barrier removal program by the City of Austin and the Neighborhood Housing and Community Development Department. Thank you."

**City Staff Response:** The fiscal year 2007-08 Action Plan continues to fund the ABR Rental and Owner programs. ABR Rental program plans to serve 90 households, with \$250,000 in CDBG carry forward. ABR Owner plans to serve 360 households with a budget of \$1,373,885.

### 3) Sam Persley, Austin Tenant's Council

"Good evening, Mayor and Council Members. I'm with the Austin Tenant's Council. I'm speaking in behalf of all of the renters in the Austin area and surrounding areas. I'd like to bring to your attention the fact that over half of the residents here in Austin are renters, and as a result of that at the Tenant's Council we receive about 1,200 to 1,500 telephone calls a month on the telephone counseling line. Our telephone counseling line is the initial point of contact for most of our clients who request information about their rights. We receive calls for assistance from tenants as well as landlords, and some of the disputes that we help them

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with are disputes over lease agreements, rent increases, security deposits, illegal lock outs and utility shut-offs, landlord leans and evictions. We also help them with problems having to do with health and/or safety related repair problems and housing discrimination. In response to these particular needs are provided by our renters' rights assistance program and our fair housing program. Through the Neighborhood Housing Community Development Office listed under the housing services category of Fair Housing and Tenant Counseling. It's designed to assist low- to moderate-income renters who are experiencing health and/or safety repair problem and who live in the City of Austin. We also provide technical assistance to tenant groups in public and subsidized housing. We have combined efforts with and still working with the Austin police department's project Restore Hope, and we're operating out of the north, the central and south Austin areas. Together with the APD and other agencies such as Enforcement, the Mexican Consulate, City Sanitation Department, Wells Fargo bank, Austin Fire Department, Health Department and others, we have managed to make a positive impact on the lives of families and individuals living in substandard living conditions. Information found in our client surveys for services provided have revealed 80 percent were very satisfied and 15 percent were at least satisfied with the services they received. The income levels range from the very-low to low-income. Our program has received and documented a large number of complaints for accessibility violations which is a serious matter. Within the first three months of our current contract we had 107 complaints. This is more than the usual amount of complaints for this amount of time. Our records also have noted the number one housing discrimination complaint as being accessibility, following close behind is familial status and race complaints. Another major need in our community is an increase in the number of affordable accessible housing units for our disabled citizens. In closing, we are requesting your support for housing and housing services by making sure that the needs of those families and individuals most in need are met by providing the funding necessary to keep the services available for them."

**City Staff Response:** The fiscal year 2007-08 Action Plan funds the Austin Tenant's Council through the Austin Tenant's Rights Assistance program with a contract amount of \$264,928.

#### **4) Richard Troxell, Legal Aid**

"Thank you, Mr. Mayor, good to be back. Council, according to the last several U.S. Conference of Mayors' Report, no one in this nation can afford basic rental housing at the current federal minimum wage. That's not my word, that's the U.S. Conference of Mayors. The level of disability that we pay for people in this nation that are disabled under the current federal program, SSI, is a little more than half of that amount, \$623 a month. That's pitiful. What can you do with \$623 a month in terms of affording housing and eating and being clothed in Austin? You can't. So you've got to be double or tripled up. These people are getting checks. I've been -- as director of legal aid for the homeless I've been getting

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people disability checks since 1989, and they're walking around with these disability checks and unable to afford basic housing. What we're suggesting is that we create a Section 8 L, a local Section 8 subsidy program, where people would get a supplemental check to go with their Section 8 check, which would bring them up to the minimum level of being able to afford housing in the City of Austin. It's that simple. It's no more complex than that. In researching this I learned that there are 12 states that have said to the federal government that the disability check, the SSI check, the \$623 a month check, is wholly insufficient, and in 12 states they, on a state level, now have created a Section 8 project. So they supplement these people with an additional check so they can afford housing in their City. What we are suggesting is that we pay attention to that. Whether we get this from the \$55 million bond issue or we get this from these dollars, this \$13 million that we're talking about, that we address this problem, that we have people that have been found disabled by the federal government wandering the streets of Austin with a check in their pocket and still not housed. We think that this would garner a tremendous amount of support from the downtown business community as well as the private individuals who are suffering under the circumstance. Thank you for your time. I appreciate it very much.”

**City Staff Response:** The City of Austin supports housing for very low-income households through its Emergency Shelter Grant funds, Housing Opportunities for Persons with AIDS funding, and through the development of housing for very-low income households in the Rental Housing Development Assistance Program. The City also funds housing assistance for very low-income households in the Tenant Based Rental Assistance Program with HOME and local Housing Trust Fund dollars through the Housing Authority of the City of Austin.

### 5) Enrique P. Rivera, Family Connections

“Thank you Mayor, Mayor Pro-Tem and Council Members. Thank you for the opportunity of coming here to address you today. I am Enrique Rivera, also known as Rick Rivera, and I’ve come to speak about a couple of things. Child care is \$550 per child. If you break that down to what it cost hourly for a person working 40 hours a week, that's about \$3.13 for each hour worked. So when you add to that -- or add that to the cost of housing, to the cost of just basic needs, you can see how that type of cost would greatly impair and put at risk a family's stability. The funding you have continually provided to our community's families allows parents to work for their education, find employment and gain greater household stability. So I’d like to thank you for your past support of child care and our community's youngest and the families in which they exist and encourage you to continue your future support for that. So thank you. Secondly, I’m chair of the Homeless Task Force for Austin/Travis County, the current chair of the Task Force. One of our responsibilities in this community is to coordinate the development of our application, our local application of Continuum of Care dollars. Annually that brings in between \$3 and \$4 million in homeless

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services. Those homeless that are provided through that are in a variety of the housing programs and supportive service programs. It's the supportive service programs where we find our greatest challenge. Basically the Department of Housing and Urban Development has decided to go ahead and place an emphasis on housing at the federal level. They're required to go ahead and spend a certain percentage of their money on housing. The way they tried to go ahead and accomplish a remedy of the situation is to go ahead and put an emphasis on housing services specifically. What this does to us basically is it's challenged us to go ahead and try to address, number one, supporting our current continuum, which is supported through the continuing care dollars, as well as try to find ways to help our community's homeless. In the past applications where it's become very relevant to us, where we did not make the scoring threshold to qualify for some of these dollars, basically what this equated to was we weren't able to go ahead and get funded a program which would increase some of our housing for our homeless residents through a grant -- or through an application between communities and Caritas of Austin. What this means long-term is that basically what happened this past year is we missed the threshold by a half a point, 85.5 instead of 86. If we do this for two years in a row, then what we face basically losing the entire \$3 to \$4 million, but we're asking the City Council to do, is to consider ways of taking some of our supportive service dollars off of that contract, or off of the application so that we can increase our housing dollars, score better and try to use that funding stream to create more housing for our community members who find themselves currently unhoused. Thank you very much for your past support of services for the homeless and for affordable housing, and also if you ever want any information on homelessness, please look to your homeless task force. We're here for you."

**City Staff Response:** Child care is a high priority in the fiscal year 2007-08 Action Plan and will receive \$715,315 to serve 324 households. Supportive services for the homeless are planned for in the Continuum of Care application reported in the Action Plan. The Emergency Shelter Grant funds services for homeless individuals through three programs in the fiscal year 2007-08 Action Plan: the Austin Resource Center for the Homeless, the Communicable Disease Unit of the Austin/Travis County Health and Human Service Department and through the Housing and Benefits Specialist for Persons Defined as Chronically Homeless.

### 6) Jennifer McPhail, ADAPT Texas

"I'm with ADAPT Texas and I want you to know that ADAPT is very supportive of the ABR program. Many of our members have used it, including myself, and my father, when he was alive, and it was very essential to our being able to participate in the community. And then also the Tenants' Council, they provide a very valuable service to those of us with disabilities. I've also used their services and volunteered with them and they've mediated on my behalf in dispute about accessibility, and it was extremely important to me because



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without them I may have gone quite a while without access to my bathroom. And people kind of take that for granted but your quality of life is much better when you can take a shower or use the toilet. And -- but what I really want to focus on is affordability, because we have two Vista volunteers in our office who are helping people transition from nursing homes into the community, and more and more what they're having to do is go further and further away from the urban core. And when I talk about affordability, I mean way below 30 percent MFI. I mean like 15 percent MFI, like he was talking about, the \$623 on MFI. That's what most people are getting in the community living with disabilities. Our unemployment rate is about 70 percent nationally and about 75 in the state or maybe the reverse of the two. But generally in the 70 percent range. So that means you can't really expect us to be able to tote that barge and lift that bail without some support, and the further we get from the urban core, the less likely we are to be productive because if you use Capital Metro lately you know it's like -- if you're in Wells Branch Parkway in order to get into town it takes about three hours. I've done it as a volunteer with the program; we did one of our trainings. It took me six hours round-trip to get to and from where we had to go. That's not productive and not sufficient planning. So I wanted to throw that out there and to also let you know since we're talking about cooperation with Waller, we need to look at ways to cooperate with other entities, like the Housing Authority, to think outside the box and provide housing for people who are below 30 percent MFI, because poverty doesn't go away if you ignore it. We have to deal with it, and let's deal with it in a humane way. We can't just stick our heads in the sand and say, well; they don't generate enough revenue so let's just push them further and further outside of town. That's just not realistic. And it's not fair. Thanks."

**City Staff Response:** The fiscal year 2007-08 Action Plan continues to fund the ABR Rental and Owner programs. ABR Rental plans to serve 90 households with \$250,000 in CDBG carry forward. ABR Owner plans to serve 360 households with a budget of \$1,373,885. Also, the City of Austin supports housing for very low-income households through its Emergency Shelter Grant funds, Housing Opportunities for Persons with AIDS funding, and through the development of housing for very-low income households in the Rental Housing Development Assistance Program. The City also funds housing assistance for very low-income households in the Tenant Based Rental Assistance Program with HOME and local Housing Trust Fund dollars.

### 7) Christine Hanlon, Communities in Schools/CARE Coordination Program

"Thank you. I just wanted to come and share a quick success story, and there's many more where this comes from. Andrew and his family were recommended to the Care Coordination program last spring by one of the program's target elementary schools in east Austin. The family lived in a Housing Authority property and consists of two parents, Andrew and his two younger siblings. Andrew had experienced the trauma of being sexually

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assaulted by a relative a few months earlier. The family was still in crisis over the event dealing with the court system, trying to help Andrew recover from the ordeal and trying to help the younger siblings understand. The mother and father's relationship was falling apart as a result of their reactions to the crisis and they separated for a short time, creating increased stress on an already poor household. Andrew's grades were suffering. Care coordination used a wrap around approach to assist the family in improving their situation. CDBG dollars were used to fund a case manager to help the parents figure out how to meet their children's basic needs like housing, food, clothing and utilities, while the couple was separated. CDBG dollars also provided for an in-home licensed therapist to work with the couple to cope with the trauma that their son experienced and to improve the couple's relationship so they could help their children. The mother and father reunited. The case manager connected them to resources so that they were able to move to affordable housing in a new neighborhood to get a fresh start away from the site of the assault. Care coordination connected Andrew to his own therapist with Austin Travis County MHMR to help him begin to heal from the trauma. He and his younger siblings are also supported through after school and summer activities through the program. The family, care coordinator, therapist, case manager and school representatives met each month in the family's home over the course of a year, making and following through on their plan to improve the family's circumstances. Last month the family graduated from the care coordination program. At the final team meeting the parents reflected on their involvement with the program. They said we don't know where our family would be without this program. Over the year our relationship and communication has improved greatly so we can be better parents to our children. Care coordination is a program of Communities in Schools. It's funded and managed by Travis County Health and Human Services and supported with CDBG public services funding. We appreciate the continuing support of the City of Austin in dedicating CDBG funds to our efforts, youth services portion of the grant. Thank you."

**City Staff Response:** The fiscal year 2007-08 Action Plan funds the Youth Support Services program at \$238,260 with CDBG and General Fund dollars to serve 159 households. The City of Austin will contract youth services through Austin/Travis County MHMR for \$203,700.

### 8) Nancy Cates, Mary Lee Foundation

"My name is Nancy Cates and I'm here representing the Mary Lee Foundation which is located off of south Lamar on Lamar square drive. We are very supportive of the City's efforts on affordable housing and we appreciate so much the help and support that you have given us in that effort. We are presently working on a project called the Willows, which is an old apartment complex that we purchased. Presently it has 20 apartments in it, but by receiving funding so that we can divide up some of the apartments that are there and add

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additional apartments on a separate floor, so we can provide 52 apartments that has an elevator, a nice laundry room and meeting room, and 24 of those apartments will be wheelchair accessible. So we appreciate what your efforts are, and we hope that they continue. One of the reasons that we need to add so many more apartments where we are is that the closing of the Stone Ridge Apartments, which is two blocks down the road from us, and we are getting calls every day from people who are panicked about where they're going to go and wanting to know if we can supply housing. We also have a brain injury program on our campus, and the people who come out of that are people with disabilities, lifetime disabilities usually. Many of them cannot return home, and they are looking for housing as well. So we are very much into very low income housing, accessible housing, and also providing the services that they need, medication oversight and case management and that sort of thing. We get, as I've said, not only from the Stone Ridge Apartments, we get calls about 25 calls a week. We have a waiting list, waiting for apartments in our area. So I support everything that you are doing, Mary Lee supports you and thanks so much for your support. 'Thank you.'"

**City Staff Response:** The City of Austin continues to fund rental housing for low-income households in the fiscal year 2007-08 Action Plan through the Rental Housing Development Assistance Program. New affordable rental housing at the Stone Ridge Apartments will be the City of Austin's first project using General Obligation Housing Funds.

## Community Development Commission

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#### Public Testimony

*Note: Comments are as closely transcribed to the speakers' comments as possible.*

##### 1) Jay Filderman, Salvation Army

"I am the passages Program Coordinator at the Salvation Army, a partnership between HACA, the City of Austin, and the Salvation Army since 1998. The TBRA housing subsidy is funded by HOME and HTF program at the current level. TBRA stands for tenant based rental assistance. As of March 2007, the program has housed a total of 460 families, most who received 12 to 18 months of rental units. This includes 1,465 people. Currently, we have approximately 68 families in TBRA housing or in the process of receiving TBRA housing. Services funded include case management, subsidized child care, limited financial assistance, substance abuse counseling, mental health counseling, life skills training, and referral to permanent and transitional housing. In addition, AHFC has for the past two years provided an additional \$30,000 for utility deposits and first months rent. Each year approximately 80 percent to 85 percent of the households served acquire permanent housing. While with TBRA families work on reducing their debt, they pay reduced rent, and increase skills and income. We would like to thank the Housing Authority of Austin, the City of Austin, the Housing Trust Fund, and the CDC for its continued support and offering opportunities for homeless families in Austin. We encourage the CDC to continue TBRA at current level."

**City Staff Response:** The City of Austin funds the Passages Program through the Tenant Based Rental Assistance Program (TBRA). The fiscal year 2007-08 Action Plan increases funding to \$750,000 for the TBRA program to serve more households. The Passages Program has increased the number of collaborative agencies and also increased the type of services provided.

##### 2) Karen Langley, Family Eldercare Executive Director

"Good evening and thank you for the opportunity to come before you. I am here to give a quick overview of how CDBG funds have been used to support successful aging in community. Through CDBG funds, seniors are able to provide affordable home care and help with managing budgets. We provide case management to those without family support, housing for those in crisis, and legal protections for the mentally incapacitated. These are essential to keep seniors at home, to keep a life together. All four of our programs have waiting lists or turn people away due to limits in capacity. We ask that you continue to support this service at least at the current allocation of \$120,000. Tonight, we also want to add that through our ESG funds we are able to serve people with disabilities. The services and programs provided through CDBG are among the most essential needed to support

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adults so they may age in community – safely and successfully. A fully supportive community includes meeting home-based care needs for elders and people with disabilities, supports caregivers, and has safe and reliable alternatives when no appropriate family or friend is available in the caregiver role. In recognizing and supporting these basic needs, we can pay back our elders by allowing them to live out their life in community. We can provide opportunities for persons ready to exit homelessness that they never had before by becoming their Representative Payee or bill-payer.

Never before in our history have we faced a demographic shift of such magnitude. The “graying” of America has been happening quietly over the past seven years and will continue over the next generation. Women, minorities, and the oldest old – groups that historically have the highest poverty rates – will comprise the largest and fastest growing elderly population segments. Austin ranked third among major metropolitan areas nationwide in the growth rate of its elderly population during the 1990s. Between 2000 and 2005, the Austin-San Marcos MSA’s elderly population experienced more growth than any other MSA in Texas. Over the next decade, all ten counties in the Central Texas region will experience an increase in the number of people ages 65 and older. The most dramatic growth in the region will take place in Travis, Williamson, and Hays counties. Accompanying this elder boom is a growing shift from institutional to community care. The number of older adults in Travis County needing assistance with daily activities will increase by 42 percent from 14,850 to 21,139 in 2015. Currently one in five Travis County households is caring for elderly relatives.

Family Eldercare has experienced dynamic growth in demand for services, programs and staff over the past decade. Since 1999, the number of clients served by Family Eldercare’s programs has increased by 46 percent. These funds are critically needed to keep these services available to our residents. All of our services are available either at no charge or on a sliding fee scale. Aging in community with dignity and respect should be a right- not a luxury or only available to those who can pay. Please continue to fund elderly services through out CDBG Community Plan.”

**City Staff Response:** The fiscal year 2007-08 Action Plan funds Family Eldercare through the Senior Services program with a contract amount of \$134,000 funding of CDBG and General Fund dollars to serve a total of 208 households.

### 3) Kendra Peters, Family Eldercare

Thank you. Karen alluded to the programs we have at Family Eldercare, our guardianship program, our in-home care, our transitional shelter, and our representative payee service. I would like to briefly talk to you about our representative payee and transitional housing programs because they are two programs that are unduplicated in the community. In the transitional shelter, we provide up to 12 months of transitional housing while people are working towards obtaining permanent housing. There are other transitional services in

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town, but we are able to do it for those that have no income. Clients are homeless, or near homeless when they come into the shelter. We serve disenfranchised women between the ages of 56 and 78, who due to a variety of circumstances find themselves without a support system and homeless, medically frail men, women without an income who are not appropriate for the Salvation Army or the ARCH. We served 26 older adults and of those, 75 percent were able to obtain permanent and affordable housing. In the representative payee program we provide access and oversight to 160 clients who are on disability, who require a payee by the Social Security Administration to ensure their basic needs are met with the income they receive. Most of those clients have an income of \$620 or less per month. We also serve the mentally retarded community with a contract with MHMR and we serve a mentally ill population without a contract with MHMR. Without the payee service the chance of them receiving affordable housing is slim. We serve frail elderly women who are living alone in the community and all they need is assistance with bill paying to stay in their home. We provide unduplicated services through these programs and the clients we usually serve, we serve for life. I've invited two special clients. Barbara came to us 4 years ago and was facing a housing crisis."

