

# CITY OF AUSTIN

**DRAFT**



"The City of Austin's Neighborhood Commercial Management Program helped me grow my business and better serve the Austin community." Angie Quintero, owner of Angie's Restaurant

## **Action Plan** **Fiscal Year 2008-09** *Year 5 of Consolidated Plan 2004-09*

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

## Fiscal Year 2008-09



City of Austin, Texas

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

Prepared by:  
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### Cover:

The cover features Angie's Restaurant, operated by the Quintero's since 1992. With assistance from the City of Austin's Neighborhood Commercial Management Program, the Quintero's opened at this new location, at 1307 E. 7<sup>th</sup> Street, in 2008. This new restaurant creates new jobs for the community and assists in the further revitalization of East Austin.



## Austin City Council

Will Wynn  
*Mayor*

Betty Dunkerley, Place 4  
*Mayor Pro Tem*

### *Council Members*

Lee Leffingwell, Place 1  
Mike Martinez, Place 2  
Jennifer Kim, Place 3  
Brewster McCracken, Place 5  
Sheryl Cole, Place 6

Marc A. Ott  
*City Manager*

# Table of Contents

## Section I: EXECUTIVE SUMMARY

Vision, Mission, National Objectives.....	1-1
Consolidated Plan Priorities .....	1-5
Public Participation.....	1-10
Evaluation of Past Performance .....	1-12
Outcome Performance Measures .....	1-15
Funding Sources.....	1-18

## Section II: FUNDING

Funding Sources.....	2-1
FY 2008-09 Funding Tables:	
Funding Tables All Funding Sources .....	2-5
Community Development Block Grant.....	2-8
HOME Investments Partnerships Initiative.....	2-9
ESG and HOPWA.....	2-10
Section 108 and EDI.....	2-11
Housing Trust Fund and UNO.....	2-12
General Fund .....	2-13
General Fund – CIP and GO Bonds.....	2-14
Lead, A/E, and Housing Assistance Fund .....	2-15
Administration Activity Tables.....	2-16
Leveraging .....	2-18
HOME Match .....	2-19
ESG Match .....	2-21
LIHTC, Multifamily Bonds, and Section 8 .....	2-22
McKinney-Vento Act Funds.....	2-24

## Section III: OTHER REPORTS

New Programs and Policy Initiatives .....	3-1
Community Involvement.....	3-6
Neighborhood Projects.....	3-12
Other Actions .....	3-20

## Section IV: HOUSING ACTIVITIES AND PROPOSED ACCOMPLISHMENTS

The Continuum of Housing Services.....	4-1
Action Plan FY 2008-09 Housing Activity Tables:	
Homeless/Emergency Shelter Services .....	4-3
Transitional and Public Housing.....	4-7
Assisted Housing Services .....	4-7
Rental Housing.....	4-12
Homebuyer Services .....	4-16
Owner-Occupied Housing.....	4-22
Other Non Federal Projects .....	4-28
Other Housing Reports:	

2004-2009 Consolidated Plan  
Fiscal Year 2008-09 Annual Action Plan

## Table of Contents

Impediments to Fair Housing Summary Update.....	4-33
Continuum of Care for Homelessness.....	4-39
Ending Chronic Homelessness in Austin/Travis County.....	4-40
Housing Opportunities for Persons with AIDS.....	4-41

### **Section V: COMMUNITY DEVELOPMENT ACTIVITIES AND PROPOSED ACCOMPLISHMENTS**

Community Development Program Description.....	5-1
Action Plan FY 2008-09 Community Development Project Tables:	
Small Business Development .....	5-2
Commercial Revitalization .....	5-7
Public Services .....	5-15
Debt Service .....	5-23

### **Section VI: PUBLIC HEARINGS**

Public Notice: Needs Assessment .....	6-1
City Council Hearing: March 20, 2008.....	6-3
Community Development Commission Hearing: March 31, 2008.....	6-7
Economic Development Stakeholder Meeting: April 16, 2008 .....	6-15

### **APPENDIX**

APPENDIX I: City of Austin Monitoring Plan	
APPENDIX II: Affirmative Marketing and Minority Outreach	
APPENDIX III: Residential Anti-displacement and Relocation Plan	
APPENDIX IV: HUD 2008 Income Guidelines	
APPENDIX V: Maps	
APPENDIX VI: Mueller Affordability Report	



## 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, small business, and economic development services to benefit eligible residents and businesses so they can increase their opportunities for self-sufficiency.

### **National Goals**

Federal law requires that housing and community development grant funds primarily benefit low- and moderate-income persons in accordance with the following U.S. Department of Housing and Urban Development (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 deconcentrating 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 with 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

### HUD Process

The City of Austin is required by law every five years to prepare a **Consolidated Plan** to receive federal funds from the U.S. Department of Housing and Urban Development (HUD). 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.

All funding recommendations 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. The Action Plan includes citizen and stakeholder input and is due annually to HUD by August 15.

The Action Plan is 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)

The City of Austin chooses to include all funding sources in all of the HUD planning documents to increase opportunities for public input beyond federal requirements.

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 addresses 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 2008-09 Annual Action Plan

### Section 1: Executive Summary

# Vision, Mission, National Objectives

#### **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 be the administrator of the CDBG and HOME programs. The City designates the Austin/Travis County Health and Human Services Department (HHSD) to be the administrator of 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).

NHCD was appointed by City Council as the lead agency for allocating local funding for affordable housing, including General Fund, Housing Trust Funds, General Obligation Bonds, and Housing Capital Improvement 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.

#### **Community Development Commission**

The Community Development Commission (CDC) advises the Austin City Council in the development and implementation of programs designed to serve the poor and the community at large with an emphasis on federally funded programs. NHCD provides staff support for the CDC. According to the City's Citizen Participation Plan adopted by the Austin City Council, the CDC holds public hearings on the Five-Year Consolidated Plan and the Annual Action Plan and makes recommendations to the Austin City Council on community needs. The CAPER and public comments are also presented to the CDC at one of the initial CDC public hearings of the proposed Action Plan.

The CDC is comprised of 15 members appointed by the Austin City Council. Seven members are nominated by residents from the following geographic areas: Colony Park, Dove Springs, East Austin, Montopolis, Rosewood-Zaragosa/Blackland, St. John, and South Austin.

#### **Local Funds**

The City of Austin allocates local revenue for housing, community development, and economic development activities. These sources include the General Fund, General Obligation Bonds, Housing Trust Funds, and Housing Capital Improvement Funds. In 2006, the citizens of Austin approved \$55 million in general obligation bonds for affordable housing that

## Vision, Mission, National Objectives

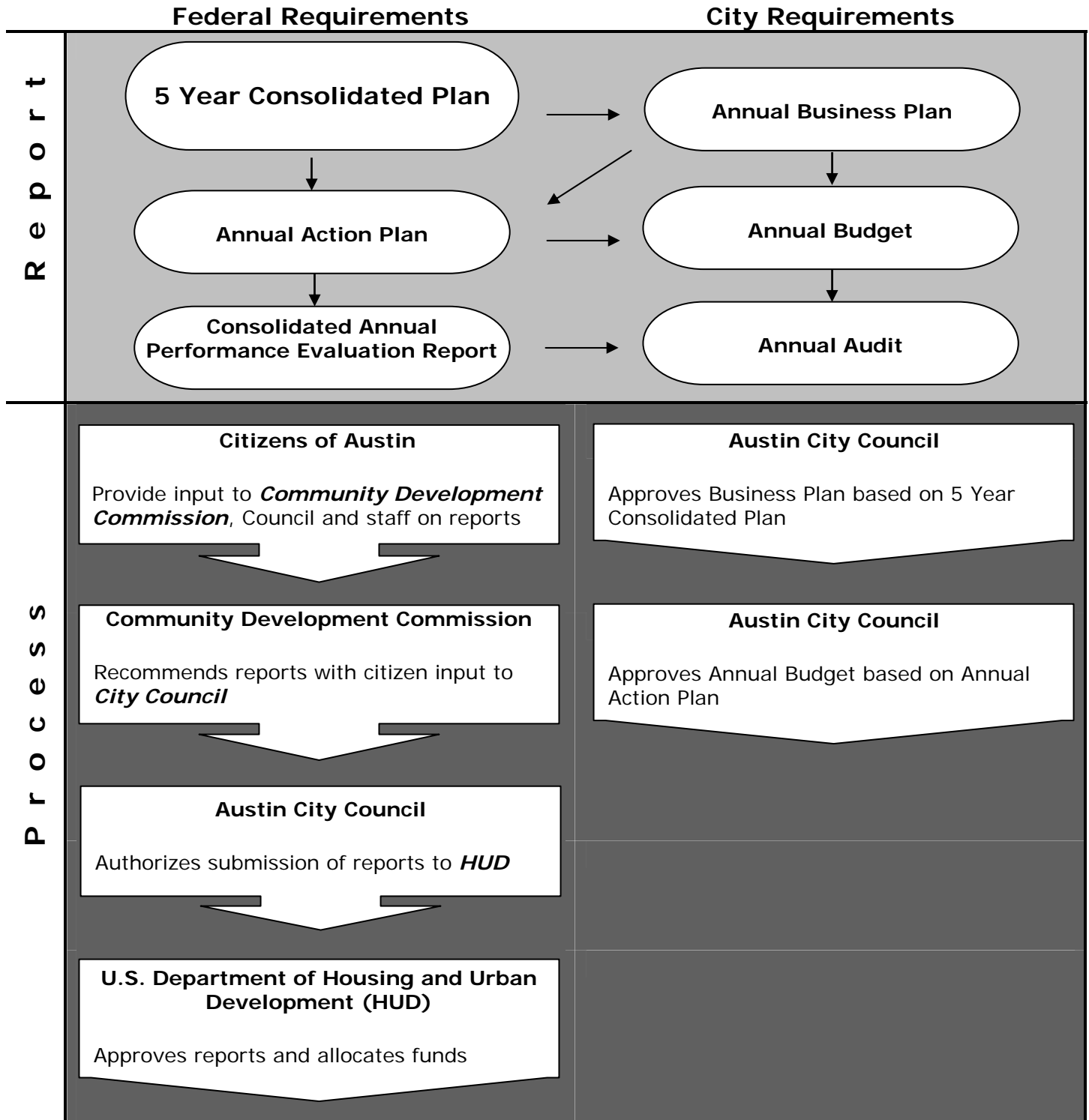
will be spent over seven years. NHCD was appointed by Austin City Council as the lead agency for allocating these funds. For the convenience of its citizens and community leaders and consistency in reporting, the City of Austin reflects these funds and accomplishments in HUD reports, including the Annual Action Plan and CAPER.