**City Staff Response:** The fiscal year 2007-08 Action Plan funds Family Eldercare through the Senior Services program with a contract amount of \$134,000 funding of CDBG and General Fund dollars to serve a total of 208 households.

#### 4) Barbara Becraft, Family Eldercare

"I had a chance to stay at the shelter. I was laid off from my job at 61 from my job of four years. I filed for unemployment and then unemployment ran out and all of my savings ran out. Arms were not open for somebody that is over 60 looking for a job. I couldn't afford my apartment anymore. I found Eldercare through the yellow pages and they put me in the shelter for a while, they helped me focus on my options and how I was going to manage the rest of my life. Now I reside in Eldercare's Lyons Gardens and I was happy that the shelter was there for me. I had no relatives or family to turn to. It gave me time to arrange my life. I am so thankful for that. Thank you for listening."

**City Staff Response:** The fiscal year 2007-08 Action Plan funds Family Eldercare through the Senior Services program with a contract amount of \$134,000 funding of CDBG and General Fund dollars to serve a total of 208 households.

#### 5) Frank Stoudt, Family Eldercare

(Kendra Peters) "Frank has been a client since of July 2006. He came to us facing a housing crisis because he was in the process of being evicted. We were able to become his representative payee and stabilize him in his housing situation. He's a great neighbor and part of the community and we are honored to serve him."

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(Frank Stoudt) “What I like about Family Eldercare is that they help me with my bills. I’m looking for a job. Any job will do so far. Anyway, the housing is wonderful, but not for everybody. I could go on.”

**City Staff Response:** The fiscal year 2007-08 Action Plan funds Family Eldercare through the Senior Services program with a contract amount of \$134,000 funding of CDBG and General Fund dollars to serve a total of 208 households.

#### 6) Stephanie Thomas, ADAPT

“I’m with ADAPT of Texas and we’re a disability rights group. One of the things we’re working on now is accessible affordable housing and those with disabilities that are stuck in a nursing home that should be able to live in the community. Not everyone that is in a nursing home needs to be there. The difference between people in the nursing home and those in the community are the support that people do or do not have in the community. The people are trying to get out – we have fought for many years for community based services, but we are finding that there is not housing available to them that is affordable, accessible, and integrated. We got some vouchers from TDHCA, but now they will be restricted to go more to the rural areas. So people that need to live in the City due to transportation and services will be more up a creek than before. The housing authority is over burdened and is looking to serve higher income people, so there will be fewer housing for lower-income people. They want to serve people that are working, which in itself isn’t evil. The City itself, except for y’all have turned their back on the lowest income people. If you’re on SSI your income is around \$600 a month and there are not a lot of people looking to rent to those income levels.

The great new buildings going in downtown are really turning their backs on everyone. Keep Austin Weird, does not mean poor. So, everyone will have to live in the fringes. We are losing people from our organization because it takes so long to get into town on the bus. You have to focus on the lowest income levels. It’s not OK and it needs to stop. You need to expand TBRA for the lowest income levels and other ideas should be explored. This is beyond a crisis and is not being addressed adequately. You should not support housing just for people with disabilities – it’s not OK – it continues segregation in our community. The Fair Housing Program through Austin Tenant’s Council is critical. Almost 60 percent of their complaints are disability related. Also, you should continue to fund the ABR program because it makes the housing accessible.”

#### *Questions*

*Karen Paup, Vice Chair* -The Action Plan and the HACA have to certify each other’s plans. Can you elaborate on HACA shifting to higher income households?

*Stephanie Thomas* – “The problem is that we don’t have enough for the lowest-income to begin with and others don’t rush to serve that crowd and it cuts down on the number of units. They talk about people going to work. The idea is not bad, but if no one looks to

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serve the lowest income. Others, besides housing authority should serve the lowest as well. It's not fair to say that we can serve more people at a higher income because the affordability doesn't trickle down. People at the bottom get nothing. If you've ever been trickled on - it's not that great."

*Karen Paup* – Are you referring to a specific program that targets only those with disabilities?

*Stephanie Thomas* – "Everyone at ADAPT feels strongly that there should not be segregated housings and there are complexes that are funded by the City – Section 811 is targeted to disabilities and the City has done a few of those. You continue prejudices by the community and cut people away from their support."

*Karen Paup* – So we don't have a program that we could change.

*Stephanie Thomas* – "I don't know exactly the program, but there are units segregated that the City has funded. You can use 811 through integration and through TBRA assistance as well."

**City Staff Response:** The City of Austin supports housing for very low-income households through its Emergency Shelter Grant funds, Housing Opportunities for Persons with AIDS funds, and through the development of housing for very-low income households in the Rental Housing Development Assistance Program. The City also funds housing assistance for very low-income households in the Tenant Based Rental Assistance Program with HOME and local Housing Trust Fund dollars. The fiscal year 2007-08 Action Plan funds the Austin Tenant's Council through the Austin Tenant's Rights Assistance program with a contract amount of \$264,928. The City of Austin's Down Payment Assistance Program in fiscal year 2007-08 will assist persons with disabilities with Housing Trust Fund dollars, not to exceed \$15,000 per household.

#### 7) Cathy Cranston, ADAPT

I agree with everything that Stephanie said before you. It's important, unless you have lived or seen people that lived in segregated housing, it is hard to describe and explain discrimination. I support integrated, affordable, and accessible housing. People with disabilities and those that work at minimum wage can not afford rental housing at 60 percent or even 25 percent. You need to remember the working poor. Austin is a wonderful town, but if you keep funding housing at 80 percent or higher, low-income households can not afford it and will have to move out. My husband and I were able to buy a house about 15 years ago and our housing payment is \$500 because I bought it 15 years ago. When you talk about affordable homeownership now, it's not affordable. I'm happy to say that our family was able to participate in the ABR program, and it made our home accessible to my husband and our friends. When builders make housing, it is easy to put a flush entry instead of a lip to welcome all people. This City has gone a long way, but it took a lot of pushing by ADAPT and other advocates. ABR helps people that are renting. It's unfortunate that the builders don't do it themselves. More builders should create housing that is visitable. I



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support the fair housing program at Austin Tenant's Council because they provide a vital service to assist people that are discriminated against. Thank you.

**City Staff Response:** The City of Austin supports housing for very low-income households through its Emergency Shelter Grant funds, Housing Opportunities for Persons with AIDS funds, and through the development of housing for very-low income households in the Rental Housing Development Assistance Program. The City also funds housing assistance for very low-income households in the Tenant Based Rental Assistance Program with HOME and local Housing Trust Fund dollars. The fiscal year 2007-08 Action Plan continues to fund the ABR Rental and Owner programs. ABR Rental plans to serve 90 households with \$250,000 in CDBG carry forward. ABR Owner plans to serve 360 households with a budget of \$1,373,885.

#### 8) Bo McCarver, Blackland CDC

"I'm Chair of Blackland Community Development Corporation. In our little neighborhood we're working to be an inclusive neighborhood and we are creating a diverse housing stock. We work hard to keep housing there for people with no housing. We work with SafePlace. We bring in neighbors, not tenants, and they stay there sometimes a year and some stay forever. They can stay forever as long as they pay their rent and they keep their nose clean. We're about housing and building community since 1986. We're about families and building community. We started fighting UT 12 years ago and they then divested 16 homes. We're finally finishing those homes. We were real lucky in 1985, UT gave us \$500,000 and we put in 11 units. The NHCD helped us rehab various houses since 1985 and now we have 34 houses and we want about 10 more. We bought some vacant lots in 1990 and 2002. We have about four lots we want to build out. This is one of those projects that doesn't fit any of the funding categories. One of the houses we want to convert to a community center. We were fortunate that the owner agreed to sell when she passed and she did. This lot may be the last development of any size we do. We have quilters and gardeners in our neighborhood and we want to teach people those things in the community center. It is across from Alamo Park and we want to expand to have an arts and crafts center for kids by Alamo Park. At the same time, we would like to add 3 more houses. People call us about donating a house moved off a lot to us. There are no categories for moving houses – there's no money in the HOME funds to move homes. We could move them out of the City and move them back, but that would cost \$20,000. What we're trying to do is use our own elbow grease. The Austin Community Foundation gave us some money, and we get donations. You can come by and see us remodeling. We also have volunteers and we can cut down a lot of expense by slowly developing house by house, through incremental development. It cuts the cost by a third. The high cost to remodel a duplex is \$207,000 and \$125,000 for a single family unit which is too much and we can do it for a third if we do it slowly ourselves. With the City process, it is high dollar. When we have to borrow, you have to service the debt. Our average MFI is 41 percent MFI and some have Section 8 and

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we use the Section 8 funds to help with the homeless units. The staff are low paid. We meet every third Monday if you would like to come to a board meeting. A third of our housing is accessible and we are looking at green building. We don't need the money in one big lump and we need maybe \$100,000 a year or to be able to draw money when we need it. We'll have 25 percent of the single family houses in Blackland when we're done. If my renters buy, and our rent is about \$450 a month, they have to move out to Manor because everything would cost at least a quarter of a million dollars in our neighborhood."

#### *Questions*

*Sabino Renteria (Chair)* – You say you need \$100,000 a year?

*Bo McCarver* – "That's what we can manage."

*Jerome Garvey* – I have a question about the bonds. Do you think the GO Bonds, which are supposed to be used in an innovative manner, allows for funding for you.

*Bo McCarver* – "This is one of my motives to present here tonight. I think most of the housing is high dollar and requires debt service. I would love to see the bonds used in a more innovative manner. We are a minimum of 40 years affordability and some of our housing has covenants that require us to serve less than 60 percent MFI. We are not hitting low enough with the 60 percent goal. There are fewer CDCs than there used to be. Bonds are looking at neighborhood-based programs, but higher dollar programs."

**City Response:** Non-profit Community Based Housing Development Organizations (CHDOs) can apply for rental housing development funds through the City of Austin's Rental Housing Assistance Program (RHDA). The RHDA program is a competitive application process that is funded on a first-come, first-serve basis. Projects must meet minimum threshold requirements and are scored based on their application evaluation criteria, including project budget and development schedule. Non-profit housing developers can also apply for General Obligation Housing Bond Funds through the quarterly NOFA funding process.

#### **9) Richard Troxell, President of House the Homeless and Legal Aid for the Homeless**

"My office is at ARCH. I suggest you fund every program you hear today. The U.S. Conference of Mayors found that you can't get housing for minimum wage. Did you know that people receiving SSI, get a little less than half of that? People have to double or triple up to deal with that. Since 1989, I've been helping people prove that they are disabled so they can receive SSI. I have seen these people with this check remain homeless on the streets of Austin – hundreds and hundreds of people. We should find a way to take that check and immediately house those people, but the housing is still out of their reach. By using the HUD Section 8 formula, we could create a supplemental check they add to their check and put them in the meekest of housing. There are 12 states that have come to the same conclusion and they have created a program that subsidizes SSI – Section 8 L – a local program that would subsidize people with a Section 8 voucher. We would be able to house

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people. People remain homeless, some of them are housed but on the fringes which requires them to take public transportation that takes them 3 hours in a single direction to get them to their job. Our recommendation is an investment of \$10 million over 10 years. We could help people apply for project based Section 8 and Section 8 vouchers and we use the current services to wrap around people and provide the services they need. What we're saying is that we have a community need and they are the most needy of our people and without further assistance will remain homeless in the City of Austin. We could stretch that dollar by partnering with the housing authority."

#### *Questions*

*Karen Paup, Vice Chair* - Would the program be parallel to Section 8 and TBRA?

*Richard Troxell* - To bring other dollars into that person's income would be offsetting dollars and they might reduce their check. It would be different from TBRA because it would allow someone to receive a SSI check through one of the homeless services. They would be eligible to receive the supplemental check.

*Ivan Javier Narranjo* - Have you seen or heard of this program operating other places?

*Richard Troxell* - It was my original idea and I went to HUD website and learned that 12 states that provide a supplemental check on some level. What we're suggesting is that Texas has not taken that step and our need is still here. It would be a message to our legislature; we could implement this and point to this program.

*Jerome Garvey* - If supplemental check is tied to housing it doesn't create an off-set?

*Richard Troxell* - That's correct.

**City Staff Response:** The City of Austin supports housing for very low-income households through its Emergency Shelter Grant funds, Housing Opportunities for Persons with AIDS funds, and through the development of housing for very-low income households in the Rental Housing Development Assistance Program. The City also funds housing assistance for very low-income households in the Tenant Based Rental Assistance Program with HOME and local Housing Trust Fund dollars.

#### **10) Nancy Cates, Mary Lee Foundation**

"My name is Nancy Cates and I'm here representing the Mary Lee Foundation which is located off of south Lamar on Lamar square drive. Mary Lee Foundation started 44 years ago - providing a way for mentally retarded women to live in the community like everyone else and started something brand new at that time. Over the years, we have continued to meet the requests and the needs of the community. We are in the throws of providing housing for very low-income housing. One of our greatest assets is being located next to a bus stop, we are close to downtown area and it makes it easy to work and live. We are presently working on a project called the Willows, which is an old apartment complex that we purchased. Presently it has 20 apartments built in the 60s and 70s, but by receiving funding so that we can divide up some of the apartments that are there and add additional

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apartments on a separate floor, so we can provide 52 apartments that has an elevator, a nice laundry room and meeting room, and 24 of those apartments will be wheelchair accessible. So we appreciate what your efforts are, and we hope that they continue. One of the reasons that we need to add so many more apartments where we are is that the closing of the Stone Ridge Apartments, which is two blocks down the road from us, and we are getting calls every day from people who are panicked about where they're going to go and wanting to know if we can supply housing. Our waiting list is about 50 now and we get about 25 calls a week asking about housing. Most don't bother to get on the waiting list.

We also have a brain injury program on our campus, and the people who come out of that are people with disabilities, lifetime disabilities usually. Many of them cannot return home, and they are looking for housing as well. We began to see that a good number of people that go into that program that can not go home again. For instance, if a father can not work, the wife can not take care of the husband and the children. The parents might get divorced and the wife will apply for disability and then contact us looking for housing as well. So we are very much into very low-income housing, accessible housing, and also providing the services that they need, medication oversight and case management and that sort of thing. I have to second and third everything you've heard about very-low income housing."

**City Staff Response:** The City of Austin continues to fund housing for low-income households in the fiscal year 2007-08 Action Plan through the Rental Housing Development Assistance Program.

#### 11) David Wittie, ADAPT of Texas

"I don't understand what affordable means – at around \$10,000 a year I can't afford affordable housing in Austin. I live in Garden Terrace, the first SRO in Austin. The situation there is that most of the people that live there have a disability of some kind – physical or emotional and the structured environment has stressed out a lot of the people there. People have no choice. I'm trying to develop other choices. We shouldn't have segregation that forces me to live in a situation that is a social experiment that goes wrong. For example, one of my neighbors was aging out of the SPS program and has at least 6 social workers. Six weeks after she moved in she had a notice of eviction because she was not receiving her check because the state was still cashing her check even though she no longer part of their system. She chose me as the representative payee. HACA has a policy that we go in for the recertification process and the case worker discovered that I was the payee and HACA policy counts her income for her and for me – the same amount. It's probably happened to other people. I have worked with Austin Tenant's Council and I wanted to let you know that I support everything that was said by her 110 percent. People need someone advocating for them. If I loose my housing, I will have to live in the library like so many other people. Libraries are critical, but not essential."

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#### *Questions*

*Ivan Javier Naranjo*—Isn't segregation for housing like segregation for a hospital where people that need the same type of services are clustered together?

*David Wittie* – “Housing should provide the basics, but should not be tied to a service program because some people don't need all of the services. They should be different. The medical model doesn't address people with disabilities. For my life, I've worked since I went to UT and I've had a lot of different jobs. I even worked at Capital Metro for a decade and I couldn't even ride the buses because they were not accessible. I chose to live in housing that wasn't accessible because it wasn't available. I've benefited that I have lived in a non-segregated environment. The benefits from living in the community far out way having services tied to your housing needs. I don't need to be catered to and not be able to grow as a person in the community.”

*Dorothy Patton* - Did you have to get a notary to state that even though you had an account with both of your names and that you weren't using any of her money? It doesn't sound like HACA policy.

*David Wittie* – “Yes, I got a notarized statement. I have another appointment at HACA next week where maybe I'll find out more information.”

**City Staff Response:** The City of Austin supports geographic dispersion of affordable housing through its S.M.A.R.T. Housing™ Policy that provides incentives to developers to include a portion of the development as affordable and accessible. Part of the Affordable Housing Incentives Task Force includes recommendations to provide greater geographic dispersion, while also encouraging accessible housing, for lower-income households.

#### **12) Kathy Stark, Director of Austin Tenant's Council**

“I'm the director of the Austin Tenants' Council that has been around for a long time and NHCD has supported us so that we can do our job. ATC is the only agency that concentrates on landlord tenant issues. We also have a fair housing program and we try to assist people in their housing rights to ensure they aren't segregated and they can live where they want and can afford to live. Sixty percent of the people with a fair housing complaint are disability complaints and a large chunk of those are mental disabilities. We do a lot of negotiating to allow people to live where they want to live. Housing is the lynch pin for everyone, but if you don't have housing, how can you find a job, get services, and get your kids in school. There's a huge gap that is getting larger and getting more critical for very low-income households - 30 percent and below. We talk to over 1,200 tenants a year and I've noticed over the last year of two, there are more and more people skating the edge of losing their housing. If they or their kid is sick and they miss a day or two of work, they are on the edge and may not be able to pay their rent. It's harder once people are homeless and it's more costly for the community to assist people once they are homeless. I would encourage as much as CDBG can go to housing as possibility. Bond money is good, but CDBG and

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HOME are continuing and we have built our housing on those funds and we need to target our money towards that issue.”

**City Response:** The fiscal year 2007-08 Action Plan funds the Austin Tenant’s Council through the Austin Tenant’s Rights Assistance program with a contract amount of \$264,928.

#### 13) Rory O’Malley, Austin CHDO Roundtable

“I’m with the Austin CHDO Roundtable, the organization of non-profit housing organizations. I endorse and agree with everything that Kathy Stark has said. We’re in this booming economy and what’s happening is lots of investors are coming in and grabbing housing and converting that to higher priced housing. Some one spoke of South Ridge on South Lamar, but we are losing housing in the Oltorf area, the East Riverside area, and 51<sup>st</sup> and 52<sup>nd</sup> street area. What some folks in the community may not know is that most low-income households are living in privately owned, non-subsidized affordable housing that could be converted. I encourage you with CDBG, HOME, and Bond money to make funds available for existing nonprofits to buy that housing and keep them affordable. For households that want to become homeowners, people must live outside of the City and the County, to find somewhere to live. They don’t have access to the library and health systems. Money should be spent on the things that Bo McCarver was talking about that renovate existing housing. We should also support organizations such as Habitat and Guadalupe. We should support CLT to keep the land affordable forever. I hope you focus the money on those with the most critical needs.”