### **Electronic Reports and Publications**

All public documents are available online at the City of Austin's NHCD Office's website: [www.cityofaustin.org/housing/publications.htm](http://www.cityofaustin.org/housing/publications.htm).

Fiscal Year 2008-09 Annual Action Plan  
 Section 1: Executive Summary  
**Consolidated Plan Priorities**

**HUD and City of Austin Allocation Process**



# Fiscal Year 2008-09 Annual Action Plan

## Section 1: Executive Summary

### Consolidated Plan Priorities

#### **Method for Establishing Priorities**

The citizens of Austin were instrumental in the development of the priorities in the Consolidated Plan for fiscal year 2004-09, which was the result of almost a year of activity by the City of Austin's NHCD. In preparation, the City used the following methods to establish priorities in the Consolidated Plan:

- City staff drew on authoritative sources to provide a quantitative analysis of housing and community development needs.
- The City hired an independent consultant to evaluate impediments to fair housing choices and assess the needs of special populations.
- Staff conducted five public hearings at which more than 115 people testified.
- 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.
- NHCD collected 1,029 citizen surveys and received 20 letters from the public during the written comment period on community needs.
- NHCD staff made several presentations to the public of all the data gathered during the four months of needs assessment activities.
- Program staff used this information to evaluate existing programs and project future demand and capacity in priority areas.
- 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 the public's desire for current or new programs with existing commitments and funding realities.

#### **Priorities for Funding**

Given the input outlined above and the current funding reality, the City of Austin focuses its programs on serving the fundamental needs of the Austin community. These needs include housing through the various stages of the housing continuum, employment through small business development and commercial revitalization, and public services. A significant share of Austin's CDBG funding is committed to debt service on three Section 108 loans for two existing public facilities, the Millennium Youth Center, the Austin Resource Center for the Homeless (ARCH), and revitalization of East 11<sup>th</sup> and 12<sup>th</sup> Streets.

## Fiscal Year 2008-09 Annual Action Plan

### Section 1: Executive Summary

# Consolidated Plan Priorities

HUD defines high priorities as those programs that are funded in a program year. Medium priorities are those dependent on available funding, and low priorities are those that will not be funded.

The following table outlines the priorities and strategies identified in the Consolidated Plan.

## Consolidated Plan Priorities for Fiscal Year 2004-09

<b>Housing</b>		
<b>Consolidated Plan Housing Goal:</b>	Assist over 40,000 eligible households with services that lead to self-sufficiency annually by 2009 as measured by:	
	Over 6,000 households will gain and/or retain housing annually using the following strategies:	
<b>Type of Housing</b>	<b>Priority</b>	<b>Consolidated Plan Strategy:</b>
	N/A	A. Provide housing services through a continuum from homelessness to homeownership.
Owner-occupied	High	B. Provide opportunities for households to retain their homes through rehabilitation and construction.
Homebuyer Assistance	High	C. Provide opportunities for homebuyers through financing and construction to access S.M.A.R.T. Housing <sup>TM</sup> produced by non-profits and for-profit housing developers.
Rental	High	D. Provide resources to non-profit/for-profit housing developers to construct S.M.A.R.T. Housing <sup>TM</sup> rental units and rehabilitate existing units.
Assisted	High	E. Provide resources to eligible households to access or retain affordable rental units.
Public Housing	N/A	(Public housing in the City of Austin provided by the Housing Authority of the City of Austin and Travis County Housing Authority).
Transitional	High	F. Assist eligible households in securing and non-profit organization in creating limited-term housing and supportive services.
Emergency/Homeless Shelter	High	G. Assist eligible persons in securing and non-profits in creating emergency shelter and homeless shelter opportunities and supportive services.
	N/A	H. Facilitate regulatory reform to reduce institutional barriers to housing development.
	N/A	I. Neighborhood Projects – Implement housing affordability components of adopted neighborhood plans, master plans and identified priority neighborhoods.

Fiscal Year 2008-09 Annual Action Plan  
Section 1: Executive Summary  

# Consolidated Plan Priorities

Community Development		
<b>Consolidated Plan Community Development Goal:</b>	Assist over 40,000 eligible households with services that lead to self-sufficiency annually by 2009 as measured by:	
	Assist over 30,000 low-income households annually using the following strategies:	
Type of Community Development	Priority	Consolidated Plan Strategy:
Commercial Revitalization	High	<p>A. Serve low-income households, small businesses, and housing non-profit organizations, and, provide commercial space through the following activities:</p> <ul style="list-style-type: none"> <li>• Repair and renovate single-family housing</li> <li>• Build mixed-income housing</li> <li>• Support commercial development that leads to job creation</li> <li>• Support neighborhood organizations</li> <li>• Promote fair housing practices</li> <li>• Promote historic preservation and renovation</li> <li>• Ensure adequate infrastructure for revitalization</li> <li>• Provide information to neighborhoods about City services</li> </ul>
Small Business Development	High	<p>B. Serve low-income households and small businesses through the following activities:</p> <ul style="list-style-type: none"> <li>• Provide small business training and technical assistance</li> <li>• Provide small business loans that lead to job creation</li> <li>• Provide networking opportunities for small business owners</li> <li>• Open new contracting opportunities for small businesses</li> </ul>
Public Services (Neighborhood Revitalization)	High	<p>C. Serve low-income households through the following activities:</p> <ul style="list-style-type: none"> <li>• Increase access to quality childcare</li> <li>• Support access to existing senior services</li> <li>• Improve available services for youth</li> <li>• Support access to adult basic education</li> <li>• Provide job training for Housing Authority residents</li> </ul>
Public Facilities	Medium	Public Facilities was designated a medium priority with no new funding identified during the Consolidated Plan period.

Fiscal Year 2008-09 Annual Action Plan

Section 1: Executive Summary

## Consolidated Plan Priorities

Infrastructure	Low	The City of Austin has determined that while infrastructure is needed in the community and an eligible Community Development Block Grant (CDBG) expense, these funds are used instead for housing and community development.
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## Fiscal Year 2008-09 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 2008-09 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):**

- NHCD will gather statistical data and input from citizens.
- The Community Development Commission will conduct a public hearing to receive citizen input on the City's performance report for the preceding year and proposed Action Plan.
- The Austin City Council will conduct a public hearing to assess community needs.

The Community Development Commission (CDC) and the Austin City Council hosted 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. In addition, outreach regarding these hearings was made possible through email groups, flyers, and housing authority residents as well as Web site postings.

#### **Public Hearings on the Needs Assessment:**

- City Council Public Hearing, Thursday, March 20th at 6:00 PM at the Austin City Hall, City Council Chambers, 301 W. Second St.
- Community Development Commission Public Hearing, Monday, March 31st at 6:30 PM at the Austin City Hall, Boards and Commissions Room, 301 W. Second St.

In addition to the public hearings, NHCD hosted an Economic Development Stakeholder Meeting on April 16, 2008, to gather community input on economic development activities for the Action Plan. This meeting was in response to recommendations made by the African American Quality of Life Initiative.

Public testimony and results from the hearings can be found in Section 6.

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

- A Draft Action Plan will be available for public comment for 30 days.
- During the comment period, City Council will conduct a public hearing to receive public comment on the draft.



## Fiscal Year 2008-09 Annual Action Plan

### Section 1: Executive Summary

# Public Participation

- The Community Development Commission will also conduct a public hearing to receive public comment on the draft.

#### **Draft Action Plan Public Process:**

- The 30 day public comment period will be June 2, 2008, through July 2, 2008.
- City Council Public Hearing, Thursday, June 5th at 6:00 PM at the Austin City Hall, City Council Chambers, 301 W. Second St.
- Community Development Commission Public Hearing, Thursday, June 26th at 6:30 PM at the Austin City Hall, Boards and Commissions Room, 301 W. Second St.
- Written comments on the draft can be sent to:  
Neighborhood Housing and Community Development  
Attn: Action Plan  
P.O. Box 1088  
Austin, TX 78767  
Email: [nhcd@ci.austin.tx.us](mailto:nhcd@ci.austin.tx.us)

# Fiscal Year 2008-09 Annual Action Plan

## Section 1: Executive Summary

### Evaluation of Past Performance

City of Austin Annual Goals and Accomplishments			
	Annual Goal for Fiscal Year 2006-07 from Consolidated Plan	Annual Goal for Fiscal Year 2006-07 from Action Plan	Fiscal Year 2006-07 Accomplishment
Housing	7,724	10,534	21,202
Community Development	37,056	37,226	49,824
Total Households	44,780	47,760	71,026

#### 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.										
Strategy	Priority for Federal Funds	Type of Families	Accomplishments*					Proposed Accomplishments: Annual Goals in Consolidated Plan		Funding**
			Actual FY 2004-05	Actual FY 2005 -2006	Proposed FY 2006 - 2007 in Action Plan	Actual FY 2006-07	Percent of 5-Year Consolidated Plan Goal Accomplished	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	1,050	913	850	918	61%	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 Assistance	High	Small Family/ Large Family	220	135	251	83	32%	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	284	270	271	294	61%	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	613	614	610	520	47%	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	N/A

# Fiscal Year 2008-09 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 Consolidated Plan		Funding**
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	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	6,220	9,772	5,742	11,341	236%	2320	2,320	ESG
	Sub-total		8,387	11,704	7,724	13,156	71%	4,558	4,558	
Strategy H. Other Funded Projects										
S.M.A.R.T. Housing™	N/A		1,725	1,692	1,750	1,470	65%	1500	1,500	GF, EDI
Voluntary Compliance	N/A		2,576	1,936	1,000	5,390	N/A	1,000	1,000	GF - CIP
Bonds	N/A		227	33	60	253	65%	172	144	Tax-Exempt Bonds
Hurricane Relief	N/A		N/A	N/A	N/A	922	N/A	N/A	N/A	FEMA
Holly Good Neighbor	N/A		N/A	N/A	N/A	11	N/A	N/A	N/A	Austin Energy
	Sub-total		4,528	3,661	2,810	8,046	196%	1,672	1,644	
TOTAL ALL HOUSING PROGRAMS			12,915	15,365	10,534	21,202	75%	6,230	6,202	

\* See fiscal year 2006-07 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 Rental Housing Development Assistance (RHDA) program and the accomplishments can be found there.

# Fiscal Year 2008-09 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 Consolidated Plan		Funding**
			Actual FY 2004-2005	Actual FY 2005 - 2006	Proposed FY 2006 - 2007 in Action Plan	Actual FY 2006-2007	Percent of 5-Year Consolidated Plan Goal Accomplished	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	3,294	18	3,306	1,294	40%	3,269	3,269	CDBG/ Section 108/GF
Strategy B. Small Business Development - Serve low-income households and small businesses.										
Small Business Development	High	Small Business Owners	371	47	62	70	35%	261	258	CDBG/ Section 108/GF
Strategy C. Public Services - Serve low-income households through the following activities:										
Public Services (Neighborhood Revitalization)	High	Low- to moderate-income	38,567	45,572	33,858	48,460	74%	33,585	32,209	CDBG/GF
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	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	N/A
	Total		42,232	45,637	37,226	49,824	70%	37,115	35,736	

\* See fiscal year 2006-07 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 2008-09 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 2008-09 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
	Project Transitions	HOPWA	Decent Housing	Availability/Accessibility
	Permanent Placement 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 2008-09 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 Capacity Building	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
	Single-Family Bonds	N/A	Decent Housing	Affordability
	Multi-Family 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 2008-09 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
	Façade Improvement Program	EDI	Creating Economic Opportunity	Sustainability
	Community, Preservation, & Revitalization	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
<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 + Gen Fund	Suitable Living Environment	Availability/ Accessibility

## Fiscal Year 2008-09 Annual Action Plan

### Section 1: Executive Summary

# Funding Sources

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

In fiscal year 2007-08, the City received \$13.2 million from HUD through four formula grants. HUD estimates the City of Austin's allocation for fiscal year 2008-09 to be \$12.5 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 2008-09, 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)	\$ 7,374,683
CDBG Revolving Fund	\$101,455
CDBG Program Income	\$90,216
<i>Subtotal CDBG Funds</i>	<i>\$7,566,354</i>
HOME Investment Partnership Program (HOME)	\$ 4,099,641
HOME Program Income	\$277,235
American Dream Down Payment Initiative (ADDI)	\$ 41,137
<i>Subtotal HOME Funds (includes ADDI)</i>	<i>\$4,418,013</i>
Section 108 Program Income	\$306,473
Emergency Shelter Grant Program (ESG)	\$ 328,238
Housing Opportunities for Persons with AIDS Program (HOPWA)	\$ 987,000
<i>Subtotal Federal Funds</i>	<i>\$13,606,078</i>
<b>City of Austin Local Funding</b>	<b>Proposed Funding</b>
Operating General Funds	\$3,014,489
General Obligation Bonds	\$10,000,000
S.M.A.R.T. Housing™ Capital Improvement Fund (GF-CIP)	\$866,919
University Overlay- Housing Trust Fund	\$250,000
<i>Subtotal City of Austin Local Funding</i>	<i>\$14,131,408</i>
<b>TOTAL</b>	<b>\$ 27,737,486</b>





## Section 2 Funding

Funding Sources  
Fiscal Year 2008-09 Funding Tables  
Leveraging  
HOME Match  
ESG Match  
LIHTC, Multifamily Bonds, and Section 8  
McKinney-Vento Act Funds

## Funding Sources

### **Community Development Block Grant**

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:

- Providing decent housing.
- Providing a suitable living environment.
- 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 particular urgent need (referred to as urgent need).

#### **Program Income**

CDBG Program Income (CDBG PI) is the gross income received by the City of Austin directly generated by the use of CDBG funds. Program income is available to activities that do not have established revolving loan funds.

#### **Revolving Loan Fund**

A Revolving Loan Fund (CDBG – Rev. Loan) is a dedicated source of funds to a particular activity from which loans are made for housing or small business development projects. Once loans are repaid to the City, the funds revolve back into the original activity as available new funding.

### **HOME Investment Partnerships Program**

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:

- Expand the supply of decent, safe, sanitary, and affordable housing to very low- and low-income individuals.
- 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.
- Leverage private sector participation and expand the capacity of non-profit housing providers.

#### **Program Income**

HOME Program Income (HOME PI) is the gross income received by the City of Austin directly generated by the use of HOME funds.

## Funding Sources

### HOME CHDO

A CHDO is a private nonprofit, community-based organization that has obtained or intends to obtain staff with the capacity to develop affordable housing for the community it serves, and meets the definition at 24 CFR 92.2. The City of Austin must set aside a minimum of 15 percent of the HOME allocation for housing development activities in which qualified CHDOs are the owners, developers, and/or sponsors of the housing.

### HOME CHDO Operating

HOME CHDO Operating (HOME CO) expenses are reasonable and necessary costs for the operation of a CHDO.

### American Dream Down-Payment Initiative

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

### Emergency Shelter Grants

The 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. ESG supplements state, local, and private efforts to improve the quality and number of emergency homeless shelters.

### Housing Opportunities for Persons with HIV/AIDS

The Housing Opportunity for Persons with AIDS (HOPWA) Program was established by the U.S. Department of Housing and Urban Development (HUD) to address the specific needs of low-income persons living with HIV/AIDS and their families. HOPWA makes grants to local communities, states, and non-profit organizations. HOPWA funds provide housing assistance and related supportive services in partnership with communities and neighborhoods.

### General 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 are apportioned into \$33 million for rental and \$22 million for homeownership programs over seven years.

## Fiscal Year 2008-09 Annual Action Plan

### Section 2: Funding

## Funding Sources

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

S.M.A.R.T. Housing™ Capital Improvement Funds (GF-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**

In fiscal year 1999-00, the Austin City Council included \$1 million in the annual budget for the establishment of a Housing Trust Fund (HTF). For several fiscal years, the Austin City Council continued to contribute general fund dollars to the Housing Trust Fund. While no new funds will be allocated for fiscal year 2008-09, the City continues to use Housing Trust Fund dollars that are carried forward from the previous fiscal year.

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

In fiscal year 2004-05, the Austin City Council adopted the University Neighborhood Overlay (UNO) District Housing Trust Fund that generates funding for the 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. UNO provides incentives for developers to build a portion of their housing as affordable. Apartments in UNO must remain affordable for fifteen years. Developers must build ten percent of the units as affordable to households at 80 percent or below of median family income (MFI) and an additional ten percent of the units as affordable to households at 65 percent or below of MFI. Developers can pay a fee-in-lieu into the UNO Housing Trust Fund instead of developing 10 percent of affordable units for households at 65 percent or below of MFI. 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.

## Funding Sources

Earnings from this fund are used by AHFC to assist the city in its affordable housing initiatives.

### **Economic Development Initiative**

HUD funds several Economic Development Initiative (EDI) Grants. The City receives funding to promote the S.M.A.R.T. Housing™ program throughout the nation with the EDI Congressional Grant. The City also receives competitive EDI funds to provide façade improvements grants to local businesses in East Austin.

### **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. HUD sells bonds on the private market and uses the proceeds to fund Section 108 loans 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**

HUD, under the Healthy Homes and Lead Hazard Control Program, awards funds to local governments to develop lead-based paint awareness and an inspection programs for homes built prior to 1978.

# Fiscal Year 2008-09 Annual Action Plan

## Section 2: Funding

### ALL FUNDING SOURCES

	Funding Source	FY 07-08 Estimated CarryForward	Funding FY08-09	Projected Program Level FY08-09 (Estimated plus Funding FY08-09)	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:					
Communicable Disease Unit.....	ESG	-	52,233	52,233	35
Family Eldercare Billpayer Program.....	ESG	-	43,000	43,000	43
<b>Subtotal, Homeless/Emergency Shelter.....</b>		<b>-</b>	<b>312,320</b>	<b>312,320</b>	<b>7,078</b>
<u>Assisted Housing</u>					
Tenant-based rental assistance.....	HOME	113,000	567,000	680,000	
	HTF	70,000		70,000	
Subtotal, TBRA.....		183,000	567,000	750,000	115
Housing for Persons with HIV/AIDS:					
Rent, Mortgage, and Utility Assistance.....	HOPWA	157,145	600,724	757,869	370
Residential Support Services.....	HOPWA	43,824	275,859	319,683	47
Permanent Housing Placement.....	HOPWA	-	80,807	80,807	80
Subtotal, HIV/AIDS Housing.....		200,969	957,390	1,158,359	497
<b>Subtotal, Assisted Housing.....</b>		<b>383,969</b>	<b>1,524,390</b>	<b>1,908,359</b>	<b>612</b>
<u>Rental Housing:</u>					
<u>Rental Development Services</u>					
Rental Hsg. Development Assistance.....	HOME	1,160,000	700,000	1,860,000	
	CDBG	-	275,000	275,000	
	HOME (CHDO)	-	479,415	479,415	
	UNO	358,018	250,000	608,018	
	GF-CIP	950,000		950,000	
	GO Bonds	-	6,000,000	6,000,000	
	GF	-	166,896	166,896	
	HTF	53,400		53,400	
Subtotal, Rental Housing Dev. Assist.....		2,521,418	7,871,311	10,392,729	175
Architectural Barrier Program .....	CDBG	-	230,000	230,000	75
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>3,340,983</b>	<b>8,145,311</b>	<b>11,486,294</b>	<b>1,750</b>
<u>Homebuyer Services</u>					
<u>Homebuyer Lending Assistance</u>					
Down Payment Assistance.....	HOME	628,000	613,803	1,241,803	
	PI (HOME)	-	277,235	277,235	
	HTF	50,000		50,000	
	ADDI	-	41,137	41,137	
Subtotal, Homebuyer Lending Assistance.....		678,000	932,175	1,610,175	50
<u>Homeownership Development</u>					
Acquisition & Development.....	CDBG	-	165,508	165,508	
	HOME	309,903	248,263	558,166	
	CDBG-Rev. Loan	445,632	-	445,632	
	GF-CIP	-	266,919	266,919	
	GO Bonds	2,649,819	4,000,000	6,649,819	
	GF	-	111,264	111,264	
	HAF	85,590	-	85,590	
	HOME Match	121,904	-	121,904	
	HOME (CHDO)	532,553	-	532,553	
Subtotal, Acq. & Development (owner).....		4,145,401	4,791,954	8,937,355	50
CHDO Operations Loans.....	HOME (CO)	125,000	125,000	250,000	5
Anderson Hill Homeownership .....	PI (HOME)	679,571	-	679,571	-
	PI (CDBG)	378,120	-	378,120	-
Subtotal, Anderson Hill Homeownership.....		1,057,691	-	1,057,691	
Juniper/Olive Street Housing Project .....	PI (CDBG)	-	-	-	7
Subtotal, Homeownership Development.....		5,328,092	4,916,954	10,245,046	62
<b>Subtotal, Homebuyer Services.....</b>		<b>6,006,092</b>	<b>5,849,129</b>	<b>11,855,221</b>	<b>112</b>