**City Staff Response:** The Austin City Council is considering recommendations from the Affordable Housing Incentives Task Force that includes funding for a comprehensive housing market analysis that would include privately owned affordable housing. The City continues to fund CHDOs to develop affordable housing through the Acquisition and Development program and the Rental Housing Development Assistance program. The City supports the Austin Housing Finance Program’s Community Land Trust (CLT) program that will provide the City’s first CLT homes in the Montopolis neighborhood.

#### 14) Mitchell Gibbs, Habitat for Humanity

“Hi, I’m Communications Director for Austin Habitat. This year we will serve our 200<sup>th</sup> family. We make housing available to people who can’t afford a house any other way. We are serving 25 percent to 50 percent MFI and we are struggling more and more to serve those incomes. It costs us about \$115,000 to provide a house. We sell it for about \$55,000 to make their monthly mortgage payment plus taxes about \$500 a month. We can afford to help some people, with help from the City of Austin, AHFC, we are going to put 200 houses on the ground. About a third of those are possible thanks to funding from the City to buy land that those houses sit. A piece of land is at least \$25,000. We need money to buy more land now before it sky rockets even further. We’re in the process of buying larger pieces of

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land now. It needs to be an integrated community and we can only do it with the support of the City. We provide homebuyer education, which no one else has mentioned tonight. Every family that goes through our program goes through 24 units of homebuyer education. We don't want to set them up to fail. We are dedicated to the success of all of our homeowners and we ask for your continued support."

**City Staff Response:** The City of Austin continues to support the work of Habitat for Humanity and funds non profit housing developers through the Acquisition and Development Program and the Rental Housing Development Assistance Program.

#### 15) Claudia Conner, BIGAustin

"I stand in awe and overwhelmed from what I heard so far and I hope the doers of Austin hear this and be aware. I'm honored to be here. All of us in this room are maybe one or two paychecks away from that. Diversity is important and will help our children. We need to be able to see and be involved in all of the needs of the community. I do represent BIG Austin. BIG Austin is a nonprofit organization and we assist the homeless, veterans and many of our clients are entrepreneurs, or are entrepreneur-minded people. We have classes to educate individuals on opening businesses. We are business advisors to small businesses. We build confidence in the community. We encourage individuals, whether they are business owners or not. We started at Ebenezer 12 years ago and now we are honored to be back in East Austin in one of the ARA buildings. Some people may not know we are available to them. We have classes to help people improve their credit to help qualify for a loan. We have classes for existing businesses to grow their businesses. We tailored a class for Katrina evacuees to meet their immediate needs and make them familiar with East Austin. I own Gene's New Orleans style PoBoys and Deli. We are honored to be here."

**City Staff Response:** The City of Austin continues to support the work of BIG Austin through the Microenterprise Technical Assistance Program. The fiscal year 2007-08 Action Plan plans to fund BIGAustin's contract in the amount of \$200,000.

## Emails during Needs Assessment

### 1) Fred McGhee

"I request that the CDC recommend the funding of a historic preservation study. The purpose of the study would be to develop a GIS compatible database of historic properties (historic buildings as well as archaeological sites) in East Austin. The study should be conducted by PROFESSIONALS, not by UT Professors and/or their graduate students.

The need for such an inventory is longstanding. A baseline assessment of historic properties not only adds to our understanding of the history of East Austin (and Austin generally) but makes managing those resources easier, especially if they are slated for demolition or redevelopment.

There are other reasons, but I am trying to keep my comments short.

An assessment of this nature--and this is an informed estimate--can be done for about \$50,000, depending on project details. Existing SOW's for such assessments are widely available and can be easily tailored for Austin's needs by city staff. The city can also solicit proposals.

Is a historic properties assessment "truly" a community need? I would argue that it is. Moreover the federal government says that it is, as I have argued before the CDC on numerous occasions. Aggressive "redevelopment" especially in historically significant neighborhoods without attention to historic preservation is irresponsible. I would argue that it is also unethical.

Several surveys of East Austin historic properties are already in existence.

But these typically have at least three shortcomings: they are not GIS compatible, they do not include archaeological sites, and they are not comprehensive. Moreover, some of the studies are now old and have not been updated in years.

In sum, my input is that the CDC recommend the expenditure of \$50,000 for the funding of a historic preservation study of East Austin.

Many thanks for the opportunity to furnish input.

Warm Regards,

Fred L. McGhee, Ph.D.  
President and Principal Investigator  
Fred L. McGhee & Associates"

**City Staff Response:** The City of Austin conducted a historic resources survey of East Austin in 2000. Hardy, Heck, Moore, and Myers, Inc., an Austin-based cultural resource management firm, conducted the survey in accordance with the guidelines and standards followed by the Texas Historical Commission. The survey identified 496 historic properties, and of that total, 105 were determined to be high preservation priorities.



## Emails during Needs Assessment

### 2) Doug Whitworth

“Why don't you run a query against the existing census data from 2000 to find the citizens with the lowest Median Family Income and then just give them the money in the form of direct grant monies that must be applied towards housing? You would have to arbitrarily choose the number of families that would receive the benefit, but 10,000 people could be getting an extra 100 per month for rent money for a year if you did it this way. The impact would be incredible.”

**City Staff Response:** City of Austin program policies and HUD funding requirements prohibit NHCD from distributing funding in this manner.

### 4) Erica McKewen

“I am an Austin resident and am hoping to buy my first home within the next year. I have been interested in the Mueller development. The challenges to owning your first home are big. Unfortunately I make about \$1,000 more per year than what is considered "low income" and what therefore qualifies for the SMART housing program.

Without a sizable down payment, even a very modest home will require mortgage payments that are outside of my reach. It will take several more years for me to save enough money for a 10 percent down payment. I know you will be discussing plans for the federal funding you will receive in October. I hope you will reevaluate the income requirements for SMART housing and other programs that would help Austinites own a home.

Additionally, I would like to see the city explore a new program that would help those of us "in between" to be able to purchase a home. I believe there are many of us in this category--we make too much to qualify for the programs, but not enough to actually afford a mortgage. Thanks for considering.”

**City Staff Response:** City of Austin programs funded with HUD federal funds require that the City serve households at no more than 80 percent of median family income (MFI). The City's Mortgage Credit Certificate Program (MCC) serves households with higher incomes than 80 percent MFI. The Austin City Council is also considering recommendations from the Affordable Housing Incentives Task Force to serve households at higher income ranges.

## Public Notice: Draft Action Plan

### **CITY OF AUSTIN ANNUAL ACTION PLAN AND COMMUNITY DEVELOPMENT PROGRAM, FISCAL YEAR 2007-08 NOTICE OF 30-DAY PUBLIC COMMENT PERIOD AND PUBLIC HEARINGS**

The City of Austin Neighborhood Housing and Community Development Department announces the 30-day public comment period and public hearings to receive citizen comments to develop the City's (1) annual Action Plan for Fiscal Year 2007-08, related to allocation of the U.S. Department of Housing and Urban Development grant funds and (2) Community Development Fiscal Year 2007-08 Program required by Chapter 373, Texas Local Government Code, including proposed funding allocations (Draft Action Plan).

The City of Austin has prepared the Draft Action Plan for fiscal year 2007-08. This draft plan describes community needs, resources, and priorities for the City's housing and community development activities that are funded primarily with grants from the U.S. Department of Housing and Urban Development (HUD). The Draft Action Plan is intended to outline how best to use limited public resources to increase the supply of decent, affordable, accessible housing; revitalize economically distressed neighborhoods; and expand economic opportunities. The Draft Action Plan includes funding recommendations for fiscal year 2007-08. It reflects \$13 million in HUD funds and additional monies from the General Revenue Fund, local General Obligation Bonds, and program income. HUD funds are provided through four grant programs: Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA).

#### **WRITTEN COMMENT PERIOD**

Development of the Draft Action Plan involves participation by citizens, including: public input received by the Community Development Commission and City Council; written comments; and meetings with stakeholders and community members involved in housing and community development. The process of public input continues with the release of the proposed Draft Action Plan.

From May 4 to June 5, the Draft Action Plan may be viewed at:

1. Austin Central Public Library, 800 Guadalupe (Central)
2. East Austin Neighborhood Center, 211 Comal (East)
3. Housing Authority of the City of Austin, 1640-B East Second Street (Housing Authority)
4. Rosewood-Zaragosa Neighborhood Center, 2800 Webberville Road (East)
5. St. John's Neighborhood Center, 7500 Blessing (North East)
6. South Austin Neighborhood Center, 2508 Durwood (South)
7. Pleasant Hill Library Branch, 211 East William Cannon (South)
8. Austin Resource Center for the Homeless, 500 East 7<sup>th</sup> Street (Central)
9. AIDS Services of Austin, 7215 Cameron Road (North)
10. Neighborhood Housing and Community Development Department, 1000 East 11<sup>th</sup> Street, Suite 200 (East)

The public is encouraged to submit written comment, including their name, address, and phone number to:

Neighborhood Housing and Community Development Department

## Fiscal Year 2007-08 Annual Action Plan

### Section 6: Public Hearings

# Public Notice: Draft Action Plan

Attn: Planning

PO Box 1088

Austin, Texas 78767

All comments must be received at the NHCD office by 4:45 p.m. on June 5, 2007.

#### **PUBLIC HEARINGS**

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The City of Austin will have two public hearings to receive citizen comments on the Draft Action Plan. All interested parties are invited to attend the hearings. The public hearings will be held:

- **Thursday, May 10, 2007 at 6:30 p.m.** by the Community Development Commission at City Hall, Boards and Commissions Room, 301 W. Second St.
- **Thursday, May 17, 2007 at 6:00 p.m.** by the Austin City Council at City Hall, City Council Chambers, 301 W. Second St.

For more information concerning the Draft Action Plan and public hearings, NHCD staff may be reached at 974-3100 (voice) or 974-3102 (TDD) Monday through Friday 7:45 a.m. to 4:45 p.m.

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The City of Austin is committed to compliance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, as amended. Reasonable modifications and equal access to communications will be provided upon request. Please call 974-3102 (TDD) for assistance. For a sign language interpreter, please call 974-3100 at least 4-5 days in advance.

The City does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its programs, and activities. Dolores Gonzalez has been designated as the City's ADA/Section 504 Coordinator. Her office is located at 505 Barton Springs Road, Suite 600. If you have any questions or complaints regarding your ADA/Section 504 rights, please call ADA/Section 504 Coordinator at 974-3256 (voice) or 974-2445 (TTY).

This publication is available in alternative formats. Please call 974-3100 (voice) or 974-3102 (TDD) for assistance.

## Community Development Commission

### Hearing: May 10, 2007

#### Public Testimony

*Note: Comments are as closely transcribed to the speakers' comments as possible.*

##### 1) Gus Garcia, Southwest Key

“Good evening, my name is Gus Garcia and I’m coming to you with a new title. I’m on the Board of Southwest Key. I’m coming at a time where there is a certain sadness because the TASK test scores have come in and it looks like Johnston High School could have some difficulties. The plan from the State is that if a school fails, they can close the school. That would be tragic. The Board made a decision that they want to build a charter school for grades 6, 7, 8 as a prep school for Johnston High School. Members of the staff will bring you up to date on that initiative. We are going to work with the neighborhood. We are there to help Johnston. Tonight, the members of the staff will bring you up to date on that initiative. In July and August we will move into that building that you helped fund. As the community kept asking us to do more things, the budget got bigger. We are now, as they say in football, we are in the red zone. We have raised \$6.2 million to build that building and we need \$800,000 to finish it. We don’t think that any one entity can make up that short fall. We’re here to see how you can help, maybe not in the short term, but in the long term. Much like what we did with ARA, when we made a commitment that we were going to renovate East 11th/12th when I was on the Council, this is the same kind of commitment. Southwest Key has made the same kind of commitment to their neighborhood. As we have been there longer the community has asked us to do more things, specifically the Middle School. I’ll give the rest of my time to Ms. Anchando.”

#### *Questions:*

*Sabino Renteria, Chair:* How much is the short fall?

*Gus Garcia:* “The short fall is \$800,000. We’ve raised \$6.2 million. We’ve gotten money from the City, individuals, foundations, the private sector, and the federal government. We want to fulfill the commitment we made to the community.”

**City Staff Response:** The fiscal year 2004-2009 Consolidated Plan made public facilities a medium priority. The fiscal year 2007-08 Action Plan has no new funds budgeted for public facilities. Previous funds from the City of Austin to the Southwest Key facility include a NCMP loan of \$624,000 and a previous public facility grant of \$367,108.

##### 2) Blanca Anchando, Director of Community Affairs for Southwest Key

“Good evening, I am the new Director of Community Affairs for Southwest Key programs. I’m going to piggy back on what former mayor Gus Garcia said. While construction began about a year ago, the project actually began about five years ago with Southwest Key knocking on doors and having the community fill out surveys to find out what the needs are in East Austin and in the area that we are going in to serve. After that, we proceeded to form a Community Advisory Council that advises us on the needs of the community and how we intend to fulfill those. I’m

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going to give you an update on where we are as far as the construction is concerned. I have a few pictures with me. We are almost done with Phase One of this project. Thanks to the City and the commitment of this Board, private foundations, and corporate funds, we have raised over \$6 million.

(Shows pictures).

This is what the seven acres looked like when we moved in, this is the master plan for phase one of the construction, this is during construction, and this is where we are now. This is where the college prep middle school will be. We have turned in a 650 page application for the charter school and we hope that we will get it and we will know in August. This is the community center and all of this is nearing completion. I wanted to show you where construction was at and where we are heading. This is what it will look like in a couple of months. To close my comments, the Community Advisory Council and the Community said a series of concerns they wanted and they want first and foremost a Middle School because the area does not have a Middle School. They also said that they want a series of other programs to serve the youth in our community. They want a college prep, literacy programs, GED and ESL classes, and cultural arts programs. Our commitment at Southwest Key is to fulfill every promise that we made to the community. As a result, we have formed partnerships with the Boys and Girls Club who will do after school programs in our facilities. We have formed partnerships with ACC who will come to do ESL and GED classes in our facility. We have formed a partnership with Skillpoint Alliance who will come in and do computer skill training and workforce prep for area neighbors. We are now working with a partnership with College Forward to do college prep for those students who will hopefully be at Johnston High School. The list goes on and on and my job is to keep seeking out the community and form those partnerships so what we promised our Advisory Council and our community would be there. All the programs and services will be there as we move into the new facility.”

**City Staff Response:** The fiscal year 2004-2009 Consolidated Plan made public facilities a medium priority. The fiscal year 2007-08 Action Plan has no new funds budgeted for public facilities. Previous funds from the City of Austin to the Southwest Key facility include a NCMP loan of \$624,000 and a previous public facility grant of \$367,108.

### 3) Susana Almanza, Community Advisory Council, Southwest Key

“Good evening. I’m with PODER and we’ve been involved with Southwest Key from the very beginning which has been about 3 or 4 years, since they came in to rezone the property. I can tell you at the beginning we weren’t the best of friends and we didn’t really know them and they wanted a PUD and when you get a PUD, you lose control of it. We began to have that dialogue which was really different because they found out what we really wanted in that community and how we can address those zoning issues. We also said that if this is a project that is going to be in East Austin, then East Austin needs to be at the table. I can tell you from a lot of community experience, we actually did the survey of the community to see what was needed. What is so unique about this project is that we actually had a voice at the table. Usually East Austin doesn’t

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have a voice in the decision. The other thing is that Southwest Key said they would hire local people. If you haven't seen you should go by there at 6900 Jane Lane – go see what is going on there. It set the goal of hiring local people, and hired over 50% people of color to build the facility. Another thing we said was move your offices to the community because their offices were at Woodward and Oltorf. We said move into the community and then you serve as a model. People of color, the majority of their staff are people of color; they reflect the people that they serve. They will have a role model so that youth can see the type of jobs they can have. Another thing we have in common is serving at-risk youth. Another thing we said is that we would like to have an amphitheater – a place we can have cultural events and a small theatre in the community. We asked for a small business incubator. OK, now can we have a Middle School? So people have asked us what we want, not saying what we need in the community. This program provides programming, education, services to community from children to adults. It provides community gathering and community space and the school. It's such a big project that nothing ever so big has come to East Austin and the grass roots really benefits. Other projects have come to East Austin, but other people have benefited from those things. Here is a development issue that will actually benefit the community. We really support this Southwest Key project and ask how you can support East Austin and Southwest Key. It's going to be 100s of families and children that will benefit from this particular development. So how can you help East Austin and the community and a project that will be accessible to people in the community. We're hoping that the CDC can help in that short fall. Thank you."

**City Staff Response:** The fiscal year 2004-2009 Consolidated Plan made public facilities a medium priority. The fiscal year 2007-08 Action Plan has no new funds budgeted for public facilities. Previous funds from the City of Austin to the Southwest Key facility include a NCMP loan of \$624,000 and a previous public facility grant of \$367,108.

#### 4) Sal Cavazos, Southwest Key

"I want to thank our new board member, Mr. Gus Garcia, former mayor, for coming here tonight and supporting our cause, along with Blanca Anchondo and Susana Almanza and what they have shared with you tonight is that Southwest Key has been working in the community for about 4 years, working with the community, making a plan with the community to create a campus of outreach services to help in the areas of job creation and education. It is desperately needed. They have articulated that in the past and we will articulate that through the summer. The demographics show that from the census that over 52% of adults in that area do not have a high school diploma. We need affordable housing, but we need a lot of other services. We need quality education in that community. Having been a former Middle School and High School principal I know what I'm talking about and we have done our homework. We need the help to complete this project. We are coming here to ask the Commission to adjust the 5 year Consolidated Plan to add \$800,000 to help build and complete phase one of this Community Development project. Thank you."

**City Staff Response:** The fiscal year 2004-2009 Consolidated Plan made public facilities a medium priority. The fiscal year 2007-08 Action Plan has no new funds budgeted for public

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facilities. Previous funds from the City of Austin to the Southwest Key facility include a NCMP loan of \$624,000 and a previous public facility grant of \$367,108.