# Fiscal Year 2008-09 Annual Action Plan

## Section 2: Funding

### ALL FUNDING SOURCES

		FY 07-08 Estimated CarryForward	Funding FY08-09	<b>Projected Program Level FY08-09 (Estimated plus Funding FY08-09)</b>	Households Served
	<u>Funding Source</u>				
<u>Owner-Occupied Housing:</u>					
<u>Housing Rehabilitation Services</u>					
Architectural Barrier Program .....	CDBG	-	937,200	937,200	300
	GF	303,777	108,654	412,431	
Emergency Repair Program.....	CDBG	105,000	700,000	805,000	475
	GF	195,000		195,000	
Homeowner Rehabilitation Loan Program .....	CDBG-Rev Loan	660,989	-	660,989	25
	GF	20,500	25,000	45,500	
	HOME	671,033	956,217	1,627,250	
Subtotal, Homeowner Moderate Rehab.....		1,352,522	981,217	2,333,739	25
Lead Hazard Control .....	LEAD	2,374,536	-	2,374,536	138
Materials Grants Program.....	HTF	60,500		60,500	20
<b>Subtotal, Owner-Occupied Housing.....</b>		<b>4,391,335</b>	<b>2,727,071</b>	<b>7,118,406</b>	<b>958</b>
<b>HOUSING POLICY</b>					
S.M.A.R.T. Housing Review Team.....	GF-CIP	10,000	556,000	566,000	1,200
S.M.A.R.T. Housing.....	GF	-	518,543	518,543	
S.M.A.R.T. Housing Initiative.....	EDI	68,000	-	68,000	
<b>Subtotal, Housing Policy.....</b>		<b>78,000</b>	<b>1,074,543</b>	<b>1,152,543</b>	<b>1,200</b>
<b>HOUSING BOND PROGRAMS</b>					
Single Family Bond Programs.....			-	-	15
Multi Family Bond Programs.....			-	-	
<b>Subtotal, Housing Bond Programs.....</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>15</b>
<b>HOLLY GOOD NEIGHBOR</b>					
Holly Good Neighbor.....	A/E	540,435	-	540,435	30
<b>Subtotal, Austin Energy Program.....</b>		<b>540,435</b>	<b>-</b>	<b>540,435</b>	<b>30</b>
<b>SUBTOTAL, Housing.....</b>		<b>14,740,814</b>	<b>19,632,764</b>	<b>34,373,578</b>	<b>11,755</b>

# Fiscal Year 2008-09 Annual Action Plan

## Section 2: Funding

### ALL FUNDING SOURCES

	Funding Source	FY 07-08 Estimated CarryForward	Funding FY08-09	Projected Program Level FY08-09 (Estimated plus Funding FY08-09)	Households Served
<b>COMMUNITY DEVELOPMENT</b>					
<u>Small Business Development</u>					
Community Development Bank.....	CDBG	-	150,000	150,000	6
	GF	-	19,823	19,823	
Microenterprise Technical Assistance.....	CDBG	147,775	44,405	192,180	33
	GF	-	28,049	28,049	
Neighborhood Commercial Mgmt.....	CDBG	508,434	339,284	847,718	30
	CDBG-Rev. Loan	143,179	101,455	244,634	
	Section 108	3,414,831	-	3,414,831	
Façade Improvement Program.....	EDI	198,125	-	198,125	6
Community Preservation & Revitalization.....	GF	95,000	150,000	245,000	7
<b>Subtotal, Small Business Development.....</b>		<b>4,507,344</b>	<b>833,016</b>	<b>5,340,360</b>	<b>82</b>
<u>Commercial Revitalization</u>					
East 11/12th Streets Revitalization.....					
Administration	GF	150,323	-	150,323	
	CDBG	-	105,700	105,700	
Part 1: Job Creation	CDBG	31,065	87,287	118,352	6
	PI (CDBG)	-	90,216	90,216	
	Section 108	318,085	-	318,085	
Part 2: Micro-Enterprises	CDBG	-	54,216	54,216	9
Part 3: Financial Assistance to For-Profits	CDBG	-	92,287	92,287	1,556
	Section 108	250,000	-	250,000	
Part 4: Acquisition	CDBG	734,052	-	734,052	1,556
Part 5: Historical Preservation	CDBG	305,000	87,287	392,287	3
	Section 108	120,093	-	120,093	
Part 6: Parking Facilities	CDBG	-	53,954	53,954	1,556
<b>Subtotal, Commercial Revitalization.....</b>		<b>1,908,618</b>	<b>570,947</b>	<b>2,479,565</b>	<b>4,686</b>
<u>Neighborhood Revitalization (Public Services)</u>					
Child Care Services.....	CDBG	683	629,265	629,948	309
	GF	-	65,315	65,315	
Tenants' Rights Assistance.....	CDBG	-	220,178	220,178	521
	GF	-	34,234	34,234	
Housing Information and Referral.....	GF	-	157,057	157,057	30,000
Homebuyer Counseling.....	HTF	180,000	-	180,000	230
Neighborhood Support Service.....	GF	-	155,000	155,000	4,000
Senior Services.....	CDBG	-	57,973	57,973	117
	GF	-	65,864	65,864	68
Youth Support Services.....	CDBG	-	197,202	197,202	154
	GF	-	34,560	34,560	
<b>Subtotal, Neighborhood Revitalization (Public Services).....</b>		<b>180,683</b>	<b>1,616,648</b>	<b>1,797,331</b>	<b>35,399</b>
<u>Debt Services</u>					
Homeless Shelter, Debt Service.....	Section 108	1,088,941	-	1,088,941	
Neighborhood Commercial Mgmt.....	CDBG	-	74,659	74,659	
	PI - Section 108	120,253	172,729	292,982	
East 11/12th Streets Revital., Debt Service.....	CDBG	-	751,227	751,227	
	PI - Section 108	-	133,744	133,744	
Millennium Youth Center, Debt Service.....	CDBG	-	757,024	757,024	
<b>Subtotal, Debt Services.....</b>		<b>1,209,194</b>	<b>1,889,383</b>	<b>3,098,577</b>	<b>-</b>
<b>SUBTOTAL, Community Development.....</b>		<b>7,805,839</b>	<b>4,909,994</b>	<b>12,715,833</b>	<b>40,167</b>
<u>ADMINISTRATION</u>					
	CDBG	-	1,365,027	1,365,027	
	HOME	-	409,943	409,943	
	ESG	-	15,918	15,918	
	HOPWA	-	29,610	29,610	
	GF	268,031	1,374,230	1,642,261	
<b>SUBTOTAL, Administration.....</b>		<b>268,031</b>	<b>3,194,728</b>	<b>3,462,759</b>	<b>-</b>
<b>Total, All Programs.....</b>		<b>22,814,684</b>	<b>27,737,486</b>	<b>50,552,170</b>	<b>51,922</b>



Fiscal Year 2008-09 Annual Action Plan  
Section 2: Funding  
COMMUNITY DEVELOPMENT BLOCK GRANT

	Funding Source	FY 07-08 Estimated CarryForward	Funding FY08-09	Projected Program Level FY08-09 (Estimated plus Funding FY08-09)
<b><u>HOUSING DEVELOPMENT</u></b>				
<i><u>Rental Housing:</u></i>				
<i><u>Rental Development Services</u></i>				
Rental Hsg. Development Assistance.....	CDBG	-	275,000	275,000
Architectural Barrier Program .....	CDBG	-	230,000	230,000
<b>Subtotal, Rental Housing.....</b>		<b>-</b>	<b>505,000</b>	<b>505,000</b>
<i><u>Homebuyer Services</u></i>				
<i><u>Homeownership Development</u></i>				
Acquisition & Development.....	CDBG	-	165,508	165,508
	CDBG-Rev. Loan	445,632	-	445,632
Juniper/Olive Street Housing Project	PI (CDBG)	-	-	-
Anderson Hill Homeownership	PI (CDBG)	378,120	-	378,120
<b>Subtotal, Homebuyer Services.....</b>		<b>823,752</b>	<b>165,508</b>	<b>989,260</b>
<i><u>Owner-Occupied Housing:</u></i>				
<i><u>Housing Rehabilitation Services</u></i>				
Architectural Barrier Program .....	CDBG	-	937,200	937,200
Emergency Repair Program.....	CDBG	105,000	700,000	805,000
Homeowner Rehabilitation Loan Program .....	CDBG-Rev. Loan	660,989	-	660,989
<b>Subtotal, Owner-Occupied Housing.....</b>		<b>765,989</b>	<b>1,637,200</b>	<b>2,403,189</b>
<b>SUBTOTAL, Housing.....</b>		<b>1,589,741</b>	<b>2,307,708</b>	<b>3,897,449</b>
<b><u>COMMUNITY DEVELOPMENT</u></b>				
<i><u>Small Business Development</u></i>				
Community Development Bank.....	CDBG	-	150,000	150,000
Neighborhood Commercial Mgmt.....	CDBG	508,434	339,284	847,718
	CDBG-Rev. Loan	143,179	101,455	244,634
Microenterprise Technical Assistance.....	CDBG	147,775	44,405	192,180
<b>Subtotal, Small Business Development.....</b>		<b>799,388</b>	<b>635,144</b>	<b>1,434,532</b>
<i><u>Commercial Revitalization</u></i>				
East 11/12th Streets Revitalization.....				
Administration	CDBG	-	105,700	105,700
Part 1: Job Creation	CDBG	31,065	87,287	118,352
	PI (CDBG)	-	90,216	90,216
Part 2: Micro-Enterprises	CDBG	-	54,216	54,216
Part 3: Financial Assistance to For-Profits	CDBG	-	92,287	92,287
Part 4: Acquisition	CDBG	734,052	-	734,052
Part 5: Historical Preservation	CDBG	305,000	87,287	392,287
Part 6: Parking Facilities	CDBG	-	53,954	53,954
<b>Subtotal, Commercial Revitalization.....</b>		<b>1,070,117</b>	<b>570,947</b>	<b>1,641,064</b>
<i><u>Neighborhood Revitalization (Public Services)</u></i>				
Child Care Services.....	CDBG	683	629,265	629,948
	PI (CDBG)	-	-	-
Tenants' Rights Assistance.....	CDBG	-	220,178	220,178
Senior Services.....	CDBG	-	57,973	57,973
Youth Support Services.....	CDBG	-	197,202	197,202
<b>Subtotal, Neighborhood Revitalization (Public Services)</b>		<b>683</b>	<b>1,104,618</b>	<b>1,105,301</b>
<i><u>Debt Services</u></i>				
Neighborhood Commercial Mgmt.....	CDBG	-	74,659	74,659
East 11/12th Streets Revital., Debt Service.....	CDBG	-	751,227	751,227
Millennium Youth Center, Debt Service.....	CDBG	-	757,024	757,024
<b>Subtotal, Debt Services.....</b>		<b>-</b>	<b>1,582,910</b>	<b>1,582,910</b>
<b>SUBTOTAL, Community Development.....</b>		<b>1,870,188</b>	<b>3,893,619</b>	<b>5,763,807</b>
<b><u>ADMINISTRATION</u></b>				
	CDBG		1,365,027	1,365,027
<b>SUBTOTAL, Administration.....</b>		<b>-</b>	<b>1,365,027</b>	<b>1,365,027</b>
<b>SUBTOTAL, CDBG Funding.....</b>		<b>3,459,929</b>	<b>7,566,354</b>	<b>11,026,283</b>