#### 5) Gus Garcia (Testified Again)

"I wanted to make a point that I didn't before. I have testified before the State Housing Commission on the Sixth Street Project and for the 2008-09 cover I think you have a new cover of the Southwest Key facility. What Southwest Key is trying to do with this project is reverse the effects of something that has been done for 80 or 90 years in this City. We did ARA and East 11<sup>th</sup> and 12<sup>th</sup>. We did the Pedernales Lofts. We are starting to see really tangible results to reinvigorate East Austin. This particular investment gives hope to a community that has been neglected for many years. So thank you so much for listening to us. We'll be back and we'll update you from time to time."

#### *Questions:*

*Sabino Renteria, Chair:* On this \$800,000 short fall, what part of the building is needed for the \$800,000.

*Gus Garcia:* "We're going to build it one way or another is to complete phase one. We are looking for the funds."

*Karen Paup, Vice-Chair:* There's a short fall because Southwest Key took on some additional work that wasn't part of the additional scope of work?

*Gus Garcia:* "Two things. One is that the cost increased significantly because of the inflation of Katrina/Rita. Secondly, the community has said that we need to start a prep school to help kids get ready for Johnston. The Board said yes. The idea of the effects of many years ago, we still have those same forces and we are going to reverse it to give hope to the community. We went beyond. Yes, the Middle School is not part of the original plan."

*Sabino Renteria, Chair:* Will you be working with Johnston High School?

*Gus Garcia:* "If Johnston is still there, because the Commissioner of Education could close that school tomorrow. It would significantly debilitate the community if that happened. What we're talking about is taking the kids out of elementary, work with them in 6, 7, and 8 and then work with Johnston. Johnston came and thought that we were going to undermine Johnston High School. This was not true. The community asked us to do this. This was a need in the community that needs an answer. The kids need that Middle School. One of the persons on our staff was an exemplary principal and will be the Superintendent of that Middle School. That is why we are here hat in hand. The first year we will have 120 students, and ultimately we will have around 400."

*Myron Smith, Commissioner:* If Johnston closes, which high schools will they send them to?

*Gus Garcia:* "They are talking about sending them to schools that have difficulty. They are talking about Reagan which is low performing. My kids all graduated from Reagan and it breaks my heart and the Band has 30 kids and it is a weak school. They are also talking about sending them to Travis, who could have low scores this go around. They won't close them because you have to have four years of low performing scores. If you send more kids that have difficulty to those schools, it is the recipe for disaster. So, we have a very critical situation that Southwest Key wants to address by energizing the neighborhood so that they can find solutions. We'll help along the way."

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*Karen Paup, Vice-Chair:* A lot of services have been mentioned. That is what is exciting to the community. I'm concerned about the funds for ongoing services.

*Gus Garcia:* "That is the reason we want to go into the building without debt. We'll owe the City some debt. We have responsibility to do things that we promised the community. But, this is a \$40 million dollar corporation. It is a powerful corporation. And we're adding some more entities so that we can provide more services. The community is asking for those. This will help re-strengthen that part of the community. I remember when Council Member Mitchell was talking about East 11<sup>th</sup> and 12<sup>th</sup>. And then we went into Executive Session, and the City Manager said we shouldn't do it because the rents will be too high on East 11<sup>th</sup>. I said that we promised something to an area that the City contributed to the slum and blight. This neighborhood has similar issues to East 11<sup>th</sup>/12<sup>th</sup>. We haven't seen the alumni of Johnston get fired up about this, but I hope that they will."

*Eldridge Nelson, Commissioner:* I am also concerned about sustainability. I have small concern, is that you get it going and how will you keep it running?

*Gus Garcia:* "We are celebrating our 20<sup>th</sup> anniversary and they have built a strong organization over the years and they have committed that they will make it work. We believe that the projects that we undertake will succeed. We have the decision that we will make it work."

*Eldridge Nelson:* I'm trusting you know that UT does college prep that may be some cost savings for you. My wife is in charge of that, Dr. Wanda Nelson. There are programs that you can reach out to that may save you some money. I'll go on record that you have my vote.

*Gus Garcia:* "I serve on the Board of Advisors for the UT elementary school. These kinds of efforts are to reverse the impacts of decades of neglect. The thing is that this kind of efforts to reverse the effects of decades of neglect is hard."

*Eldridge Nelson:* You got my vote.

**City Staff Response:** The fiscal year 2004-2009 Consolidated Plan made public facilities a medium priority. The fiscal year 2007-08 Action Plan has no new funds budgeted for public facilities. Previous funds from the City of Austin to the Southwest Key facility include a NCMP loan of \$624,000 and a previous public facility grant of \$367,108.

#### 6) Rory O'Malley, Austin CHDO Roundtable

"I'm here on behalf of the CHDO Roundtable which is an organization of 25 nonprofit organizations in town that address the affordable housing needs in this community –everything from transitional housing, to housing for the elderly, to homeownership programs, to multifamily housing. I want to talk about preservation of affordable housing. There are lots of exciting things happening around affordable housing with the passage of the GO Bonds in November, nonprofit and for profits can pursue - added to the HOME, CDBG, and leveraging of private financing that can have a tremendous impact on affordable housing in our community. A concern is if you look at right now where people are living who need affordable housing, most of them are living in privately-owned, unsubsidized rental housing. They are out in existing rental housing that is extremely vulnerable that can be redeveloped into higher cost housing and then you have tens of thousands of families, elderly persons, persons with disabilities who do not have a place to live. If we do not address preservation of existing housing, we are going to lose ground. This community



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has to have a comprehensive strategy to address preservation of existing affordable housing. We need a professionally done market study looking at what's out there right now, what are the rents, what are the conditions, and what would it take to bring those properties to current code standards and to preserve that housing in the long term. How much will it take in terms of resources to do that? We need to continuously update that. Right now there are many, many housing developments being brought up and we are looking at one project at a time and we are not really looking at the over-all picture of approving these redevelopment projects. We need to have a couple of principles. One of them is the Boards and Commissions as they look at the preservation of existing affordable housing, the principles should be that by government action, there should be no harm done. Wavers should not have the impact of diminishing the impact of affordable housing. If the result of the economic gain results in the loss of affordable housing then there should be a compensation for those community members that were displaced. We need to make a commitment that Austin is a community for everyone. It starts with housing. I strongly encourage you to include in the Action Plan this starting step of the inventory of existing affordable housing."

**City Staff Response:** The Austin City Council is considering recommendations from the Affordable Housing Incentives Task Force that includes funding for a comprehensive housing market analysis that would include privately owned affordable housing. The policy budget presentation to City Council on June 7, 2007 regarding Council budget priorities for fiscal year 2007-08 also recommended funding a housing market analysis.

#### 7) Martha Ward, North Loop Planning Team

"Good evening. I'm with the North Loop Planning Team, which includes the Northfield Neighborhood Association and the Ridgetop Neighborhood Association. Basically, we cover from I-35 to Lamar, from Koenig to 51<sup>st</sup>, and then another section down to 45<sup>th</sup> street. Across the highway from Mueller. We're in the process of working on a community collaborative with the County and we would like to engage the City as well. We have completed our neighborhood plan with consensus that was unanimously approved by the Planning Commission and includes Vertical Mixed Use and includes a Neighborhood Center. This is a mixture of retail, services, and civic space that can serve the whole of the community. We anticipate having over 500 employees with Travis County which will draw thousands of car trips to our community everyday. Our community is ripe for development.

Did anyone go to the Neighborhood Conference? It was awesome and so much great information. One of the presenters was Jim Dires. He is out of the State of Washington. His website is neighborpower. He works at a level of local government in that area. He found a way to have his municipalities to match funds with his communities. What if you could take \$100,000 and double it for projects in the community? The possibilities for success in the communities are staggering. I was listening to others present. You can see time after time that areas that had been blighted and abandoned and what they did was simply by listening to the community and matching the community with some funding and they absolutely revitalized areas. They revitalized

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businesses, created gardens that fed the communities, they did affordable housing and they did combinations of affordable housing and desired municipal services in the community. I'm hoping that we can engage you and find out how we can achieve these innovative and inclusive outcomes for our community and for the North Loop Planning Team area."

*Questions:*

*Karen Paup, Vice-Chair:* Do you see any existing affordable rental in your area??

*Martha Ward:* "Yes, we want to keep our area an affordable area and we see ourselves as an entry level job source. We would like to see the affordable housing in our area upgraded. We would like to see tiers of housing. So, that you become engaged and committed to your community and it's not always this outward flight."

*Karen Paup, Vice-Chair:* Are you familiar with what some of the communities have done in the way of housing in their neighborhoods?

*Martha Ward:* "I would love to be enlightened. We are anxious to have the highest level of affordable housing in our neighborhood. We have two transit corridors, Airport and North Lamar, and most of our affordable housing is on Harmon, one street in off of I-35 where there are three large complexes."

*Karen Paup, Vice-Chair:* Staff can give you information.

**City Staff Reponse:** The fiscal year 2007-08 Action Plan funds affordable housing projects, community development, commercial revitalization, public service, and economic development activities throughout the City. The City of Austin encourages partnerships with neighborhood initiated projects and currently funds through the Action Plan many such projects.

#### 8) Laura Peveto, Travis County

"I work for the County and I'm here to provide support to the plan, specifically the youth development section. I want to highlight one program, the Youth and Family Assessment Center which has been funded since 2001. It is a collaborative that has funding from the City of Austin, Travis County Health and Human Services, Austin/Travis County MHMR, and Communities in Schools. It's a program we are proud of because we are reaching families, children, and individuals that need the support of our community to succeed. Our program reaches from Dobby Middle School to Rodriguez Elementary, so our service area is primarily East Austin. We are targeting those youth that are considered at-risk for a variety of reasons. They have difficulties in school, their family's incomes are extremely low-income, they live in substandard housing, English may be their second language, they have mental health needs that haven't been diagnosed, they have no after-school programming, families are working two jobs to make ends meet. What we're doing with the program is partnering with parents, to empower them to use existing community resources, bring in additional resources with gaps in our community, especially around issues around mental health issues. They need services that can go to their homes, so that they don't have to take off work. Their income is hourly and they can't take off even a few hours because that means less food, less money for medication and transportation. Our program is designed to partner with them where they are. We acknowledge the strengths of the family and the child and then build on those. We find that these families are incredibly resilient and I benefit every time I

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interact with a child. Please support our program and give them every opportunity to be successful. These are not youth to be forgotten. It needs to be a strong vibrant part of our community.”

#### *Questions:*

*Sabino Renteria, Chair:* How many students do you have?

*Laura Pereto:* “We serve about 180 students in a year’s time, as young as 3 years old, up to 18 or 19 years old.”

*Ricardo Savala, Commissioner:* Have you seen at all if there are more referrals coming out of other zip codes?

*Laura Pereto:* “We have steady referral from 02, and a slight increase in 23 probably because we just picked up a school in that area. We are always steady in 21 and 44.”

**City Staff Response:** The fiscal year 2007-08 Action Plan funds the Youth Support Services program at \$238,260 with CDBG and General Fund dollars to serve 159 households. The City of Austin will contract youth services through Austin/Travis County MHMR for \$203,700.

## City Council Public Hearing

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### Public Testimony

*Note: Comments are as closely transcribed to the speakers' comments as possible*

#### 1) Jennifer McPhail, ADAPT Texas

"I'm Jennifer McPhail and I'm with ADAPT Texas and I wanted to go on record letting you know that we support the program and we support the tenants' rights program. We also want to be on record as once again saying that there needs to be more affordable housing for people at and below 30% of median family income. I've said it before but the average income of a person with a disability who's on benefits is \$623 a month, and I have to say that listening to this afternoon's discussion, when council member McCracken said that he would like to expand the access to affordable housing programs to 180% of the MFI, that's very disturbing, because there's so little housing that's truly affordable to people below the median family income and below 30% of the median family income in the city. There are a lot of people that wait many, many years on waiting lists over at the Housing Authority for Section 8 vouchers and those types of programs and that's really their only recourse for the most part in the city. And that results in people waiting in line for hours and hours, days and days on end, and still not getting their names on the list sometimes. And people are forced into institutions and forced to be apart from their families. And so it was disheartening and I also wanted to make sure that you know that we oppose the Affordable Housing Task Force recommendations to change the S.M.A.R.T. Housing program and I know that staff supports it. We want to be on record as completely not supporting that, and when I was listening to everyone speak this afternoon I was reminded of the words of Robert Kennedy in his speech on the mindless men as of violence in America. There's a second type of violence and those are the snubs of indifference and action and decay, he said, and nothing [inaudible] that definition does than what I heard this afternoon. After all the years we've been working on this to hear someone say that they wanted to expand this program up to 180 of MFI and then we can make requirements for small housing, that's [inaudible] and there's really nothing I can add to that. Good night."

*Comments:*

*Council Member McCracken:* I just had my statements completely misrepresented by the speaker. I said we should make sure we have it available for firefighters. Speaker credibility is important for the Council so it's important to be accurate in your statements.

**City Staff Response:** The City of Austin is committed to encourage and fund development of affordable housing along all steps of the housing continuum, including housing that is affordable to households at 30% median family income (MFI) and below. The fiscal year 2007-08 Action Plan funds affordable housing development through the following programs: Rental Housing Development Assistance, Anderson Hill Redevelopment, Acquisition and Development, Juniper/Olive Street Housing Project, S.M.A.R.T. Housing<sup>TM</sup>, and the Housing Bond Program. These programs, through partnerships with the Austin Housing Finance Corporation, non-profit housing developers, and for-profit housing developers develop rental and ownership housing for households at varying income levels.

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### 2) Michael Willard, Austin Habitat for Humanity

“Mayor, thank you very much. Good evening I’m Mike Willard, I’m the executive director of Austin Habitat for Humanity. We’ll be raising the roof on our 200th house in the City of Austin. And I want to thank the City Council and Mayor and to the Community Housing Development Office for their support in helping us reach this milestone to be able to provide 200 homes for low-income families here in Austin. This house, the 200th house we’re building is being built on land that we have purchased through funding provided by the City. Also want to thank you all for your support just recently in providing the funding for us to install infrastructure and utilities on a project which would yield 43 lots for low income homeowners in northeast Austin. The action plan that we’re reviewing tonight outlines funding for home ownership programs, like the ones that Austin Habitat provides. We’re able to serve families who are 50% or below of the median family income, which is significant -- very low-income families, folks who are working hard. If Council Member McCracken is looking for schoolteachers and firefighters, we also need to think about your janitorial staff in those schools, your garbage delivery folks, because those are the folks that we’re able to serve through the program that we’re -- that we operate. And it is with the federal funding that we are receiving from the city that helps us acquire the land we’re able to use and to develop that land and that is important to us because it helps us raise the roof for one more family to be able to have a simple decent place to live. One of the challenges that we do see is the fact that the home ownership rate here in Austin is 46%, roughly about 46%. On a national average it’s about 70%. We’re significantly down in home ownership in this community. The federal dollars that are provided through this plan help us address that problem. And when you’re looking at very low-income families, again, folks who are 50% or below, these dollars make the difference because without these dollars we wouldn’t be able to acquire the land and put in the infrastructure. We leverage those dollars by raising the funds to put the house on the ground and putting that family in the home. That’s the difference that you all make and why we’re able to take your dollars and leverage them and make a difference for that family. So thank you again for your support. Are there any questions?”

**City Staff Response:** The City of Austin continues to support the work of Austin Habitat for Humanity and will continue to fund non-profit housing developers to provide affordable homeownership units through the Acquisition and Development Program in the fiscal year 2007-08 Action Plan.

### 3) Christine Hanlon

“Hi, I’m Christine Hanlon and I manage a program that is under communities and schools that’s funded by both Travis county and also is funded through the CDBG dollars, the youth development dollars, and we -- these last few years have been really good years for us and we have, through this funding, we have been able to help young people stay in school, to meet mental health

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needs, to raise their grades and their attendance and to help the whole family, and because we do a wrap around approach with our social service model. And in a few minutes you'll hear one of the speakers signed up this evening is Mr. Perez and he's going to share with you his personal testimony of his experience with our program, particularly with his teen daughter and how this has helped them. One thing I want to point out is how the CDBG dollars that are funneled to our program are used directly to purchase services for our families, for example, mentor services for children, psychological evaluations, if needed, therapy services, tutoring, summer enrichment activities, tutoring that's specific towards children with certain learning disabilities, really just a wrap around approach of whatever is needed, but every dollar of that goes directly to services, no administrative overhead with the CDBG money that we receive. Like I said, we've had a good few years, and in order to keep that up this coming year I was happy to see in the draft action plan that the piece of the pie that goes towards youth development remains the same as last year, and if it remains the same as last year, then we'll be able to keep up the good work that we've been doing, so we just want to thank you for that and encourage you to keep the action plan as is for youth development. Thank you."

**City Staff Response:** The fiscal year 2007-08 Action Plan funds the Youth Support Services program at \$238,260 with CDBG and General Fund dollars to serve 159 households. The City of Austin will contract youth services through Austin/Travis County MHMR for \$203,700.

### 4) Karen Langley, Family Eldercare

"Well, good evening, Mayor and Council. I'm Karen Langley, executive director for Family Elder care. Family Elder Care, a nonprofit agency, has been operating in the Austin area for 25 years, providing support for older adults and their caregivers. While we may be best known in the community for the summer fan drive where we save lives and make thousands of families and elders more comfortable from the intense heat of the summer, our mission is to provide essential services to older adults and people with disabilities so that they may live successfully in the community. Each year over \$850,000 worth of services are donated by attorneys and community volunteers through our guardianship and bill payer programs to provide the most protective services that keep older adults and people with disabilities free from abuse and living in neglect. Our in-home care program provides essential homemaker and personal attendant services and is universally available because we offer a sliding fee scale. Our housing program serves the neediest in our community by housing those who live at or below 30% of median income. We are a homegrown community organization, serving primarily Austin and Travis County. Although we expanded, oh we are expanding into the surrounding communities. The central Texas region has one of the fastest growing elder populations in Texas. We are in growth mode. Strategically planning for the elder boom rapidly unfolding. Tonight we are here to respectfully request that the council affirm its support for the recommendations in the Action Plan supporting the elderly services support services with at least level funding, which is around \$120,000 to \$150,000 per year.