Fiscal Year 2008-09 Annual Action Plan  
Section 2: Funding  
HOME INVESTMENTS PARTNERSHIP PROGRAM

	Funding Source	FY 07-08 Estimated CarryForward	Funding FY08-09	Projected Program Level FY08-09 (Estimated plus Funding FY08-09)
<b><u>HOUSING DEVELOPMENT</u></b>				
<i><u>Assisted Housing</u></i>				
Tenant-based rental assistance.....	HOME	113,000	567,000	680,000
<b><i>Subtotal, Assisted Housing.....</i></b>		<b><u>113,000</u></b>	<b><u>567,000</u></b>	<b><u>680,000</u></b>
<i><u>Rental Housing:</u></i>				
<i><u>Rental Development Services</u></i>				
Rental Hsg. Development Assistance.....	HOME	1,160,000	700,000	1,860,000
	HOME (CHDO)	-	479,415	479,415
				-
Anderson Hill Redevelopment .....	HOME	819,565	-	819,565
<b><i>Subtotal, Rental Housing.....</i></b>		<b><u>1,979,565</u></b>	<b><u>1,179,415</u></b>	<b><u>3,158,980</u></b>
<i><u>Homebuyer Services</u></i>				
<i><u>Homebuyer Lending Assistance</u></i>				
Down Payment Assistance.....	HOME	628,000	613,803	1,241,803
	PI (HOME)	-	277,235	277,235
	ADDI	-	41,137	41,137
Subtotal, Homebuyer Lending Assistance...		<u>628,000</u>	<u>932,175</u>	<u>1,560,175</u>
<i><u>Homeownership Development</u></i>				
Acquisition & Development.....	HOME	309,903	248,263	558,166
	HOME Match	121,904	-	121,904
	HOME (CHDO)	532,553	-	532,553
Subtotal, Acq. & Development (owner).....		964,360	248,263	1,212,623
CHDO Operations Loans.....	HOME (CO)	125,000	125,000	250,000
Anderson Hill Homeownership	PI (HOME)	679,571	-	679,571
Subtotal, Homeownership Development.....		<u>1,768,931</u>	<u>373,263</u>	<u>2,142,194</u>
<b><i>Subtotal, Homebuyer Services.....</i></b>		<b><u>2,396,931</u></b>	<b><u>1,305,438</u></b>	<b><u>3,702,369</u></b>
<i><u>Owner-Occupied Housing:</u></i>				
<i><u>Housing Rehabilitation Services</u></i>				
Homeowner Rehabilitation Loan Program .....	PI (HOME)	-	-	-
	HOME	671,033	956,217	1,627,250
<b><i>Subtotal, Owner-Occupied Housing.....</i></b>		<b><u>671,033</u></b>	<b><u>956,217</u></b>	<b><u>1,627,250</u></b>
<b>SUBTOTAL, Housing.....</b>		<b><u>5,160,529</u></b>	<b><u>4,008,070</u></b>	<b><u>9,168,599</u></b>
<b><u>ADMINISTRATION</u></b>				
	HOME		409,943	409,943
<b>SUBTOTAL, Administration.....</b>		<b><u>-</u></b>	<b><u>409,943</u></b>	<b><u>409,943</u></b>
<b>SUBTOTAL, HOME Funding.....</b>		<b><u>5,160,529</u></b>	<b><u>4,418,013</u></b>	<b><u>9,578,542</u></b>

Fiscal Year 2008-09 Annual Action Plan

Section 2: Funding

EMERGENCY SHELTER GRANTS and HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS

	Funding Source	FY 07-08 Estimated CarryForward	Funding FY08-09	Projected Program Level FY08-09 (Estimated plus Funding FY08-09)
<b><u>HOUSING DEVELOPMENT</u></b>				
<i><u>Homeless/Emergency Shelter:</u></i>				
Shelter Operation and Maintenance.....	ESG	-	217,087	217,087
Homeless Essential Services:				
Communicable Disease Unit.....	ESG	-	52,233	52,233
Family Eldercare Billpayer Program.....	ESG	-	43,000	43,000
<b><i>Subtotal, Homeless/Emergency Shelter.....</i></b>		<b>-</b>	<b>312,320</b>	<b>312,320</b>
<b>SUBTOTAL, Housing.....</b>		<b>-</b>	<b>312,320</b>	<b>312,320</b>
<b><u>ADMINISTRATION</u></b>				
	ESG		15,918	15,918
<b>SUBTOTAL, Administration.....</b>		<b>-</b>	<b>15,918</b>	<b>15,918</b>
<b>SUBTOTAL, ESG Funding.....</b>		<b>-</b>	<b>328,238</b>	<b>328,238</b>
<b><u>HOUSING DEVELOPMENT</u></b>				
<i><u>Assisted Housing</u></i>				
Housing for Persons with HIV/AIDS:				
Rent, Mortgage, and Utility Assistance.....	HOPWA	157,145	600,724	757,869
Residential Support Services.....	HOPWA	43,824	275,859	319,683
Permanent Housing Placement.....	HOPWA	-	80,807	80,807
Subtotal, HIV/AIDS Housing.....		200,969	957,390	1,158,359
<b><i>Subtotal, Assisted Housing.....</i></b>		<b>200,969</b>	<b>957,390</b>	<b>1,158,359</b>
<b>SUBTOTAL, Housing.....</b>		<b>200,969</b>	<b>957,390</b>	<b>1,158,359</b>
<b><u>ADMINISTRATION</u></b>				
	HOPWA		29,610	29,610
<b>SUBTOTAL, Administration.....</b>		<b>-</b>	<b>29,610</b>	<b>29,610</b>
<b>SUBTOTAL, HOPWA Funding.....</b>		<b>200,969</b>	<b>987,000</b>	<b>1,187,969</b>

Fiscal Year 2008-09 Annual Action Plan

Section 2: Funding

Section 108 and EDI

	Funding Source	FY 07-08 Estimated CarryForward	Funding FY08-09	Projected Program Level FY08-09 (Estimated plus Funding FY08-09)
<b><u>COMMUNITY DEVELOPMENT</u></b>				
<i><u>Small Business Development</u></i>				
Neighborhood Commercial Mgmt.....	Section 108	3,414,831	-	3,414,831
<b><i>Subtotal, Small Business Development.....</i></b>		<b><u>3,414,831</u></b>	<b><u>-</u></b>	<b><u>3,414,831</u></b>
<i><u>Commercial Revitalization</u></i>				
East 11/12th Streets Revitalization.....				
Part 1: Job Creation	Section 108	318,085	-	318,085
Part 3: Financial Assistance to For-Profits	Section 108	250,000	-	250,000
Part 5: Historical Preservation	Section 108	120,093	-	120,093
<b><i>Subtotal, Commercial Revitalization.....</i></b>		<b><u>688,178</u></b>	<b><u>-</u></b>	<b><u>688,178</u></b>
<i><u>Debt Services</u></i>				
Homeless Shelter, Debt Service.....	Section 108	1,088,941	-	1,088,941
Neighborhood Commercial Mgmt.....	PI - Section 108	120,253	172,729	292,982
East 11/12th Streets Revital., Debt Service.....	PI - Section 108	-	133,744	133,744
<b><i>Subtotal, Debt Services.....</i></b>		<b><u>1,209,194</u></b>	<b><u>306,473</u></b>	<b><u>1,515,667</u></b>
<b>SUBTOTAL, Community Development.....</b>		<b><u>5,312,203</u></b>	<b><u>306,473</u></b>	<b><u>5,618,676</u></b>
<b>SUBTOTAL, Section 108 Funding.....</b>		<b><u>5,312,203</u></b>	<b><u>306,473</u></b>	<b><u>5,618,676</u></b>
<b><u>COMMUNITY DEVELOPMENT</u></b>				
<i><u>Small Business Development</u></i>				
Community Preservation & Revitalization.....	EDI	198,125	-	198,125
<b><i>Subtotal, Small Business Development.....</i></b>		<b><u>198,125</u></b>	<b><u>-</u></b>	<b><u>198,125</u></b>
<b>SUBTOTAL, Community Development.....</b>		<b><u>198,125</u></b>	<b><u>-</u></b>	<b><u>198,125</u></b>
<b><u>HOUSING POLICY</u></b>				
S.M.A.R.T. Housing Initiative.....	EDI	68,000	-	68,000
<b>SUBTOTAL, HOUSING POLICY.....</b>		<b><u>68,000</u></b>	<b><u>-</u></b>	<b><u>68,000</u></b>
<b>SUBTOTAL, EDI Funding.....</b>		<b><u>266,125</u></b>	<b><u>-</u></b>	<b><u>266,125</u></b>

Fiscal Year 2008-09 Annual Action Plan  
Section 2: Funding  
HOUSING TRUST FUND AND UNO

	Funding Source	FY 07-08 Estimated CarryForward	Funding FY08-09	Projected Program Level FY08-09 (Estimated plus Funding FY08-09)
<b><u>HOUSING DEVELOPMENT</u></b>				
<i><u>Assisted Housing</u></i>				
Tenant-based rental assistance.....	HTF	70,000		70,000
<b><i>Subtotal, Assisted Housing.....</i></b>		<b><u>70,000</u></b>	<b><u>-</u></b>	<b><u>70,000</u></b>
<i><u>Rental Housing:</u></i>				
<i><u>Rental Development Services</u></i>				
Rental Hsg. Development Assistance.....	HTF	53,400		53,400
<b><i>Subtotal, Rental Housing.....</i></b>		<b><u>53,400</u></b>	<b><u>-</u></b>	<b><u>53,400</u></b>
<i><u>Homebuyer Services</u></i>				
<i><u>Homebuyer Lending Assistance</u></i>				
Down Payment Assistance.....	HTF	50,000		50,000
<b><i>Subtotal, Homebuyer Lending Assistance.....</i></b>		<b><u>50,000</u></b>	<b><u>-</u></b>	<b><u>50,000</u></b>
<i><u>Owner-Occupied Housing:</u></i>				
<i><u>Housing Rehabilitation Services</u></i>				
Materials Grants Program.....	HTF	60,500		60,500
<b><i>Subtotal, Owner-Occupied Housing.....</i></b>		<b><u>60,500</u></b>	<b><u>-</u></b>	<b><u>60,500</u></b>
<b>SUBTOTAL, Housing.....</b>		<b><u>233,900</u></b>	<b><u>-</u></b>	<b><u>233,900</u></b>
<b><u>COMMUNITY DEVELOPMENT</u></b>				
<i><u>Neighborhood Revitalization (Public Services)</u></i>				
Homebuyer Counseling.....	HTF	180,000		180,000
<b><i>Subtotal, Neighborhood Revitalization (Public Services)</i></b>		<b><u>180,000</u></b>	<b><u>-</u></b>	<b><u>180,000</u></b>
<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>413,900</u></b>	<b><u>-</u></b>	<b><u>413,900</u></b>
<b><u>HOUSING DEVELOPMENT</u></b>				
<i><u>Rental Housing:</u></i>				
<i><u>Rental Development Services</u></i>				
Rental Hsg. Development Assistance.....	UNO	358,018	250,000	608,018
<b><i>Subtotal, Rental Housing.....</i></b>		<b><u>358,018</u></b>	<b><u>250,000</u></b>	<b><u>608,018</u></b>
<b>SUBTOTAL, Housing.....</b>		<b><u>358,018</u></b>	<b><u>250,000</u></b>	<b><u>608,018</u></b>
<b>SUBTOTAL, UNO Funding.....</b>		<b><u>358,018</u></b>	<b><u>250,000</u></b>	<b><u>608,018</u></b>