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While it must be noted that the older population is rapidly growing and our community must explore how to more adequately plan and provide for the huge demographic changes that are taking place, especially among the very old population, this level of funding for elderly support services will help to purchase much needed services enabling older adults to live successfully in our community. In addition, we beg consideration that the city invest in Family Elder Care's new program center that will be built at the new Mueller redevelopment site on land donated by local philanthropist Dick and Sarah Gabeer. As a community it is important that we expand our capacity so we can grow to meet the needs of older adults. We believe it is appropriate to access funding to allow us to build a program center for Family Elder Care so that we can serve the frail older adult population more adequately. The services provided by Family Elder Care represent those deemed essential and critical to support frail and vulnerable adults to ensure that they live free from neglect, abuse and financial exploitation. We request consideration of a one-time investment of 250,000 that will enable us to leverage the land donation and the balance of the \$6.4 million needed to design, build and operate the new program center at Mueller. Included in the folders that we handed out are -- is our business plan with more details on the return on investment, the benefits for older adults and people with disabilities, but briefly, the benefits for the city will include expansion of our work force, thereby creating more jobs, enabling us to build more affordable housing communities, such as the one that won the CDBG award, Lions Gardens which is located in central east Austin where the average rent paid by our tenants is \$133 a month. So truly affordable for people living on social security. We will be able to expand our protective and preventative services, in home care and respites, bill payer, case management, guardianship services so we can serve more people. It is absolutely critical that we grow our services so we can prepare and continue to expand over the next ten years to meet the needs of the elder population boom. The measure of a community is how it treats those in the dawn of life and those in its twilight years. So please consider setting aside \$250,000 to invest in our program center so to address the future growing needs of the elders in our community. Now I'd like to ask Jim George to stand up."

**City Staff Response:** The City of Austin funds Family Eldercare public services through the Senior Services Program. The fiscal year 2007-08 Action Plan funds Family Eldercare through the Senior Services program with a contract amount of \$134,000 funding of CDBG and General Fund dollars to serve a total of 208 households. The fiscal year 2004-2009 Consolidate Plan made public facilities a medium priority. The fiscal year 2007-08 Action Plan has no new funds budgeted for public facilities.

### 5) Jim George, Family Eldercare

"Mr. Mayor, members of Council, I'm here as a poor substitute for my wife Sheryl, who is development member of the Board of Directors of Family Eldercare. She had to be out of state for family business. Let me say that I want you to imagine being poor, old and alone in Austin, Texas. What happens to you? Where do you go to get somebody to help you pay bills? Where do

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you go to get somebody to act as your guardian when you have no family? Where do you go to find a safe and affordable housing that can fit the needs of the elderly or the disabled? Here it's Family Eldercare. We will have approximately -- we had about 98,000 such people meeting this population, elderly people in this city that met this description in 2005. We'll have almost 180,000 in 2015. These people can't do it by themselves. There's no way to help -- one of the tragedies of our society is -- used to, grandchildren took care of grandparents. There were people in your home and in your community that took care of you, and in today's America that's not the case. And for the most vulnerable in our community Family Eldercare is the game. It's the only game in town. For it to meet its needs it has to have the help of this community. Has to have the help of the continuing CDBG grants and we need to have the facilities where we can deliver the services. Without your help I don't know that we can get it done. And I hope you see fit to help us. Thank you."

**City Staff Response:** The City of Austin funds Family Eldercare public services through the Senior Services Program. The fiscal year 2007-08 Action Plan funds Family Eldercare through the Senior Services program with a contract amount of \$134,000 funding of CDBG and General Fund dollars to serve a total of 208 households. The fiscal year 2004-2009 Consolidate Plan made public facilities a medium priority. The fiscal year 2007-08 Action Plan has no new funds budgeted for public facilities.

### 6) Susan Sharlot, Family Eldercare

"First of all, it's a privilege talking to the city council that since 1975 has distributed over \$200 million in CDBG funds for this community. I, as you can see, am no longer a young chicken. I've been a registered nurse. I was a coronary nurse at Brackenridge hospital. I was at Austin state school. I was a lawyer for two very good firms for 14 years and then I was a nanny and I'm not proud of anything.

The last seven years was spent with Family Eldercare. The staff is totally committed to taking care of these frail people. The administrative costs alone, they're about 12%, which means that they don't get paid a huge amount of money for doing that and they do a fantastic job and the programs are all within the parameters that CDBG sets forth for the use of their funds, affordable housing, care of the elderly. We have transitional shelter and the elder shelter. We have 17 apartments now. We used to have just a few. Where people who would be homeless otherwise and be at the mercy of the City, to take care of in other ways. Family Eldercare has always partnered with the City. When the City said come help Katrina victims, the elderly, Family Eldercare was there. When the County said come provide guardianship service, Family Eldercare was there. When Karen Langley said let's build Lions Gardens, I was on the board at that time and I said, oh, like many board members, HUD never gives money the first time it's asked for. Not only HUD gave money, Paul Hilgers helped us, the city gave us \$800,000 combined, CDBG funds and HOME funds, and we



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built this incredible community at Lions Gardens that won you-all an award, the City of Austin won an award, went to Washington D.C. I believe it was Mayor Watson. I'm not sure, Paul did you go?

So anyway, now, I'm Co-Chair of the Capital Campaign committee. I'm no longer on the Family Eldercare board in this job of raising \$6.4 million so that we can expand our services, which right now we're so incredibly cramped. We have waiting lists for all our programs and we hope the City will give us this \$250,000. I know it will help us leverage, when people see that, when our potential donors see that the city has spotted us in this fashion we will get more contributions and we will be able to build this facility and you'll be proud of it. Rivera has agreed to be our architect - they're an award winning firm, they do fabulous work and they do it at a very reasonable fee, so I'm hoping you will give us our \$250,000 and of course continue the support of the \$120 - \$150,000 level for the annual programs. Thank you. Sorry I get so emotional. Happens every time. "

**City Staff Response:** The City of Austin funds Family Eldercare public services through the Senior Services Program. The fiscal year 2007-08 Action Plan funds Family Eldercare through the Senior Services program with a contract amount of \$134,000 funding of CDBG and General Fund dollars to serve a total of 208 households. The fiscal year 2004-2009 Consolidate Plan made public facilities a medium priority. The fiscal year 2007-08 Action Plan has no new funds budgeted for public facilities.

### 7) Kendra Peters, Family Eldercare

"Thank you. I'm here representing the Family Eldercare bill payer program. I'm on the staff. I manage the bill payer program and I manage the shelter program, help to manage. Those are two essential programs that help support the elderly and disabled members of our community and both the programs have been supported by CDBG funds for which we are grateful. My transitional shelter which is funded partially by CDBG funds provides 8 beds to serious and disabled adults who are facing housing crisis. Just a minute ago I was on a call so we're on call 24/7. I just had a phone call from a woman who was working with a 60-year-old who thought she was going to have a place to stay tonight but she doesn't and she was dreading to take her to the Salvation Army. We walked in the alleyway and we were both scared. Although we aren't an emergency shelter I made arrangements for her to be able to go into our transitional shelter for tonight. All she needs is two weeks until her check comes and she has an apartment ready to rent but she was actually dreading to have to stay on the streets tonight and more dreading having to go down to the Salvation Army because that was her only option. Through an agreement with American Housing Foundation we've added 15 apartment units. We provide a safe place for people to live while they're working towards obtaining permanent affordable housing. And this woman was temporarily homeless because she was waiting for her retirement check to come, her social security wasn't quite enough, and she was evicted from her apartment for failure to be able to pay. So she's been homeless for

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about six months now. Last year we served 26 individuals who were homeless and provided the case management necessary for them to obtain housing. Clients that come into the shelter typically are those that aren't able to stay at the Salvation Army because they're too medically frail and they're at risk for being victimized. We serve 138 individuals through our bill paying service, which is also a critical service. We match volunteers with clients who need assistance with basic bill paying services in order to remain independent and in the community. We serve older adults who have cognitive or visual impairments. We serve developmentally disabled adults, the mentally retarded citizens of our community who are living alone. And the mentally ill members of our community we serve through our representative payee program. So both staff and volunteers insure that clients maintain their housing, are free from exploitation and receive and maintain their benefits that provide them their health care. The majority of our clients are at 100% of the poverty level which means they receive \$623 a month. So it is a case management task to make sure that they stay housed and fed and receive health care. Ensuring that they maintain their housing, have enough food are our main goals. We're able to leverage the number of clients we serve with the volunteers who graciously offer their time to become a part of our clients' lives. 48% of our clients are matched with volunteers. The need is greater than what we can serve and we always have a waiting list in the bill payer representative payee program. I would like to introduce Mr. Dudley, who has been a bill payer client for close to three years and he would like to tell you briefly what having the services available to him has meant to him. Thank you."

**City Staff Response:** The City of Austin funds Family Eldercare public services through the Senior Services Program. The fiscal year 2007-08 Action Plan funds Family Eldercare through the Senior Services program with a contract amount of \$134,000 funding of CDBG and General Fund dollars to serve a total of 208 households.

### 8) John Dudley, Family Eldercare

"Mr. Mayor, members of the Council, thank you for allowing me to speak tonight, and I just want to speak in support of Family Eldercare and its ongoing services to the community. My name is John Dudley and I'm blind. I've been a client of Family Eldercare for the past three years in their bill paying program. And I want the Council to know how important that is to someone like me, to myself and someone like me. The independence it allows, it's invaluable. I don't know how to describe it to someone who's sighted but if you can imagine closing your eyes and trying to write a check. To explain how invaluable that service is, I can't put it into words. So please, I ask continued funding to Family Eldercare and their ongoing worthy endeavors, and I thank you for your time."

**City Staff Response:** The City of Austin funds Family Eldercare public services through the Senior Services Program. The fiscal year 2007-08 Action Plan funds Family Eldercare through the

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Senior Services program with a contract amount of \$134,000 funding of CDBG and General Fund dollars to serve a total of 208 households.

**9) Ramona Brush, Family Eldercare**

“Good evening. My name is Ramona Brush. I am the manager of client services for Family Eldercare's guardianship program. In this role I have been honored to be part of a team that ensures that the elders of Austin and Travis County receive the advocacy and voice necessary to enjoy a high quality of life. Last year we served 160 elders. 80% of them below federal poverty guidelines. We served older adults that had been determined to be incapacitated by a court of law. If these people are the most vulnerable of our county's residents, these men and women are your neighbors who have outlived their friends and family or no longer have involved family members. Usually due to their incapacity they live in situations such as group homes or nursing homes. We need to remember that nursing homes are part of our community, often forgotten. The guardianship program assigns trained and certified care managers to each of our clients. Our staff are responsible for ensuring that our elders live in the most home-like environment possible, receive the highest level of care with respect and dignity. Our staff members are passionate about our role as client advocates. Equally invested are the volunteers that work with these seniors. Our elders are matched with a volunteer who has been trained to monitor and advocate for their care. These volunteers become a friend and a support to our clients who have -- often have no one else in their world. It is a truism that residents of nursing homes receive better care when they have regular visitors. Each of our elders represent an individual success story and illustrates that we live in a compassionate and vocal community that honors our elders. Our services ensure that our older citizens have someone to speak on their behalf when they are no longer able to do so for themselves. They are not forgotten. Without funding and community support this service is not possible. On behalf of our community's elders I express appreciation and gratitude for the continued funding, and I would like for Francis, one of our volunteers, to share her story.”

**City Staff Response:** The City of Austin funds Family Eldercare public services through the Senior Services Program. The fiscal year 2007-08 Action Plan funds Family Eldercare through the Senior Services program with a contract amount of \$134,000 funding of CDBG and General Fund dollars to serve a total of 208 households.

**10) Francis McNulty, Family Eldercare**

“Mayor and Council Members, I am one of the Eldercare volunteers who visits the elderly and disabled in their homes or in institutions. The purpose of my visit is to be the eyes and ears for Eldercare, to be alert to the needs of these clients and to let Eldercare know of any suspected abuse or neglect. One example of such a patient of mine was Maria, who was in a nursing home due to multiple physical and mental ailments. She had no family or friends to look in on her to

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make sure that she was well-taken care of. In fact, she had been the subject of abuse from family. Due to her illness she could not communicate much and she was totally dependent on the nursing home staff for all her needs. I visited her for the last five months of her life. True, the nursing home provided for her basic needs, but my visits provided the necessary human touch that sometimes is missing in institutional settings. I did simple things for her, like comb her hair, apply lotion, give her a drink of water, sometimes just sit and talk to her. Simple things to you and me but things that made a lot of difference in her life. My presence let the nursing home staff know that there was someone who cared for her and who was willing to step in and advocate for her. I also spoke to the staff -- to the nursing home staff when there was anything lacking in her care and I would communicate any such events to the Eldercare staff. Her illness made her weaker and weaker until there was nothing more that I could do for her but just go and visit her and hold her hand, give her a drink of water, maybe, and on good days I would take her outside and let the sunshine warm her face for just one more day. I know that my visits and my actions on her behalf improved her quality of life those last few months of her life, and so therefore I know that as long as there are persons at risk for abuse and neglect, there is a need for the services of Eldercare.”

**City Staff Response:** The City of Austin funds Family Eldercare public services through the Senior Services Program. The fiscal year 2007-08 Action Plan funds Family Eldercare through the Senior Services program with a contract amount of \$134,000 funding of CDBG and General Fund dollars to serve a total of 208 households.

### 11) Kathleen Coggin, Family Eldercare

“I have a privilege of being a member of the Eldercare staff. I'm also the last speaker for Family Eldercare. I am the Program Director for in-home elder care and respite services. The in-home care program provides the services to allow older adults to maintain their independence and to support those who care for them. 89% of older adults in Travis County live in their own home, not a home, but live in their own home or apartment, and to maintain their independence once they reach that age, 75 and plus, they need some help, and those who -- they may have caregivers that live in a community area, they need help too, and they need help with services such as bathing or grooming or companionship, shopping and transportation for a doctor's appointment. Those are services that Family Eldercare provides. When you are low or moderate income, those are things that you can't afford when you're trying to purchase them from an agency or a service here in the county. Family Eldercare can provide them things through the CDBG funds that we receive. We are able to give them on a subsidized rate and we do it on a sliding scale fee. No other agency provides that in Travis County. The funds we receive let us offer them on a sliding scale fee but we do have to place caps on them, unfortunately. We don't receive enough funds to give unlimited amount of hours, so we try to fund them and give as many hours as we can to as many clients as we can. The population as it ages, more and more adult children of these aging parents are having to become involved in the care. That means we're trying to provide more and more hours of

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respite care as well as come in and take care of -- if you haven't, you will begin to experience taking care of the adults and they need relief as well. That's becoming more and more a demand that we're trying to meet in the community as well. The CDBG clients that we provided support last year, we helped in the community over 1200 calls that we took and provided resource information. We served over 519 clients and 434 caregivers and over 80,000 hours of service. I would have liked to bring a client with me tonight but given, of course, the age and the hour, but I would like to read a brief letter from one of our clients so you can get an idea of the services. This is written by Rodriguez Gibbs. She's the daughter of one of our clients, Alicia Rodriguez. She writes, "Family Eldercare has been taking care of my mother since 2001. We started using their service after my mother fell and we knew she could not be left alone in the house any longer. Placing her in a facility is out of the question. Without Family Eldercare I could not go to work every day. I need to work and I need to know that my mother is being well-taken care of at home. My mother is advanced in age. She will be 100. She will be 100 in October. She needs help to dress and she needs someone to help her prepare her food. She walks with a walker and while she manages well she's fearful of falling." The care attendants, she talked about how wonderful Family Eldercare is and we make it possible for her to keep her mother living at home while she can work as well and the peace of minds it gives her. She hopes Family Eldercare will stay around for a long time and continue the service we do. That's because it's her plan for her mother to be with her well beyond her 100th birthday and her mother, Alicia wants you to know she plans to be around long past her 100th birthday as well.

I believe that concludes our presentation, mayor. If you have any questions."

*Questions:*

*Council Member Leffingwell:* I want to say based on a past personal experience, I know there's a no more deserving group and no more dedicated people in our community and I want to thank you for coming down. Thank you very much. I want to thank everyone who came down from the organization as well.

*Karen Langley:* We hope that funds will be found for our new program center for our facility, either in CDBG or another source that might be found. Thank you very much.

**City Staff Response:** The City of Austin funds Family Eldercare public services through the Senior Services Program. The fiscal year 2007-08 Action Plan funds Family Eldercare through the Senior Services program with a contract amount of \$134,000 funding of CDBG and General Fund dollars to serve a total of 208 households. The fiscal year 2004-2009 Consolidate Plan made public facilities a medium priority. The fiscal year 2007-08 Action Plan has no new funds budgeted for public facilities.

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### 12) Rory O'Malley, Austin CHDO Roundtable

“Good evening. Mayor, Mayor Pro Tem, members of the City Council. My name is Rory O'Malley and I'm here on behalf of the Austin Roundtable which is a coalition of 25 nonprofit housing corporations that are working to address many different kinds of affordable housing needs in the Austin community. A large part of the work is done with the support through the City of Austin, through the HOME program, through the homeless programs, through the Housing Trust Fund programs, and we are very appreciative of all of that support that our members have received. I'm here tonight to talk about preservation of existing affordable housing. One of the facts that many people do not realize in this community is that the vast majority are the persons in this community who need affordable housing, elderly persons on fixed incomes, families with low wages, the persons with disabilities, who are not living in subsidized housing of any kind. They're all living in public housing or not in housing that's supported by any city programs or vouchers, by any government programs of any kind. They're living in privately owned, unsubsidized rental housing. Much of that housing is starting to age, it's 35 to 40 years old. May not be in great condition, but that's where the vast majority, over 60% of the persons in this community who need affordable housing, that's where they're living. They're especially vulnerable to that housing being redeveloped, and with the resulting loss of the affordable housing. Now, there are lots of really exciting things going on in this community with the affordable housing. Bonds were passed back in November and we thank the City Council for all of the work on that, on the affordable housing bonds, the work of the affordable housing development incentives task force, and the recommendations that you heard this afternoon. The redevelopment at Mueller, all of those are great positive activities. If we don't do something to help the affordable housing it's possible we may lose ground instead of gaining and we're really concerned about that. I was really happy to hear this afternoon with the recommendation for the task force and from the city staff that we need to come up with a strategy, a comprehensive strategy for preserving existing affordable housing and with the time frame in March of 2008. We also really strongly support the idea that there needs to be a comprehensive market study done to inventory -- I'll try to finish up -- to inventory the existing housing so we know what we have in terms of units, condition, rent levels and also what the demand is in the community. We need to make a commitment that this community is one in which everyone can live regardless of income or status in life and it starts with housing and we appreciate your support. Thank you very much.”

**City Staff Response:** The Austin City Council is considering recommendations from the Affordable Housing Incentives Task Force that includes funding for a comprehensive housing market analysis that would include privately owned affordable housing. The policy budget presentation to City Council on June 7, 2007 regarding Council budget priorities for fiscal year 2007-08 also recommended funding a housing market analysis.

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### 13) Helen Varty, Front Steps

“I'm Helen Varty. I'm the manager of Front Steps and we manage the Austin Resource Center for the homeless and other good stuff as well. I'm here in support of the community plan, particularly the part that addresses permanent supportive housing because 80% of homeless folks who go into permanent supportive housing stay housed, 50% have increased income, 30% have increased job skills and those are pretty good figures but I want to remind you that there are lots of people still living at the Austin Resource Center for the homeless because there isn't enough permanent supportive housing. Also in the plan there's mention made of a recuperative center and that's directed at giving homeless people appropriate time to recuperate when they get out of the hospital and then place them in housing and that addressing the staggering cost of recidivism at Brackenridge hospital. So we're just here in support of the plan and thank you for listening.”