Fiscal Year 2008-09 Annual Action Plan

Section 2: Funding

GENERAL FUND

		FY 07-08 Estimated CarryForward	Funding FY08-09	Projected Program Level FY08-09 (Estimated plus Funding FY08-09)
<b>HOUSING DEVELOPMENT</b>				
<u>Rental Housing:</u>				
<u>Rental Development Services</u>				
Rental Hsg. Development Assistance.....	GF	-	166,896	166,896
<b>Subtotal, Rental Housing.....</b>		<b>-</b>	<b>166,896</b>	<b>166,896</b>
<u>Homebuyer Services</u>				
<u>Homeownership Development</u>				
Acquisition & Development.....	GF	-	111,264	111,264
<b>Subtotal, Homebuyer Services.....</b>		<b>-</b>	<b>111,264</b>	<b>111,264</b>
<u>Owner-Occupied Housing:</u>				
<u>Housing Rehabilitation Services</u>				
Architectural Barrier Program .....	GF	303,777	108,654	412,431
Emergency Repair Program.....	GF	195,000		195,000
Homeowner Rehabilitation Loan Program .....	GF	20,500	25,000	45,500
<b>Subtotal, Owner-Occupied Housing.....</b>		<b>519,277</b>	<b>133,654</b>	<b>652,931</b>
<b>HOUSING POLICY</b>				
S.M.A.R.T. Housing.....	GF	-	518,543	518,543
<b>Subtotal, Housing Policy.....</b>		<b>-</b>	<b>518,543</b>	<b>518,543</b>
<b>SUBTOTAL, Housing.....</b>		<b>519,277</b>	<b>930,357</b>	<b>1,449,634</b>
<b>COMMUNITY DEVELOPMENT</b>				
<u>Small Business Development</u>				
Community Development Bank.....	GF	-	19,823	19,823
Community Preservation & Revitalization.....	GF	95,000	150,000	245,000
Microenterprise Technical Assistance.....	GF	-	28,049	28,049
<b>Subtotal, Small Business Development.....</b>		<b>95,000</b>	<b>197,872</b>	<b>292,872</b>
<u>Commercial Revitalization</u>				
East 11/12th Streets Revitalization.....	GF	150,323	-	150,323
<b>Subtotal, Commercial Revitalization.....</b>		<b>150,323</b>	<b>-</b>	<b>150,323</b>
<u>Neighborhood Revitalization (Public Services)</u>				
Child Care Services.....	GF		65,315	65,315
Tenants' Rights Assistance.....	GF	-	34,234	34,234
Housing Information and referral.....	GF	-	157,057	157,057
Neighborhood Support Service.....	GF	-	155,000	155,000
Senior Services.....	GF	-	65,864	65,864
Youth Support Services.....	GF	-	34,560	34,560
<b>Subtotal, Neighborhood Revitalization (Public Services)</b>		<b>-</b>	<b>512,030</b>	<b>512,030</b>
<b>SUBTOTAL, Community Development.....</b>		<b>245,323</b>	<b>709,902</b>	<b>955,225</b>
<b>ADMINISTRATION</b>				
	GF	268,031	1,374,230	1,642,261
<b>SUBTOTAL, Administration.....</b>		<b>268,031</b>	<b>1,374,230</b>	<b>1,642,261</b>
<b>SUBTOTAL, GF Funding.....</b>		<b>1,032,631</b>	<b>3,014,489</b>	<b>4,047,120</b>

Fiscal Year 2008-09 Annual Action Plan  
Section 2: Funding  
GENERAL FUND - CIP AND GENERAL OBLIGATION BONDS

	Funding Source	FY 07-08 Estimated CarryForward	Funding FY08-09	Projected Program Level FY08-09 (Estimated plus Funding FY08-09)
<b><u>HOUSING DEVELOPMENT</u></b>				
<i>Rental Housing:</i>				
<i>Rental Development Services</i>				
Rental Hsg. Development Assistance.....	GF-CIP	950,000	-	950,000
Voluntary Compliance Agreement.....	GF-CIP	-	44,000	44,000
<b>Subtotal, Rental Housing.....</b>		<b>950,000</b>	<b>44,000</b>	<b>994,000</b>
<i>Homebuyer Services</i>				
<i>Homeownership Development</i>				
Acquisition & Development.....	GF-CIP	-	266,919	266,919
<b>Subtotal, Homebuyer Services.....</b>		<b>-</b>	<b>266,919</b>	<b>266,919</b>
<b><u>HOUSING POLICY</u></b>				
S.M.A.R.T. Housing Review Team.....	GF-CIP	10,000	556,000	566,000
<b>Subtotal, Housing Policy.....</b>		<b>10,000</b>	<b>556,000</b>	<b>566,000</b>
<b>SUBTOTAL, Housing.....</b>		<b>960,000</b>	<b>866,919</b>	<b>1,826,919</b>
<b>SUBTOTAL, Capital Improvement Projects.....</b>		<b>960,000</b>	<b>866,919</b>	<b>1,826,919</b>
<b><u>HOUSING DEVELOPMENT</u></b>				
<i>Rental Housing:</i>				
<i>Rental Development Services</i>				
Rental Hsg. Development Assistance.....	GO Bonds	-	6,000,000	6,000,000
<b>Subtotal, Rental Housing.....</b>		<b>-</b>	<b>6,000,000</b>	<b>6,000,000</b>
<i>Homebuyer Services</i>				
<i>Homeownership Development</i>				
Acquisition & Development.....	GO Bonds	2,649,819	4,000,000	6,649,819
<b>Subtotal, Homebuyer Services.....</b>		<b>2,649,819</b>	<b>4,000,000</b>	<b>6,649,819</b>
<b><u>HOUSING BOND PROGRAMS</u></b>				
Single Family Bond Programs.....		-	-	-
Multi Family Bond Programs.....		-	-	-
<b>Subtotal, Housing Bond Programs.....</b>		<b>-</b>	<b>-</b>	<b>-</b>
<b>SUBTOTAL, Housing.....</b>		<b>2,649,819</b>	<b>10,000,000</b>	<b>12,649,819</b>
<b>SUBTOTAL, BOND Funding.....</b>		<b>2,649,819</b>	<b>10,000,000</b>	<b>12,649,819</b>

Fiscal Year 2008-09 Annual Action Plan

Section 2: Funding

LEAD HAZARD CONTROL GRANT, AUSTIN ENERGY, AND HOUSING ASSISTANCE FUND

	Funding Source	FY 07-08 Estimated CarryForward	Funding FY08-09	Projected Program Level FY08-09 (Estimated plus Funding FY08-09)
<b><u>HOUSING DEVELOPMENT</u></b>				
<i>Owner-Occupied Housing:</i>				
<i>Housing Rehabilitation Services</i>				
Lead Hazard Control	LEAD	2,374,536	-	2,374,536
<b><i>Subtotal, Owner-Occupied Housing.....</i></b>		<b><u>2,374,536</u></b>	<b><u>-</u></b>	<b><u>2,374,536</u></b>
<b>SUBTOTAL, Housing.....</b>		<b><u>2,374,536</u></b>	<b><u>-</u></b>	<b><u>2,374,536</u></b>
<b>SUBTOTAL, LEAD Funding.....</b>		<b><u>2,374,536</u></b>	<b><u>-</u></b>	<b><u>2,374,536</u></b>
<b><u>HOLLY GOOD NEIGHBOR</u></b>				
Holly Good Neighbor.....	A/E	540,435	-	540,435
<b><i>Subtotal, Austin Energy Program.....</i></b>		<b><u>540,435</u></b>	<b><u>-</u></b>	<b><u>540,435</u></b>
<b>SUBTOTAL, Housing.....</b>		<b><u>540,435</u></b>	<b><u>-</u></b>	<b><u>540,435</u></b>
<b>SUBTOTAL, Austin Energy Funding.....</b>		<b><u>540,435</u></b>	<b><u>-</u></b>	<b><u>540,435</u></b>
<b><u>HOUSING ASSISTANCE FUND</u></b>				
Acquisition & Development.....	HAF	85,590	-	85,590
<b><i>Subtotal, Homebuyer Services.....</i></b>		<b><u>85,590</u></b>	<b><u>-</u></b>	<b><u>85,590</u></b>
<b>SUBTOTAL, Housing.....</b>		<b><u>85,590</u></b>	<b><u>-</u></b>	<b><u>85,590</u></b>
<b>SUBTOTAL, HAF Funding.....</b>		<b><u>85,590</u></b>	<b><u>-</u></b>	<b><u>85,590</u></b>



# Fiscal Year 2008-09 Annual Action Plan

## SECTION 2: Funding

### Administration Activity Tables

<b>CDBG Administration</b>			
IDIS Project #: 9			
<b>PROJECT DESCRIPTION</b>			
Funds provide administrative costs for programs.			
<b>FUNDING</b>			
Fund Source(s) CDBG FY 2008-09 Total Funding \$1,365,027			
<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 #: 19			
<b>PROJECT DESCRIPTION</b>			
Funds provide administrative costs for programs.			
<b>FUNDING</b>			
Fund Source(s) HOME FY 2008-09 Total Funding \$409,943			
<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 2008-09 Annual Action Plan**

## SECTION 2: Funding

**Administration Activity Tables**

<b>ESG Administration</b>	
IDIS Project #:	18
<b>PROJECT DESCRIPTION</b>	

Funds provide administrative costs for programs.