**City Staff Response:** The City of Austin funds Front Steps to manage the Austin Resource Center for the Homeless through the Shelter Operation and Maintenance Program. The fiscal year 2007-08 Action Plan provides funding of \$217,087 for this program.

### 14) Nancy Cates, Mary Lee Foundation

“Good evening, I'm Nancy Cates with the Mary Lee foundation. Thank you for letting me be here and for all the support that you provided to us in all of the housing programs that you have for us. The Mary Lee Foundation has been housing people for 44 years. We focus our affordable housing on people with very low incomes that have obvious disabilities. They are people who need or want transitional or permanent housing in an affordable neighborhood. Presently we provide housing for 200 to 250 people and we have an ongoing waiting list of prospective tenants. To help overcome the continuing need and the continual loss of affordable rental housing, Mary Lee is presently working with the City of Austin on the Willows, which will replace 20 old inaccessible apartments with 64 new affordable and accessible apartments. The City has also formally provided funding for us to rehab the Cornerstone Apartments, and those are very popular with our group over there. They're beautiful and we always have a long waiting list for that. So that has been a very successful project with the City. Affordable multifamily rental housing is necessary and very important to each person who lives in the Mary Lee Foundation. Without it they can not build a life for the future. Most people regardless of income begin their lives with rental housing and it is often affordable multifamily rental housing. Persons with low incomes often need transitional low cost multifamily housing for a longer period of time before they are able to purchase their first home and without it may never be able to do so. Injuries, illness, loss of income and break-ups of family can often leave persons homeless or near homeless and in need of low income rental housing. Very affordable multifamily rental housing is really the foundation of all other types of housing. It is where people often began their lives and where some find a home for life. We support all the monies that have been set aside for this type of housing and ask that you continue

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to fund it in a very good way because we are losing a lot of it and we need to continue to replace it and we are trying to do our part by upping our density where we are. Thank you.”

**City Staff Response:** The City of Austin continues to fund housing for low-income households in the fiscal year 2007-08 Action Plan through the Rental Housing Development Assistance Program.

### 15) Leonard Perez, Youth Support Services

“Thank you, Mayor and Council Members. I wanted to see if I could pass this out. This is support services that we have received through the program. This was put out by a mentor that was supplied by the Youth Support Services, and I wanted to give the council an opportunity to look at the work that is presented by this program. And I believe very strongly that the program is a working program for the youth and an opportunity for the kids to get out and experience other developments in their community, because our kids are the ones who are the ones who are going to grow up and make decisions for the elders. This program is also paid for some of the doctors that some of us can't afford, also for a lot of different opportunities that the kids have to go out and experience and get things done by themselves. My daughter was a very shy person. She never really actually went out and did things on her own. Through this program she's had the opportunity to develop more self-esteem, she's more open. She's more -- presents herself as a beautiful, nice, a young lady. She's 15, but I believe without this program she would not have that much of an opportunity to present herself and to get the help that she needed. So I really appreciated this program through the Youth Services, and I hope that you will continue to support them and fund them through the program to help other young children have the opportunity to express themselves like my daughter has expressed herself, having a mentor, having the agency, having the help. I believe that a lot of kids without some of that support would eventually be, you know, in the juvenile system or in other facilities, and I thank you very much for the opportunity to present that and you-all have a nice evening.”

**City Staff Response:** The fiscal year 2007-08 Action Plan funds the Youth Support Services program at \$238,260 with CDBG and General Fund dollars to serve 159 households. The City of Austin will contract youth services through Austin/Travis County MHMR for \$203,700.

### 16) Frances Ferguson, Housing Works

“My name is Frances Ferguson. I serve as the chair of the Board, which is a cross sector nonprofit endeavoring to ensure that Austin remains an affordable place for all of its citizens. We applaud Austin and stand by you as our City Council to preside over a plan that's one of the most important plans for housing that we will have ever created for Austin. Because we stand at a crossroads in Austin as we move into an era where we will be redeveloping our older neighborhoods, creating density across the arterials which will result in replacement of much of the



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affordable housing across our city and as you've heard that is where the vast majority of our lower income residents live. Housing Works applauds the core values that have been expressed by the task force, which is to deliberately serve lower income families, to ensure that the housing we produce is sustained long-term, and to stand by a principle that our neighborhoods, much as our traditional neighborhoods are today, are mixed income neighborhoods with a diverse housing stock. That kind of an approach avoids the concentration of poverty which comes with huge public cost to our city in terms of crime, failed schooling for children, and loss of economic developments in those neighborhoods. So mixed income development is the way to go, for the sake of the families and for the sake of our City. And I'd applaud that we have in the last two years demonstrated more cooperative work to advance housing than ever before in terms of the private sector, the nonprofit sector, the neighborhoods and the City all working together to get Vertical Mixed Use, the task force, we stand ready to face this challenge together as we never have before. So I'd like to call out seven points that we think are important to be included in the plan. First of all at this time it's important to quantify goals. Mayor Wynn called my attention to the fact we double every 20 years. We're now in midst of another doubling so we need -- we know historically who are going to go under 30%, 50%, we need to lay those out and set goals for the units so we have a number we can keep score. We need an information system. I applaud the staff calling for a market study and it should lay the groundwork for information so that we can tell how we're doing in all parts of town in terms of matching households and being in those various parts of town. We should have the goals to meet those income layers, as I already mentioned, so that our funding then targets the various income layers that need support. The threat of loss at this time is substantial and already we've seen it. The work that we've been doing to preserve some units in Stone Ridge is one, so therefore new tools for preservation of privately held as well as publicly held housing is critical. That housing be in all parts of the city. That means that all parts of the City must participate, the planning department, transit department, so that transportation is considered with the housing. The last two are the renewal of the Trust Fund. I believe that we near a time when we need to affirm our Trust Fund. And finally, that the Housing Authority is an important part of this plan as the group that is most dedicated, and we need to continue to ask them to be most dedicated to those under 30% of median. In finding the funding for this we know we'll all have to work together to find that funding but to not do so will lead to a huge public cost."

**City Staff Response:** The City Council is considering recommendations from the Affordable Housing Incentives Task Force that provides recommendations based on the core values of serving lower income households, geographic dispersion, and long-term affordability. The Austin City Council created the Housing Trust Fund in 2000. The fiscal year 2007-08 Action Plan provides \$1 million in Housing Trust Fund dollars for affordable housing programs. NHCD continues to collaborate with the Housing Authority of the City of Austin through programs and coordination of projects.

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### 17) Sal Cavazos, Southwest Key

“That's okay. Good evening, members of the council. I'm employed at southwest program incorporated, 501 (c) 3 nonprofit corporation here in Austin, has been in Austin for approximately 20 years, since October. Working every day impacting the lives of youth and families in our community. And tonight I wanted to talk to you a little bit about something Southwest Key is doing in east Austin. Our east Austin community development project, all of you know, as all of you know because you've toured the site, you know that we're building a campus of outreach services for youth and families in the Govalle-Johnson Terrace community, on 7 acres of property also donated by a philanthropist at Southwest Key to serve and to bring services to a community that has long since been left behind in the areas of quality education, job creation, health services, after school programming, parks and the list goes on and on and on and on about a community that has been long since left behind. And while Austin is booming and has been booming in a construction boom in regards to office parks, businesses, lofts, and all kinds of other kinds of developments, such is not the case for public facilities, buildings to bring services to the community, to people in need. Social issues that are not addressed in the community will eventually and now even affect and adversely affect the community. The definition they say of insanity -- now I got your attention -- is to continue doing the same thing over and over and over and expect different results. Our message is clear. The Plan is needs to be adjusted. The five-year Consolidated Plan needs to be adjusted. We support Family Eldercare and other organizations that come before the Council to build facilities, to serve and to bring services to the community, even in the surveys that were done and presented by staff it had surveys being completed that show a need for public facilities. I'm not sure that all the folks that need services are out there filling out these surveys so I don't even know how accurate that is. I'll conclude in a little bit. Our methods is clear. We are asking the Council to direct staff to broaden the vision for the Neighborhood Housing and Community Development Office to include funding in the five-year Consolidated Plan for public facilities and to allocate the remaining \$800,000 that Southwest Key needs to complete the east Austin community development project, a campus of outreach services that the Council began a couple years ago with some support. We believe that this project is worthy, that it will positively impact youth and families in that community and in the larger east Austin community, and we believe that Council should broaden their vision, not just use CDBG funds for affordable housing. That's important, but also a little bit, some of it, should be used to build public facilities to provide services for our community in east Austin that's in need and some that are in crisis with a high drop-out rate, low, under employed paying jobs and for people and families that need services. I thank you for your attention tonight. We have some colleagues here that will further the message of supporting the allocation of \$800,000 over the next five years to complete phase one of the east Austin community development project in the Johnson Govalle neighborhood. Thank you.”

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**City Staff Response:** The fiscal year 2004-2009 Consolidated Plan made public facilities a medium priority. The fiscal year 2007-08 Action Plan has no new funds budgeted for public facilities. Previous funds from the City of Austin to the Southwest Key facility include a NCMP loan of \$624,000 and a previous public facility grant of \$367,108.

### 18) Blanca Anchondo, Southwest Key

“Good evening. Mayor and members of the Council, my name is Blanca and I am the Director of Community Affairs for the Southwest Key program. To piggy back on what the doctor said about our project in the east Austin community, while the construction of the project began a little over a year ago, the project itself began five years ago when Southwest Key began knocking on doors in east Austin and handing out surveys to the community to find out what the resources and services they thought were needed in that community. To follow those surveys, Southwest Key formed a community advisory council made up of residents of the east Austin community to guide our efforts as we moved forward with this project. That advisory council and members of the community that are there to serve came up with a list of programs and services that they felt the community needed, and those were services that any community in any part of the city would need. That would be after school and college prep programming, quality education, cultural programs, GED classes, and the list went on and on. Another thing that they requested was a middle school, a college prep middle school, and as a result of that request Southwest Key presented an application for a Charter School that would begin hopefully in fall of 2008. So because we have made several promises to serve the community that we are moving into, my job is to form those partnerships with other organizations and non-profits to ensure that everything we promised the community we're going to serve will be complied. As a result, we have formed partnerships with Austin Community College to come in and do GED and ESL classes. We're working on a partnership with Skilled Alliance to come in and do computer and work force training. We have partnered with the Growth Club to do summer and after school programming. We're working with College Forward to bring college prep to the students of Johnston High School. We have just been awarded a National Endowment of the Arts, a grant to do a theater project in east Austin. We were also given \$50,000 and presented with a grant from the National Council on La Raza on literacy, homeowner classes in east Austin and the list goes on and on. We will continue working on the programs and services that we promised the community and we will - we will serve them as they requested. Thank you.”

**City Staff Response:** The fiscal year 2004-2009 Consolidated Plan made public facilities a medium priority. The fiscal year 2007-08 Action Plan has no new funds budgeted for public facilities. Previous funds from the City of Austin to the Southwest Key facility include a NCMP loan of \$624,000 and a previous public facility grant of \$367,108.

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### 19) Susana Almanza, Southwest Key

“Southwest Key will provide intergenerational involvement through its quality education, through the Charter School, through adult classes on GED, ESL, truly combining services to the community, it's going to develop a technology center, something that has been needed in our area for such a long time. It's truly a community and economic development project, but we look at it as going to be providing jobs, it's providing jobs right now for those that are helping to build the project and it's been provided those jobs but it's also going to be providing jobs for those that are going to be providing the services, teachers, for the -- for the charter schools, you know, all of the services in GED, ESL, those are jobs that's going to be created in our community. Also providing a small business development in the area. When we look at this project, it's a one of its kind like no other because it has involved the community at the table from the beginning; it is committed to -- to what the community said it needed in this particular area, so it encompasses all of the different criteria when you look at using community development funds. It definitely meets all of the criteria we think it's a very, very important project for our community and hope that you continue to support the Southwest Key program. Thank you.”

**City Staff Response:** The fiscal year 2004-2009 Consolidated Plan made public facilities a medium priority. The fiscal year 2007-08 Action Plan has no new funds budgeted for public facilities. Previous funds from the City of Austin to the Southwest Key facility include a NCMP loan of \$624,000 and a previous public facility grant of \$367,108.

### 20) Marcelo Tafuya, Southwest Key

“Mayor, Council, once again thank you for -- for letting us speak. I am the district director for LULAC here in Austin. LULAC is dedicated officially to education for the well-being of Latino communities. When I joined Southwest Key as one of the Advisory Boards, almost four years ago, their concept was something that we had never seen. Well, we heard a lot in east Austin, a lot of promises. They finally came through. If you drive there, you see that they have a facility; you know definitely that they are committed. The City of Austin has a commitment -- needs the commitment. The county needs a commitment. The federal government needs a commitment. All that we need is that little extra push to get it complete. On completion one of the things, one of the bases that I follow is education. I'm getting old, eventually I won't be around. But hopefully the children will be there to replace me. To replace many of us who will not be here anymore. But the way they can do it properly is getting an education. Going somewhere where they know they are wanted, they are needed, they are appreciated. In many cases we have a lot of recreation centers that devote their time to children, to entertain them, to give them a little education. But this center is dedicated to really, really give them not only an after school education that a lot of our children need because they don't get enough from the schools. What they get is not really to me not necessarily what they really need, but they need additional. So this -- this place will give them that

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opportunity not only in the computer skills but after school, a daycare center, a theater where -- that will draw the children and -- and a young adult to be entertained. They will also participate in the entertainment. If you put it altogether, you see how family comes together, Southwest Key has been able to do this and -- in east Austin. To be able to bring us together once more and give us an opportunity to educate our children and to bring them forward. I want to thank you all again and I really urge you to help at least get this out of the way so we can actually start on a promise that Southwest Key made to me and to our people. Thank you and I appreciate your time."

**City Staff Response:** The fiscal year 2004-2009 Consolidated Plan made public facilities a medium priority. The fiscal year 2007-08 Action Plan has no new funds budgeted for public facilities. Previous funds from the City of Austin to the Southwest Key facility include a NCMP loan of \$624,000 and a previous public facility grant of \$367,108.

### 21) Ron Cranston, United Cerebral Palsy of Texas

"Thank you very much; I'm Ron Cranston representing tonight United Cerebral Palsy of Texas. Been in Texas since 1954, assisting folks with disabilities. My theme tonight is affordable, accessible, integrated housing and long-term services and supports. The Action Plan that we are discussing tonight affects us within our Accessible Housing Project and our Home of Your Own Project and other aspects of our organization. One of which is through CDBG funds where the city coupled up with the private developers in United Cerebral Palsy who also got some HUD. 811 funding to -- to provide -- to buy actually - to provide accessible, affordable and integrated housing for folks with disabilities at 30% of their income. And most of those folks are at as very low income as we have known earlier, mostly at the SSI level, which is \$623 per month. Other things that -- that happen I think -- and need to continue to happen in the Plan are developing those public/private and sometimes maybe public -- public partnerships. I know that there's initiative to move from the institutions into communities, there needs to be more done in terms of working with the local governmental agencies yourself, from the state level to incorporate programs of long-term services and support systematically as people move into our community. People are moving into our community. From institutions like nursing homes and large state schools. The other thing is there are about 826 people with disabilities that are on the waiting list for section 8 and these deep -- the vouchers are a necessity for a number of folks. Unfortunately Section 8 is about every four years, has at least in the past and we need to have more subsidies like Section 8 that are flexible to get people into housing around the community as many folks have talked about in various parts of the community with -- with accessibility components in the housing. We need to make sure that the Plan reflects that we are going to continue to have a degree of regulation in the accessibility and that there are a number of units that are being built that are truly accessible. Along with those which are visitable that folks can get into, participate with their neighborhoods and friends in various activities. I will try to be very brief and finish. The other part of the CDBG thing that I mentioned before is that you have a wonderful program called the Architectural Barrier Removal Program that is vital to folks with facilities in Austin. Additional United Cerebral Palsy does things like the City does in terms of home ownership, particularly for folks with disabilities and home buyer assistance, housing counseling, home buying counseling and barrier removal are

## City Council Public Hearing

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all part of what we did across the state and we need to continue to focus on folks with disabilities and folks with very low income to make sure that affordable, accessible housing comes in larger focus and a manner in this Plan that uses the funds not just rental but also home ownership for folks with disabilities. I thank you very much for your patience and your time.”

**City Staff Response:** The City of Austin encourages accessible and affordable housing through its S.M.A.R.T. Housing™ Policy that provides incentives to developers to include a portion of the development as affordable and accessible. Part of the Affordable Housing Incentives Task Force includes recommendations to provide greater geographic dispersion, while also encouraging accessible housing for lower-income households. Also, the fiscal year 2007-08 Action Plan continues to fund the ABR Rental and Owner programs. ABR Rental plans to serve 90 households with \$250,000 in CDBG carry forward. ABR Owner plans to serve 360 households with a budget of \$1,373,885.

## Fiscal Year 2007-08 Annual Action Plan

### Section 6: Public Hearings

# Economic Development Stakeholder Meeting May 30, 2007

**Attendees:** Marcelo Tafoya (Lulac), Marcelo A. Tafoya (Lulac), Margo Weisz (PeopleFund), Veronica Delgado Savage (Southwest Key), Eldridge Nelson (Community Development Commission), Gerald Joseph, Oscar Fresch, Sr., Valerie Joiner, Marva Overton (AAQL Resource Commission), Claudia Conner (BIGAustin), Greg Marshall (City of Austin, EGRSO), Shannon Jones (City of Austin, HHSD), Carmen Noriega, Lavonne Scott (NBMBA), Chiquita W. Eugene (AAQL Resource Commission)

**Facilitator:** Kim Freeman, City of Austin, Planning and Grants Management Staff

#### **Presentations:**

- 1) Action Plan Process: Kate Moore, City of Austin, Planning and Grants Management Staff
- 2) Current Neighborhood Housing and Community Development (NHCD) Economic Development Programs: Van Jobe, City of Austin, Community Development Manager

#### Questions:

#### **What are the Top 3 Needs in the Community?**

- 1) Job creation and preservation.
- 2) Marketing packages and tools for East Austin.
- 3) Affordable space for small, minority businesses in development areas, such as RMMA. A community land trust for small businesses is a possible solution.
- 4) Education and financial education for business owners, potential business owners, and high school students.
- 5) More outreach regarding existing NHCD programs and other City programs.
- 6) More outside training brought in to help with skill development.

#### **What is working with NHCD Economic Development Programs?**

- 1) NHCD programs provide an alternative source of capital to small businesses.
- 2) NHCD programs provide training and technical assistance.
- 3) Façade improvement program.

#### **What is not working in NHCD Economic Development Programs?**

- 1) Not enough outreach regarding NHCD and City programs.
- 2) No asset map of existing programs to assist people to locate available services.

#### **What would you like to see different?**

- 1) Require businesses to receive training as part of receiving a loan.
- 2) More education/outreach on programs and services provided by NHCD and other entities.

## Economic Development Stakeholder Meeting May 30, 2007

- 3) Programs should extend outside the CP&R Zone to reach those that have left the area.
- 4) NHCD should have more flexibility dealing with business tenants that do not own their business property.
- 5) NHCD should create a portfolio of success stories, such as Angie's and Cisco's.

### Marketing Suggestions

- 1) Community can access SCORE (a program that provides successful business retirees to assist new businesses).
- 2) Meet and greet event about NHCD and other City programs.
- 3) Bring outreach out to the neighborhoods, businesses, and areas where people already are, instead of asking people to come to NHCD.
- 4) Create more partnerships.
- 5) Start mentorship programs.
- 6) Create a marketing program for the entire East Austin area.

**City Staff Response:** All input and marketing suggestions from the stakeholder meeting have been forwarded to the Public Information Division and Community Development Division of NHCD. The Public Information Division has already begun to implement some of the suggestions, including creating a portfolio of success stories.



Fiscal Year 2007-08 Annual Action Plan

Section 6: Public Hearings

Letters and Emails from Draft Comment Period



*People Organized in Defense of Earth and her Resources*

Mr. Sabino Renteria, Chair  
Community Development Commission  
P.O. Box 1088  
Austin, TX 78767

May 30, 2007

RE: Consolidated Plan Fiscal Year 2005-09  
U.S. Department of Housing and Urban Development (HUD)

Dear Mr. Renteria:

PODER (People Organized in Defense of Earth and her Resources) request that our comments regarding the need for affordable housing (0% to 50% MFI) be included in the Consolidated Plan Fiscal Year 2005-09, U.S. HUD.

We are requesting that funds be allocated to construct affordable housing at 601 Airport Boulevard, Austin, Texas 78702. This property is presently owned by the City of Austin, the City's residents. These forty-four (44) acres should be used to construct real affordable housing.

We also feel that the forty-four acres at 601 Airport Boulevard can be used to provide economic opportunities such as; a day care center for area residents, doctor's offices and small local business development.

The City of Austin has the opportunity to contribute numerous acres to the Community Land Trust for development. This land can also be subdivided to provide land to Habitat for Humanity and Guadalupe Neighborhood Development Corporation so that they can provide real affordable housing. Federal law requires that housing and community development grant funds primarily benefit low-and moderate-income people in accordance with HUD.

The site at 601 Airport Boulevard can be used to improve the safety and livability of neighborhoods; increasing access to quality facilities and services and increase the availability of permanent housing that is affordable to low and moderate-income people.

Together we can provide a suitable living environment, decent housing and expand economic opportunities.

Sincerely,  
*Susana Almanza*  
Susana Almanza  
Co-Director

*Erika Gonzalez*  
Erika Gonzalez  
Co-Director

## Letters and Emails from Draft Comment Period

*P.O. Box Austin, Texas 78762-6237*

*512/472-9921 Fax:*

*512/472-9922*

*Email: [Poder@austin.rr.com](mailto:Poder@austin.rr.com)*

*Website: [Poder-texas.org](http://Poder-texas.org)*

**City Staff Reponse:** The 44 acres located near 601 Airport are owned by the City of Austin's Health and Human Services Department (HHSD). HHSD developed a master plan for the 44 acres that can be found at:

<http://www.cityofaustin.org/health/downloads/shelterschematic.pdf>

The master plan includes moving the Animal Shelter to that location and does not currently include affordable housing. This letter was forwarded to HHSD for their consideration.

## Letters and Emails from Draft Comment Period

*Note: The letter from HousingWorks was received after the published time of 4:45 on June 5<sup>th</sup>, but will still be considered by NHCD.*



HousingWorks  
AUSTIN

611 South Congress #200  
Austin, Texas 78704

**TO: Paul Hilgers, Director**  
**City of Austin, Neighborhood Housing and Community Development**  
**FR: Frances Ferguson, President of Board**  
**HousingWorks**  
**DT: June 5, 2007**  
**RE: Comments for the Comprehensive Plan for Housing**

Dear Mr. Hilgers:

HousingWorks is enthusiastic about the progress made over the past years toward advancing affordable housing in Austin. We would like to submit the following comments and suggestions for the Comprehensive Plan for Housing in anticipation of the critical time we are now at in Austin's history. Thank you.

### **HousingWorks Comments on the Comprehensive Plan for Housing**

**First we need two primary principles:**

- 1. a plan that declares a numerical goals that are relevant to our household growth projections by income levels**
- 2. a plan that is committed to mixed income mixed stock development in all parts of town – and committed to not concentrating poverty.**

Austin is at a critical time with regard to housing. Mayor Winn has captured everyone's attention on planning for growth, as our city doubles in size every 20 years. With this round of doubling, we will change the way our inner older neighborhoods are built. While density on arterials is essential to the ongoing health of our city; we will lose thousands of low-rent (\$400-\$800) apartments. Replacing these homes is essential.

Our Comprehensive Plan for housing must now define specific numerical 10-year goals for housing for all of Austin. How many households are projected for different income levels— and how will we ensure that housing options are available for them in all parts of

## Letters and Emails from Draft Comment Period

town. How many will we work into our plans? Conversely, how many of our lower income citizens will we allow to be un-housed or have to leave Austin?

Our plan must specify our commitment to remaining a mixed-income city with a wide range of housing stock in all parts of town. This is being achieved deliberately at Mueller, and can be achieved with similar deliberation across Austin. The benefit of mixed housing stock development is that each part of town can become a destination; poverty is not concentrated. Research proves that when poverty is evenly distributed, no one community—of any income—suffers the high public and personal cost of concentrated poverty. It is better planning for families, schools, public safety, and economic development to have a wide range of housing stock in all parts of town.

The plan needs to support the research and policy work to design new funding resources. Housing affordability problems for individuals and families mean economic and social problems for cities. When cities cannot add new affordable housing in the same parts of town as new jobs are created, traffic congestion and air pollution increase. Regional economies may lose billions of dollars a year in wasted fuel, delayed shipments, and lost work time. In response, all Austinites including its elected representatives, citizens groups, nonprofits, businesses, and other stakeholders should help marshal the financial resources to pay for the strategies to increase the supply of affordable homes. Who pays now? We all share the burden. Or later, we all pay much more.

The plan we need now must confront the challenges we face in the next 20 years to ensure that Austin is a place its artists, teachers, nurses, cashiers, manufacturing and construction workers, city - county - state - university employees, retired and people with disabilities can afford. Or we will look back and wonder when we turned into Manhattan, San Francisco, or San Diego, cities impossible for the working class to afford.

### **Second, we have specific recommendations for the Comprehensive Plan.**

In light of the opportunities and challenges of growth, HousingWorks calls upon Austin to include in its Comprehensive Plan the following features:

- 1) **An information system to annually report on the housing – jobs – household match in various sectors of town.** Such a system would illustrate rental and for sale homes by price and area of the city; jobs in each area; and household incomes by area. In the long run, development and preservation must ensure that mixed housing stock is planned for and built in all parts of town. These parts of town can be described as major planning sectors (e.g. north central = River – Mopac – 183 – I-35)
- 2) **Just as we have an environmental commitment that cuts across all departments, our plan should define processes by which an official commitment to planning in housing affordability cuts across all City departments:**

## Letters and Emails from Draft Comment Period

- a) **TODs:** Although development plans for the Crestview TOD are frequently reported in the media, no mention is made of how this transit district will comply with the city's TOD affordability goals. Each TOD plan needs to identify how it will meet the Council goals for affordability.
  - b) **Area plans:** Wide range of affordability needs to become a required element of neighborhood plans. Future development plans must be coordinated in a way that is respectful of the neighborhood planning process.
  - c) **Transit corridors:** As corridor planning is being done, existing affordable housing should be mapped, so that the impact on affordability can be planned for.
  - d) **Public lands:** When public lands or parklands are available for new uses, housing should be a top priority.
- 3) **A commitment to our Housing Authority of the City of Austin:** We have one of the best housing authorities in the nation. It has been creative in establishing additional sources of income to support its activities at a time when the federal government is starving the public housing system. This year HUD is requiring the city to include in the action plan a market study of the housing needs of people on the waiting lists for public housing and housing vouchers. We recommend using the opportunity of the market study and the broader-purpose market study being proposed by the NHCD / AHFC staff to highlight the particular housing needs of extremely low-income Austinites. We recommend that maintaining our local commitment to the existing stock in the housing authority's inventory, with an eye toward increasing the stock affordable to those on the housing authority's waiting lists. We recommend that our plan identify these public housing units as essential to meeting the needs of Austin's lower income households.
- 4) **Preservation of existing rental properties:** Critical research completed in at the Community and Regional Planning program of the University of Texas for HousingWorks depicts a looming crisis for low-income renters as Class C apartment stock redevelops. We would be happy to share the study with the City of Austin. Among key points, it documents that properties of 50+ units have **22,308 homes affordable at 50% MFI or less**, while in 2005 Austin had a **shortage of 24,451** units for people earning less than half of median. **The existing 284 Class C affordable properties are clustered in central Austin**, in Riverside, Allendale, Crestview, Highland, St. Johns, and South Lamar Planning Areas. These areas are ripe for redevelopment.

In conjunction with the Community and Regional Planning Program report, a U.T. Law School Clinic conducted research on policies that have been used across the country to promote preservation. HousingWorks strongly recommends that a Stakeholder Group be organized to consider the types of programs and policy needed to preserve existing affordable rental properties. The Stakeholder Group could be charged with identifying **new resources and tools** that would provide incentives for owners to preserve these properties as affordable, such as new rehab resources for

## Letters and Emails from Draft Comment Period

owners or creative new public-private partnerships to allow owners to exit by transferring to an entity committed to affordability.

- 5) **The Housing Trust Fund must be renewed as a permanent fund.** Over the past 10 years, a number of creative revenue sources have been identified for the Trust Fund. This fund is more important than ever and needs to be renewed permanently along with the re-commitment of any funds by which it is sourced.

**City Staff Response:** The Austin City Council is considering recommendations from the Affordable Housing Incentives Task Force that includes funding for a comprehensive housing market analysis. The market analysis would be the first step to comprehensive goal setting based on income targets and geographic location. The policy budget presentation to City Council on June 7, 2007 regarding Council budget priorities for fiscal year 2007-08 also recommended funding a housing market analysis. NHCD is currently researching housing preservation policies with the assistance of the Housing Committee of the Community Development Commission. All of HousingWorks comments will be forwarded to the appropriate City staff and departments for consideration.



## **APPENDICES**

**APPENDIX I:** City of Austin Monitoring Plan

**APPENDIX II:** Affirmative Marketing and Minority Outreach

**APPENDIX III:** HUD FY 2007 Income Guidelines

**APPENDIX IV:** Maps

## **APPENDIX I:**

# **City of Austin Monitoring Plan**



# City of Austin Monitoring Plan

The City of Austin's monitoring plan outlines the processes used to monitor compliance with federal, state and local requirements of assisted programs and project activities. Four monitoring processes are outlined in this section. The first addresses monitoring active contracts; the second addresses monitoring projects with an affordability period, or long-term monitoring requirements; the third addresses monitoring compliance with the City's Section 3 Plan; and the fourth describes performance measurement tracking and reporting.

The goal of the City of Austin's monitoring process is to assess sub-recipient/contractor performance in the areas of program, financial and administrative compliance with federal, state and municipal regulations and current program guidelines. Under this plan, all programs and project activities are monitored annually through one or more of the following components.

## I. ACTIVE CONTRACTS

Prior to executing any agreement or obligation, monitoring takes the form of a compliance review. Verification is obtained to ensure that the proposed activity to be funded has received the proper authorization through venues such as the annual Action Plan, environmental review and fund release, and identification in the IDIS system. Funded activities generally are recognized in form of internal or external projects.

**Internal Projects.** For internal activities implemented by the City staff, compliance begins with written program guidelines, documentation and tracking mechanisms that will be used to demonstrate compliance with applicable federal, state and local requirements.

**External Projects.** For project activities implemented through external programs or third party contracts with non-profit, for-profit and community-based organizations, contract compliance may include:

- Development of a comprehensive Notice Of Fund Availability (NOFA)/Request For Proposals (RFP) which details performance, financial and regulatory responsibilities;
- Review and execution of a contract that includes, at a minimum, meeting the national objective, performance measures, a spending plan, a performance plan, a reporting format, reporting timelines, a budget and all applicable regulations referenced; and
- Subsequent verification of performance through desk, file, and/or on-site review.

Whether for internal or external projects, monitoring/compliance activities may include, but may not be limited to the following:

1. **Compliance Review prior to obligation of funds.** Prior to entering into any agreement or obligation of entitlement funds, the City conducts a compliance review to verify that the program activity has been duly authorized. The compliance review consists of:
  - Verification that the program activity has been approved as part of the Action Plan for the specified funding source and year;

## City of Austin Monitoring Plan

- Confirmation of the availability of applicable funds for the specific activity;
- Verification that the activity has received an environmental review and fund release;
- Verification that the activity has been set up and identified in the Integrated Disbursement Information System (IDIS); and
- Confirmation that the scope of work defined in the contract has adequately addressed performance, financial and tracking responsibilities necessary to report and document accomplishments.

After this information has been verified, staff may proceed to obtain authorization and utilize entitlement funds for the activity.

2. **Administrative Desk Audit.** Before processing an invoice for payment, staff reviews the information to be sure that the item or service is an eligible expense and it is part of the contract budget. Staff also reviews performance reports and supporting documentation submitted with invoices to ensure that the contractor is performing in accordance with the terms of the current contract, any amendments, and the scope of work. The contractor's insurance certificate is also reviewed regularly to ensure that it is still in effect. This level of monitoring is performed on an ongoing basis throughout the duration of the contract and is documented through the use of an Administrative Desk Audit Review (ADA).

Through the review of performance reports and other documentation submitted by the contractor, staff is able to identify problems early and facilitate corrections or improvements. Should staff identify problems, he/she will work with the contractor to provide the necessary technical assistance to reach resolution. However, if no resolution of identified problems occurs or the contractor fails to perform in accordance with the terms and conditions of the contract, staff has the authority to enforce default provisions in the contract.

3. **Records Audit.** The review at this level includes a review of all file documents as needed. A file checklist is used to determine if the required documents are present. Through the review of performance reports and other documentation submitted by the contractor, staff is able to identify problems early and facilitate corrections or improvements. Should staff identify problems, he/she will work with the contractor to provide the necessary technical assistance to reach resolution. However, if no resolution of identified problems occurs or the contractor fails to perform in accordance with the terms and conditions of the contract, staff has the authority to suspend further payments to the contractor until such time that issues have been satisfactorily resolved.
4. **Selected On-Site Monitoring.** An internally conducted risk assessment will be used to determine the priority of site reviews to be conducted. Based on the results of the risk assessment, a selected number of projects may have an on-site review conducted. The performance of contractors is reviewed for compliance with the program guidelines and the terms and conditions of the contract. In particular, staff verifies program administration and regulatory compliance in the following areas:
  - Performance (*e.g.* meeting a national objective, conducting eligible activities, achieving contract objectives, performing scope of work activities, maintaining contract schedule, abiding by the contract budget);

## City of Austin Monitoring Plan

- General management practices;
- Financial management practices (*e.g.* utilizing an accounting system, establishing and abiding by internal controls);
- Record keeping/reporting practices;
- Compliance with applicable anti-discrimination and accessibility regulations and ordinances (*e.g.* ADA, Section 504 of the Rehabilitation Act, Fair Housing Act, Visitability Ordinance; and

Additional activity-specific reviews (*e.g.* housing rehabilitation, economic development, public facilities, acquisition, and disposition) may include the following activities:

- In-house preparation or desk audit-review of all contract files
- On-site visit at the physical address of the contractor to review all contractor files

There will be follow-up, as necessary, to ascertain regulatory and program administration compliance.

5. **Project Closeout.** Once a project activity has been completed and all eligible project funds expended, the staff may require the contractor to submit a project closeout package. The project closeout will provide documentation to confirm whether the contractor was successful in completing all performance and financial objectives of the contractor. Staff will review and ask the contractor, if necessary, to reconcile any conflicting information previously submitted. The project closeout will constitute the final report for the project. Successful completion of a project means that all project activities, requirements, and responsibilities of the contractor have been adequately addressed and completed.

## II. ON-GOING MONITORING

As a condition to providing federal funds involving housing or real property, HUD and the City may require extended periods of obligation beyond the initial performance objectives of a project in order to justify the amount of funding provided. These extended periods of obligation, also known as affordability periods, may last up to 20 years or longer. On-Going Monitoring (OGM) is the function to monitor compliance with these long-term obligations secured through the use of restrictive covenants, real estate deeds of trust and notes. OGM is responsible for determining if long-term compliance obligations are continuing to be met. Staff verifies that beneficiaries of the City-funded programs adhere to the terms and conditions of their agreements throughout the terms of their loan agreements. As non-compliant projects are identified, staff provides technical assistance to beneficiaries to facilitate compliance with applicable federal, state and local requirements. This type of monitoring is an important decision-making tool in evaluating and demonstrating program success/performance.

On-going monitoring activities include the following:

### 1. Desk Review

There are two forms a desk review may take:

- i. Online research of property ownership, tax and other public records; and

## City of Austin Monitoring Plan

- ii. Review of compliance reports provided by beneficiaries such as performance and/or occupancy reports, income verifications, property inspection reports, and financial audits.

### 2. Site Review

Based upon a risk assessment of each property, staff may conduct a site visit to inspect the property, confirm information provided by beneficiaries, and/or determine the adequacy of on-site records.

### 3. Corrective Action Enforcement

Beneficiaries are notified in writing regarding any compliance deficiencies, corrective action needed and a deadline for responding. Technical assistance is provided to facilitate correction of deficiencies and to help beneficiaries understand the requirements and conditions set forth in their respective lien documents.

### 4. Technical Assistance

Technical assistance will be provided to cure deficiencies and insure the beneficiaries know and understand the requirements and conditions set forth in their respective lien documents.

## III. SECTION 3: Increasing Employment Opportunities for Low-income Residents

Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701u) (Section 3) requires the City of Austin to ensure that employment and other economic and business opportunities generated by the Department of Housing and Urban Development (HUD) financial assistance, to the greatest extent feasible, are directed to public housing residents and other low-income persons, particularly recipients of government housing assistance, and business concerns that provide economic opportunities to low- and very-low income persons.