<b>FUNDING</b>			
Fund Source(s) ESG			
FY 2008-09 Total Funding \$15,918			
<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>HOPWA Administration</b>	
IDIS Project #:	22
<b>PROJECT DESCRIPTION</b>	

Funds provide administrative costs for programs.

<b>FUNDING</b>			
Fund Source(s) HOPWA			
FY 2008-09 Total Funding \$29,610			
<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>General Fund Administration</b>	
IDIS Project #:	Not Applicable with Non-Federal Funds
<b>PROJECT DESCRIPTION</b>	

Funds provide administrative costs for programs.

<b>FUNDING</b>	
Fund Source(s) General Fund	
FY 2008-09 Total Funding \$1,642,261	

## Fiscal Year 2008-09 Annual Action Plan

### Section 2: FUNDING

# Leveraging

HUD requires that the City estimate the amount of funds leveraged by City federal and non-federal funds. Federal requirements define leveraging as other public and private resources that address needs identified in the Consolidated Plan. The table below shows the estimated funds to be leveraged by the City's funds and the estimated funds leveraged by the City's non-federal program, the Single Family Bonds.

For the Acquisition and Development, 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 City assistance. For the Rental Housing Development Assistance program, leveraging is the total project funding minus the amount of City assistance.

<b>Programs</b>	<b>Estimated Units</b>	<b>Estimated Leveraging</b>
Acquisition and Development	50	\$3,500,000
Down Payment Assistance	50	\$6,100,000
Rental Housing Dev. Assistance	225	\$5,600,000
<b>Total Estimated Leverage of Programs that Receive Federal Funds</b>	<b>325</b>	<b>\$15,200,000</b>
Single Family Bonds	15	\$1,725,000
<b>Total Estimated Leverage of Programs that do not Receive Federal Funds</b>	<b>15</b>	<b>\$1,725,000</b>
<b>TOTAL-ALL HOUSING PROGRAMS</b>	<b>340</b>	<b>\$16,925,000</b>

## Fiscal Year 2008-09 Annual Action Plan

### Section 2: Funding

# HOME Match

## HOME INVESTMENT PARTNERSHIPS MATCHING FUNDS

### Fiscal Year 2008-09

HUD requires that participating jurisdictions (PJs) that receive HOME funds match 25 cents of every dollar. The matching requirement mobilizes community resources in support of affordable housing. The table below calculates the total required contribution of matching funds from the City of Austin for 2008-09 funding.

<b>Calculation</b>	
Grant Allocation	\$4,099,434
Administration	\$(409,943)
<b>Total Obligation</b>	<b><u>\$3,689,491</u></b>
Requirement Percentage	x 25%
<b>Total Requirement</b>	<b><u>\$922,373</u></b>
<b>Contribution</b>	
Non-Federal Matching Funds	\$691,779
Bond Proceeds (25% Max.)	\$230,593
<b>Total Contribution</b>	<b><u>\$922,373</u></b>

## Fiscal Year 2008-09 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 2008-09, the City of Austin's preliminary ESG Grant Allocation is \$328,238; thus another \$328,238 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 five dollars per hour.

IDIS Activity	Consolidated Plan Priority	Fund Source	Estimated Carry Forward	2008-09 Projected Funding	Projected Program Level	Match	Proposed Accomplishments
Shelter Operation and Maintenance Austin Resource Center for the Homeless	High	ESG	0	\$217,087	\$217,087	\$217,087	7,000 people
Essential Services Communicable Disease Unit	High	ESG	0	\$52,233	\$52,233	\$52,233	35 people
Essential Services Benefits Specialist	High	ESG	0	\$43,000	\$43,000	\$43,000	43 people
Grant Administration costs	N/A	ESG	0	\$15,918	\$15,918	\$15,918	N/A
<b>Total Match:</b>				<b>\$328,238</b>	<b>\$328,238</b>	<b>\$328,238</b>	<b>7,078 people</b>

Fiscal year 2008-09 ESG funding has decreased from previous years by \$878. Half of the decrease, or \$439 was taken from ESG Administration, and the other half was taken from the Communicable Disease Unit. The other two agencies funded with ESG received level funding.

## **Fiscal Year 2008-09 Annual Action Plan**

### **Section 2: Funding**

## **ESG Match**

For fiscal year 2008-09 (ESG fiscal year 2008-10 allocation) HHSD, local providers of homeless services and the Ending Community Homelessness Coalition 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.

## Fiscal Year 2008-09 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 provides a valuable affordable housing resource to the Austin 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 each service region is further distributed into rural and urban categories. The City of Austin resides in region 7. Projects that apply for tax credits in Austin compete against other applications in the urban area of region 7. Region 7 includes Llano, Burnet, Blanco, Travis, Williamson, Hays, Caldwell, Bastrop, Lee, and Fayette counties.

In 2008, TDHCA will allocate approximately \$1.7 million 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 web site at [www.tdhca.state.tx.us](http://www.tdhca.state.tx.us).

#### **Multifamily Bond Program**

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 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 have two options when applying for Tax-Exempt Multifamily Bonds through Austin Housing Finance Corporation. The first option is to apply for Private Activity Bonds which are combined with four percent Housing Tax Credits issued by the Texas Department of Housing and Community Affairs. The Texas Bond Review Board determines the schedule by which these Private Activity Bonds are allocated. While the Texas Bond Review Board conducts a lottery drawing for these applications in October or November of each year, it accepts and awards applications throughout the year. The second option is to apply for bonds without the need for private activity bond authority or the use

## Fiscal Year 2008-09 Annual Action Plan

### Section 2: Funding

## LIHTC, Multifamily Bonds, and Section 8

of Housing Tax Credits. Those bonds are known as 501(c)3 bonds and are also awarded throughout the year.

AHFC manages the application process to secure these funds. (For more information, see: <http://www.cityofaustin.org/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, designed to increase the housing choices available to very low-income households by making privately-owned rental housing affordable. The Section 8 Program 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).

The Travis County Housing Authority has 564 Section 8 Vouchers with a yearly budget of \$4,224,000. Approximately 850 individuals and families are on the wait list to receive a voucher. The Housing Authority of the City of Austin provides 5,023 vouchers citywide, with a budget of \$45,914,920, and has 4,919 households on a waiting list.



## Fiscal Year 2008-09 Annual Action Plan

### Section 2: FUNDING

# McKinney-Vento Act Funds

## McKinney Vento Homeless Assistance Programs

### Continuum of Care, Fiscal Year 2008-09

#### Austin Homeless Task Force

The Austin/Travis County Ending Community Homelessness Coalition's Planning and Evaluation Committee leads the planning, data collection, analysis, and writing activities for the annual Continuum of Care Homeless Assistance Grant application. The planning activities include: 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 2007, the City of Austin applied for \$4,326,507 and was awarded \$3,741,918 after the applications were reviewed by HUD and given a score of 88.75. This was 1.5 points below 90.25, the threshold for funding. While all of the proposed renewal programs were funded, the new proposed Samaritan Bonus project and the new Georgetown Transitional Housing project were not funded by HUD.

Numeric Priority	Name of the applicant	Name of the project/purpose	Requested Project Amount	Awarded Project Amount
1	Caritas of Austin	New Permanent Supportive Housing Program; 27 units of permanent supportive housing leased at Foundation Communities' Spring Terrace for persons who are chronically homeless. The City of Austin HHSD has contributed to the supportive services of this project so that there is more money allocated toward leasing.	\$424,688	\$ 0
2	Georgetown Public Housing Authority	New Transitional Housing project that uses leasing dollars to fund housing for families in Georgetown/Williamson County. This is funded through an amount designated by HUD for the Williamson County and Round Rock as their "pro rata need." This is the first year that Williamson County has been a member of the Austin/Travis County CoC.	\$190,200	\$ 0
3	Homeless Management Information Systems	Renewal: HMIS (Homeless Management Information System); consolidated client database required by HUD for all HUD-funded programs.	\$78,533	\$78,533
4	Caritas of Austin	Renewal: ReEntry Program: Transitional housing primarily for people who are chronically homeless. This project cut its budget by 5% this year.	\$303,216	\$303,216
5	LifeWorks	Renewal: Supportive Housing; transitional housing for homeless youth. This project cut its budget by 5% this year.	\$211,213	\$211,213
6	LifeWorks	Renewal: Street Outreach; outreach to homeless youth. This project cut its budget by 5% this year.	\$141,082	\$141,082
7	SafePlace	Renewal: SafePlace Supportive Housing Program; transitional housing for families who are survivors of domestic violence. This project cut its budget by 5% this year.	\$792,857	\$792,857

# Fiscal Year 2008-09 Annual Action Plan

## Section 2: Funding

### McKinney-Vento Act Funds

Numeric Priority	Name of the applicant	Name of the project/purpose	Requested Project Amount	Awarded Project Amount
8	The Salvation Army	Renewal: Passages Program; a six-agency collaboration providing comprehensive, long term case management for all homeless populations; CoC pays for case management; HOME TBRA pays for housing. This project cut its budget by 5% this year.	\$738,082	\$738,081
9	Caritas of Austin	Renewal: Permanent Supportive Housing project funded originally two years ago for leasing of 20 units at Foundation Communities' Spring Terrace for chronically homeless.	\$196,492	\$196,492
10	ATCMHMR	Renewal: Safe Haven; transitional housing and support services for people with mental illness who are homeless.	\$348,007	\$348,007
11	Front Steps	New Permanent Supportive Housing Program; 10 units of permanent supportive housing leased at Foundation Communities' Garden Terrace; for persons who are chronically homeless. This project was funded by way of budget cuts from the other renewal projects.	\$94,669	\$94,669
<b>Subtotal Requested Amount</b>			<b>\$3,519,039</b>	<b>\$2,904,150</b>
-	Housing Authority, ATCMHMR, AIDS Services of Austin	Shelter Plus Care-Renewal; permanent supportive housing for homeless persons with mental illness and/or HIV/AIDS.	\$313,068	\$350,112.00
-	Housing Authority of Travis County and ATCMHMR	Shelter Plus Care-Renewal; permanent housing program for homeless persons with mental illness.	\$494,400	\$487,656.00
<b>Subtotal Requested Amount</b>			<b>\$807,468</b>	<b>\$837,768</b>
<b>Total Requested Amount:</b>			<b>\$4,326,507</b>	<b>\$3,741,918</b>

Note: The 2008 Continuum of Care application for fiscal year 2009-10 is not due to HUD until September 2008.