### Section 3 Policy Statement

It is the policy of the Neighborhood Housing and Community Development (NHCD) Office of the City of Austin to require its subrecipients and contractors to provide equal employment opportunity to all employees and applicants for employment without regard to race, color, religion, sex, national origin, disability, veteran's or marital status, or economic status and to take affirmative action to ensure that both job applicants and existing employees are given fair and equal treatment.

NHCD implements this policy through the awarding of federally assisted contracts to contractors, vendors, and suppliers that may include construction related activities. To the greatest extent feasible, the Section 3 policy is designed to help create employment and business opportunities in construction related activities for Section 3 residents of the City and other qualified low- and very low-income persons residing in project areas.

It is anticipated that the policy may result in a reasonable level of success in the recruitment, employment, and utilization of Section 3 residents and other eligible persons and business by Section 3 contractors working on construction related contracts partially or wholly funded with the United States Department of Housing and Urban Development (HUD) monies. Prior to acting on any proposed contract award, NHCD and its subrecipients shall examine and consider a contractor's or vendor's potential for success not only in the cost for services, but also by its stated efforts to provide employment and business opportunities to Section 3 residents should employment opportunities arise

## City of Austin Monitoring Plan

during the course of the funded construction related activity. NHCD and its subrecipients may provide extra consideration to contractors and vendors making efforts to meet or exceed established Section 3 policy employment goals in the award of these contracts.

### Monitoring Compliance with the Section 3 Plan

NHCD, in conjunction with other appropriate City Departments, will develop a Section 3 Action Plan to identify the goals, objectives, and actions that will be implemented to ensure compliance with the requirements of Section 3. NHCD will identify these goals and objectives in its contracts and agreements and will monitor and track the efforts of contractors and vendors to comply with Section 3 requirements. NHCD will provide an annual report to HUD that will identify the efforts made in increasing employment opportunities in construction related activities to Section 3 residents and businesses.

## IV. PERFORMANCE MEASUREMENT TRACKING AND REPORTING

The recent HUD NOTICE CPD-03-09 encourages State and Local entitlements to develop Performance Measurement Systems for Community Planning. In fiscal year 1998-99, the City of Austin began implementing performance measure tracking and reporting. Each department was required to submit performance measures for tracking and reporting. These measures were mostly output and efficiency measures, i.e. units produced and cost per unit.

Beginning in fiscal year 2004-05, NHCD added a new outcome measure to track the impact of the clients served with the greater community. Every year the City sends a customer survey to a random sample of Austin residents. One of the questions asked is: "What is your overall satisfaction of the availability of affordable housing for low/moderate income families?" The five selectable responses are: 1) very low, 2) somewhat low, 3) no opinion, 4) somewhat high, and 5) very high.

In addition to this information on a city-wide basis, NHCD will also provide a survey to recent clients served and ask the same question. These responses will be tabulated and compared with overall city opinion on the satisfaction of the availability of affordable housing.

The Department of Housing and Urban Development, on March 7, 2006, issued the *Notice of Outcome Performance Measurement System for Community Planning and Development Formula Grant Programs*. This Notice describes the new required outcome performance measurement system for communities that receive formula grants. The City of Austin's outcome performance measures allows HUD to clearly demonstrate program results at the national level. The City of Austin began collecting these new outcome performance measures in fiscal year 2006-07.

## **APPENDIX II:**

Affirmative Marketing and Minority Outreach

## Affirmative Marketing and Minority Outreach

As a recipient of federal funds, the City of Austin must adopt affirmative marketing procedures and requirements for federally-assisted rental and homebuyer projects. Affirmative marketing steps consist of actions to provide information and otherwise attract eligible persons in the housing market area to the available housing without regard to race, color, national origin, sex, religion, familial status or disability.

The City of Austin's Equal Employment and Fair Housing Commission informs the public of Austin's fair housing laws. The City has adopted laws that go beyond the federal guidelines to make protections based on race, color, sex, creed, religion, national origin, age (18 years or older), status as a student, physical and mental handicap, parenthood, sexual orientation and marital status. The City is working to strengthen partnerships between the Commission, the Austin Tenants' Council and the Mayor's Committee on People with Disabilities to address the problems of housing discrimination. The City also provided a forum to discuss housing discrimination with stakeholders at the "Community Conversations" Forum in 2005.

With changing demographics in Austin (Hispanic and Asian population has dramatically increased in the last 10 years), there are challenges when marketing to an eligible population that is limited English proficient (LEP). If there is an LEP population, NHCD strives to meet this need by:

- Translating marketing material to serve this population,
- Working with the language minority-owned print media, radio and television stations,
- Partnering with faith-based and community organizations that serve newly arrived immigrants, and
- Conducting marketing activities and educational sessions in Spanish at community outreach events, such as Homebuyer Fairs.

### I. Affirmative Marketing Plan

When a homeowner or rental housing project containing five or more units will be constructed, the City of Austin and/or its subrecipients will provide information to the community to attract eligible persons who are least likely to access affordable housing opportunities; which may include low to moderate income individuals, minority groups, residents of Public Housing and residents of manufactured housing. Information may be provided through neighborhood association newsletters, informational flyers, events, newspaper ads, posting on the City's website, home tours, postcards, groundbreakings, Austin Board of Realtors listing, press releases, homebuyer fairs and workshops, education classes, and advertisements on the City television station without regard to race, color, national origin, sex, religion, familial status or disability.

In each program's guidelines, requirements for owners are outlined. Each owner is required to agree to carry out the following affirmative marketing procedures and requirements.

## Affirmative Marketing and Minority Outreach

1. The business/builder/non-profit shall not refuse to sell or rent the subject homes to an individual because of race, color, religion or national origin.
2. The business/builder/non-profit shall not refuse to sell or rent the subject homes to an individual because that individual has children who will be residing in that dwelling.
3. The business/builder/non-profit shall not refuse to sell or rent the subject homes to an individual because that individual is eligible for public housing assistance.
4. The business/builder/non-profit shall conduct special outreach to a target group of persons least likely to apply through advertisement in newspapers whose circulation is primarily among the target group, as well as through notification of appropriate community groups and agencies.
5. The business/builder/non-profit shall advertise all homes for sale and apartments for rent in the appropriate local media.
6. The business/builder/non-profit shall include in all advertising HUD's Equal Housing Opportunity logo, slogan or statement, as defined in 24 CFR 200.600.
7. The business/builder/non-profit shall instruct all employees and agents both orally and in writing about the City's affirmative marketing requirements.
8. The business/builder/non-profit shall prominently display in its office HUD's Fair Housing Poster or Equal Housing Opportunity logo.
9. The business/builder/non-profit must keep on file any and all sales advertisements and applicant information. Copies of this information must be forwarded upon request to staff so that staff may properly assess the affirmative marketing practices.
10. Nondiscrimination: In the performance of its obligations under this agreement, The business/builder/non-profit will comply with the provisions of any federal, state or local law prohibiting discrimination in housing on the grounds of race, color, sex, creed or national origin, including Title IV of the Civil Rights Act of 1964 (Public Law 88-352, 78 Stat. 241), all requirements imposed or pursuant to the Regulations of the Secretary (24 CFR, Subtitle A, Part I) or pursuant to that Title; regulations issued pursuant to Executive Order 11063, and Title VIII of the 1968 Civil Rights Act.

The City of Austin keeps files of all marketing efforts.

Austin will report on its annual accomplishments in the CAPER. The measurement of the City's success will be to compare program participation to the City of Austin's overall demographics. The City of Austin will work with any contractor who is not meeting the requirements of the affirmative marketing plan to provide necessary technical assistance and guidance.



## **Affirmative Marketing and Minority Outreach**

### **II. Minority Outreach Plan**

On February 19, 1987, the Austin City Council passed an ordinance establishing the Minority- and Women-Owned Business Enterprise (MBE/WBE) Procurement Program. The City Council approved major amendments to that ordinance on July 13, 1995. The program, which is administered by the City Department of Small and Minority Business Resources (DSMBR), established procurement goals for City departments that target Minority- or Women-Owned Business Enterprise (MBE/WBE). To qualify as a MBE/WBE, the business must be certified by the Department of Small and Minority Business Resources as a sole proprietorship, partnership, corporation, joint venture or any other business entity that is owned, managed and operated by a minority or woman, and which performs a commercially useful function. Once certified, MBE/WBE vendors are included on a citywide database that details the products and services they provide by commodity code. This database is also available to prime contractors who are seeking to subcontract with City-certified MBE/WBE vendors.

The City of Austin produces the Contractor/subcontractor Activity Report after the close of every contract which is used to determine the amount of MBE/WBE contracts.

### **III. Plan for Increasing Homeownership for Special Populations**

In addition to minority populations, federal programs like ADDI require special outreach efforts be conducted to more specialized segments of the community. The City of Austin has expanded its outreach efforts to particular segments of the community that have historically low participation level in the homeownership. These targeted populations may include but are not limited to residents of public housing and tenants of manufactured housing. Through increased coordination with the Housing Authority of the City of Austin (HACA), additional criteria will be developed that may allow public housing tenants additional consideration in accessing homeowner housing developed through the Austin Housing Finance Corporation (AHFC) and through local Community Development Housing Organizations (CHDO). Tenants of manufactured housing will be encouraged to participate through several homeownership fairs scheduled to be conducted in areas with high levels of manufactured housing. Through the information and training provided during the fairs, tenants of manufactured housing will be encouraged to become home owners, rather than renters. Further follow up with tenants will help identify those low income households that may be able to take advantage of existing homeownership opportunities. Low income household tenants that currently are unable to qualify for homeownership because of issues such as debt, credit, and income may be referred to accredited housing counseling providers.

### **IV. Long Term Homeownership Maintenance Plan**

Increased foreclosure rates nationally indicate the need to ensure that low income homebuyers can not only purchase their home, but maintain homeownership as well. It is the intent of the City of Austin to help increase homeownership and help ensure long term

## Affirmative Marketing and Minority Outreach

stability of new first time home owners. It must be recognized that some low income households may not be ready to participate in homeownership. This can be accomplished through a series of proactive actions that include 1) restricting assistance to only low-income households that have demonstrated financial capabilities in obtaining and maintaining homeownership and 2) not participating in lending transactions that can be detrimental to the long term stability of the low income homeowner. In addition, the City will utilize the following plan of action in increasing long term homeownership stability and minimize the possibility of foreclosures of low income first time homebuyers:

1. Developing reasonable program lending criteria – This establishes limitations of fees and down payment assistance for City participation and helps minimize the effect of potential predatory lending.
2. Conducting needs based financial analysis – This identifies for the client the amount of assistance actually needed and whether reasonable costs are being charged by the lender and/or seller by potentially within industry standards
3. Pre-purchase homebuyer counseling – This requires the client to be informed prior to purchase of a home of the home buying process and requirements. The homebuyer will receive appropriate referrals to qualified housing counseling agencies.
4. Post-purchase homeowner counseling – This requires follow up contact with the homebuyer and identifies issues that left unchecked may lead to a foreclosure situation. The homeowner will receive appropriate referrals to qualified housing counseling agencies.

## **APPENDIX III:**

HUD 2007 Income Guidelines

**APPENDIX III**  
**NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT OFFICE**  
**City of Austin**

**HUD Income Limits by Household Size**  
**Effective Date: March 20, 2007**

***FY 2007 Area Median Family Income***  
***For Travis County, Texas***  
**\$69,300**

***MSA: Austin – Round Rock, TX.***

<b>Household Size</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>
<b>30% Median Income</b> <i>(30% of median defined by HUD)</i>	14,950	17,100	19,200	21,350	23,050	24,750	26,450	28,200
<b>40% Median Income*</b>	19,900	22,750	25,600	28,450	30,750	33,000	35,300	37,550
<b>50% Median Income</b> <i>(very low income defined by HUD)</i>	24,900	28,450	32,000	35,550	38,400	41,250	44,100	46,950
<b>60% Median Income*</b>	29,850	34,150	38,400	42,650	46,050	49,500	52,900	56,300
<b>65% Median Income*</b>	32,350	36,950	41,600	46,200	49,900	53,600	57,300	60,500
<b>80% Median Income</b> <i>(low-income defined by HUD)</i>	39,850	45,500	51,200	56,900	61,450	66,000	70,550	75,100

\* MFI figures were internally calculated and not defined directly by HUD; to be used for other program purposes only

## **APPENDIX IV:**

### **Maps**

# City of Austin Neighborhood Planning Areas

- \\\ Adopted Area  
 \* Area Plan Underway  
 \*\* Future Planning Area  
 ^ Non-Neigh. Area

Neighborhood Areas      Census tract block groups with less than 51% L/M households

- 1 Gateway\*
- 2 North Burnet\*
- 3 North Austin Civic Assoc.
- 4 North Lamar\*\*
- 5 Windsor Hills\*\*
- 6 Heritage Hills\*\*
- 7 Georgian Acres\*\*
- 8 Wooten
- 9 North Shoal Creek\*\*
- 10 Allandale\*\*
- 11 Crestview
- 12 Brentwood
- 13 Highland
- 14 St. Johns\*\*
- 15 Coronado Hills\*\*
- 16 University Hills\*\*
- 17 Windsor Park
- 18 North Loop
- 19 Triangle State^
- 20 Rosedale\*\*
- 21 Windsor Road
- 22 West University
- 23 North University
- 24 Hyde Park
- 25 Hancock
- 26 Upper Boggy Creek
- 27 RMMA^
- 28 MLK
- 29 Pecan Springs Springdale
- 30 MLK - 183
- 31 Johnston Terrace
- 32 Govalle
- 33 Rosewood
- 34 Chestnut
- 35 Central East Austin
- 36 UT^
- 37 Downtown^
- 38 Old West Austin
- 39 Barton Hills\*\*
- 40 Zilker\*\*
- 41 Bouldin
- 42 South River City\*
- 43 East Cesar Chavez
- 44 Holly
- 45 Riverside\*
- 46 Pleasant Valley\*
- 47 Montopolis
- 48 Southeast
- 49 McKinney
- 50 Parker Lane\*
- 51 St. Edwards\*
- 52 Dawson
- 53 Galindo\*\*
- 54 South Lamar\*\*
- 55 Westgate\*\*
- 56 Garrison Park\*\*
- 57 South Manchaca\*\*
- 58 West Congress\*
- 59 Sweetbriar\*
- 60 East Congress\*
- 61 Franklin Park



Source: City of Austin

Source: 2000 Census

# CDBG and HOME Priority Areas

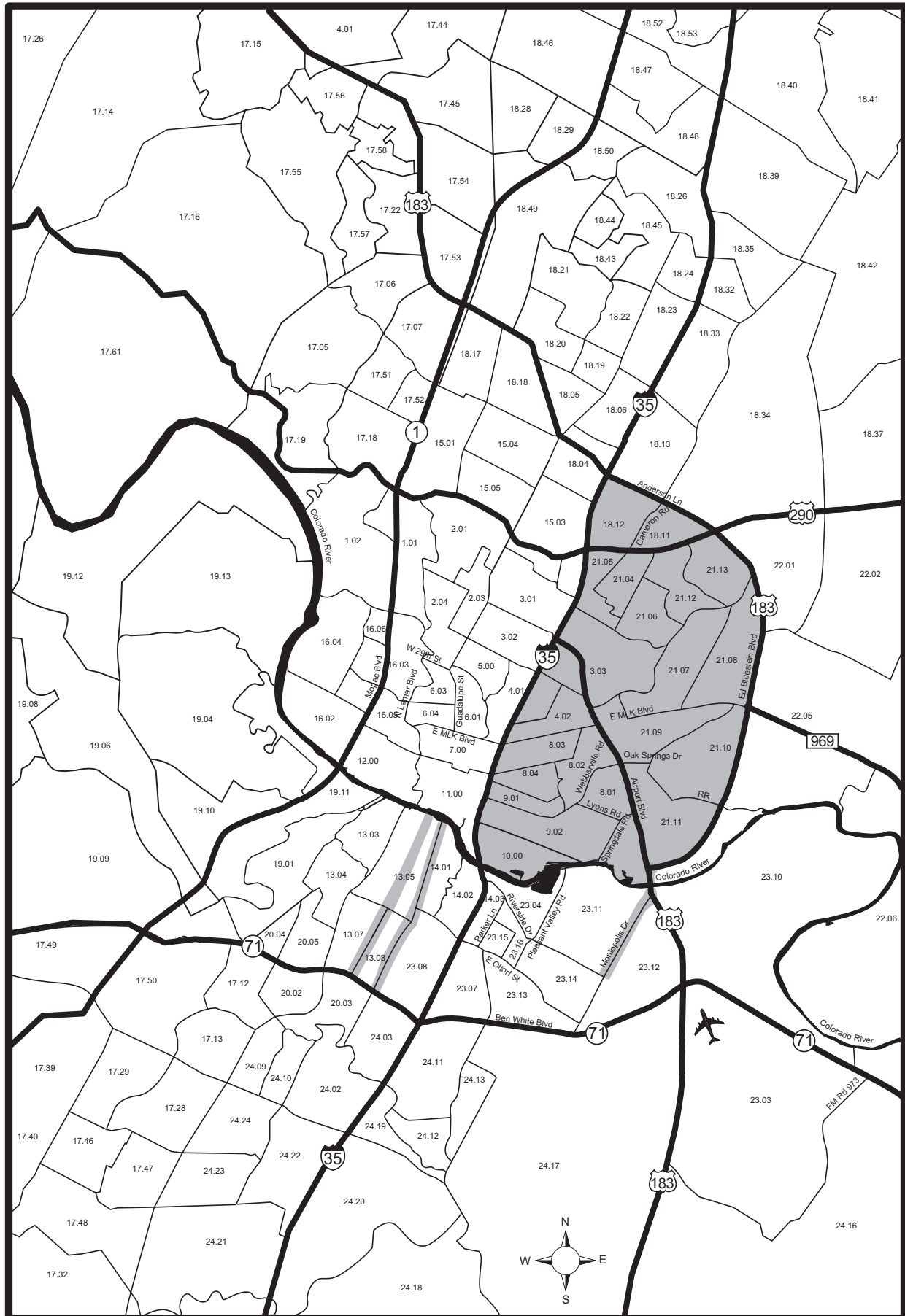
INSET



Source: 2000 Census

# Commercial Management Priority Areas

Includes South Congress, South 1st Street and Montopolis Corridors



Source: 2000 Census





The City of Austin is committed to compliance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, as amended and does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its programs and activities. Dolores Gonzalez is the City's ADA/Section 504 Coordinator. If you have any questions or complaints regarding your ADA/Section 504 rights, please call her at (512) 974-3256 (voice) or (512) 974-2445(TTY).