## **SECTION 3 OTHER REPORTS**

New Programs and Policy Initiatives  
Community Involvement  
Neighborhood Projects  
Other Actions

## New Programs and Policy Initiatives

The City of Austin continues to search for new ways to meet its mission to provide housing, community development, and economic development services to benefit eligible residents and businesses to increase opportunities for self-sufficiency. The following is an update on some of the new programs and policy initiatives of the City of Austin Neighborhood Housing and Community Development Office.

### **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 are apportioned into \$33 million for rental and \$22 million for homeownership over a seven year period. Rental projects that receive General Obligation Bonds 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 that receive General Obligation Bonds 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.

Rental projects must remain affordable for no fewer than 40 years. Homeownership projects are preferred to have a 99-year shared equity model with right of first refusal or a Community Land Trust model to preserve affordability. These preservation tools maximize public dollars by ensuring long-term affordability of funded projects.

NHCD began spending General Obligation Bond funds in fiscal year 2007-08 through two programs: Acquisition and Development and Rental Housing Development Assistance. Approximately \$10 million in General Obligation funds will be allocated to 11 different projects in fiscal year 2007-08. The average cost per unit for approved projects is currently \$31,000. The funds are allocated as follows:

- 75 percent of funds go to competitive awards to non-profits or for-profit developers of affordable housing.
- 20 percent goes to City Council priorities.
- 5 percent is set aside for rapid acquisition of real estate for non-profits.

(Also see page 3-21.) (See Appendix V for a map of locations and descriptions of General Obligation Bond housing projects.)

### **Preserving Affordable Housing in Austin**

NHCD issued the report, *Preserving Affordable Housing in Austin, A Platform for Action*, in April 2008 in order to proactively address the loss of affordable housing stock in the community. The report encompasses feedback from

## New Programs and Policy Initiatives

five focus groups with more than 50 participants, industry experts, and the Community Development Commission.

The report highlights the following critical facts regarding affordability in Austin:

- **Subsidized units are at risk.** Austin has almost 1,350 of Project-Based Section 8 units with mortgages that will expire by 2011, with about 73 percent expiring in 2010. In addition, developments financed with federal housing tax credits and elderly/disabled grants will begin to expire in a decade.
- **Most of Austin affordable housing is privately-owned and not subsidized.** Austin has more than 156,000 multifamily housing units. Less than 8,000 are publicly subsidized and 79 percent (123,678) are in small complexes with 2 to 49 units.
- **Most of multifamily stock is old but occupied.** More than 55 percent of duplexes and 79 percent of small and medium-sized apartment building were built before 1980. Of these 22 percent of apartments are more than 20 years old and have high-occupancy rates.
- **Redevelopment is underway.** From 1995-2007, there was a 30 percent increase in the number of multifamily units built. More than 2,000 rental units were converted to condominiums in 2007 and 2008.
- **Collecting data on housing inventory posed a significant challenge.** Data regarding the condition of Austin's housing units is largely unavailable. In addition, reliable data sources have conflicting unit counts for subsidized properties.

The report provides a snapshot of affordable housing in Austin and along with data and statistics, profiles best practices from other cities. The report suggests the following action steps:

- Develop and share data.
- Create adequate funding for preservation.
- Identify creative partnerships.
- Pursue new strategies.
- Protect tenants and consumers.

A copy of the report can be found at:

[http://www.cityofaustin.org/housing/downloads/2008\\_preservation\\_study.pdf](http://www.cityofaustin.org/housing/downloads/2008_preservation_study.pdf).

### John D. and Catherine T. MacArthur Foundation

In November 2007, the MacArthur Foundation announced that it would provide \$35 million for public sector initiatives to preserve and improve affordable rental housing. This new funding is part of a national \$150 million

## New Programs and Policy Initiatives

initiative, Window of Opportunity: Preserving Affordable Rental Housing, which the Foundation launched in 2003.

The City of Austin will submit an application June 10, 2008, for \$5 million for grants and low interest loans to the MacArthur Foundation. The grant and loan funds will be used for data gathering, analysis and the creation of a Rapid Strike Preservation Fund to help preserve affordable rental housing through the Austin Housing Finance Corporation.

The City of Austin was one of 80 Letters of Interest submitted to the Foundation in connection with its new Awards for State and Local Housing Preservation Leaders. The applicants included a wide range of city, county and state governmental bodies, as well as several multi-jurisdiction collaborations.

The City was one of 21 applicants invited to submit full proposals and participate in an in-depth evaluation process. The Foundation intends to select up to ten awardees in November 2008.

### **Comprehensive Housing Market Study**

In response to recommendations from numerous stakeholders and citizen groups, including the African American Quality of Life Initiative and the Affordable Housing Incentives Task Force, the City will complete a comprehensive housing market analysis.

NHCD has issued a Request for Proposal (RFP) to conduct this study, which is scheduled for completion by December 2008. The study will identify data on current housing uses and trends in Austin, including projections of future demographic and housing growth. Findings will be presented to the Austin City Council and the citizens of Austin. Results of the comprehensive housing market study will determine a long-term strategy for meeting Austin's housing needs, including the conditions, challenges, and opportunities in the City's housing market. The study will begin in July 2008, with the final report issued in October 2008.

(For more information, see

<http://www.cityofaustin.org/housing/apr08chms.htm>.)

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

The CP&R Policy established programs for mitigating gentrification pressures in Central East Austin neighborhoods. The Austin City Council established the CP&R Policy by passing a resolution on April 28, 2005, which created an affordable housing and economic development program. Presently, the affordable housing incentives of the CP&R Program have not been utilized. The City Council adopted amendments to the Land

## New Programs and Policy Initiatives

Development Code on November 29, 2007, and January 31, 2008, that could enhance affordable housing opportunities within the CP&R Zone.

The 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 attracts public and private investment, maintains and develops existing commercial districts, provides access to capital through gap financing for existing and start-up businesses, and is a catalyst in support of workforce and employment development.

The CP&R Business Loan Program retains, expands and relocates small businesses to and within the CP&R Zone. From September 2007 to February 2008, four businesses were approved for the program for a total of \$55,000 in funding. Combined with other public and traditional bank financing, CP&R Business loans have assisted in attracting over \$887,500 of investment within the CP&R Zone. In addition, on February 14, 2008, the City Council approved vital modifications to the CP&R guidelines that increased the maximum loan amount up to \$30,000 and incorporated standard commercial underwriting guidelines. These modifications strengthen CP&R as a viable commercial financing partner to existing City of Austin and other public and private lending institutions.

(See Appendix V for a map of the CP&R Zone.)

### **Shared Equity**

The City of Austin, through the Austin Housing Finance Corporation (AHFC), uses the shared equity model to preserve affordable housing. The “Affordability Protection Policy” allows income-eligible buyers and homeowners to obtain substantial mortgage assistance and housing reconstruction services in exchange for two provisions that preserve housing affordability in Austin:

- 1) A “Right of First Refusal” allows AHFC the first option to buy the home at resale for the appraised value.
- 2) Homeowners are required to share the appreciation realized at resale with AHFC.

A portion of the appreciated value of the home is then returned to the AHFC to allow another low- to-moderate-income buyer to purchase the home. (Also see page 3-22.)

### **Community Land Trust**

Austin City Council directed staff to move forward with implementation of a Community Land Trust (CLT) in Summer 2005. The CLT is a tool to

## New Programs and Policy Initiatives

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 AHFC to reach greater levels of affordability for lower-income homeowners.

AHFC has 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, in addition to the 15 homes completed by AHFC in fiscal year 2007-08. (Also see page 3-22.)



## Community Involvement

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

### **Community Development Commission**

The Community Development Commission's (CDC) role is to "advise the City Council in the development and implementation of programs designed to serve the poor and community at large with an emphasis on federally funded programs." Through the Citizens Participation Plan, the CDC is charged with securing 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 federal funds, including CDBG and HOME. The CDC also acts as the oversight entity for state and federal requirements related to the Community Services Block Grant (CSBG).

### **Community Action Network**

There are numerous subgroups that meet under the Community Action Network (CAN) framework in order 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. (Also see page 3-26.)

### **Community Action Network: ECHO**

Two community groups that address homeless issues, the Ending Chronic Homelessness Organizing Committee and the Homeless Task Force, merged in fiscal year 2006-07 to form the Ending Community Homelessness Coalition (ECHO). The new ECHO actively engages in ending community homelessness through collaborative planning with more than 90 community volunteers, business leaders, service providers, and City staff support. Together, social service organizations form a continuum of services that range from preventing homelessness to assisting people who are in homeless situations to obtain permanent housing and achieve independent living. ECHO's Planning and Evaluation Subcommittee is the primary planning body for the annual Continuum of Care application to HUD. (Also see page 3-21.)

## Community Involvement

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

The City partners with the Urban Renewal Agency and the Austin Revitalization Authority (ARA) to help develop 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, the Austin City Council approved an Urban Renewal Plan. The Plan allows the Urban Renewal Agency to use funds for acquisition and to provide fair and 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, 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 HACA, and other community initiatives. NHCD coordinates with HACA to inform public housing residents of affordable housing programs offered through the City of Austin. (Also see page 3-26.)

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

The results of the African American Quality of Life Scorecard were presented to the Austin City Council in March 2005. The scorecard was based on community dialogue about race relations and the quality of life for African Americans and other ethnic groups. The 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 scorecard facilitated numerous community discussions about the quality of life for African Americans. In October 2005, the City Manager reported recommendations to address the concerns of African Americans living in Austin. The recommendations included forming an advisory commission of nine stakeholders and subcommittees to address the six major concerns outlined: health; police and safety; arts, culture and entertainment; neighborhood sustainability; and employment and education. NHCD serves as the primary contact for the Neighborhood Sustainability Subcommittee. Staff works closely with subcommittee members to implement the objectives identified by the community.

## Community Involvement

In 2007, the Austin City Council approved \$300,000 to conduct a Housing Market Study which will provide a foundation for planning for the NHCD's five year Consolidated Plan. This action was a direct result of recommendations from the Neighborhood Sustainability Subcommittee, the Affordable Housing Incentives Task Force, and other community groups. Also a result of recommendations from the Neighborhood Sustainability Subcommittee, House Bill (HB) 470 – the Homestead Preservation District, went into effect in September 2007. The subcommittee recommended that a land bank be developed to help homeowners in East Austin.

With the rising number of home foreclosures across the country, the City wanted to assist East Austin residents with education on the foreclosure process. With the help of local African American organizations and the City of Austin a Foreclosure Education Forum was held in February 2008, targeting the neighborhoods east of IH-35 and south of Ed Bluestein Boulevard.

As part of the recommendations to improve the quality of life for African Americans in Austin, the subcommittee also recommended educating the community on the importance of homeownership. In October 2006, the Housing Smarts Homebuyer Education program was implemented. Since its inception, more than 448 people participated in the class, with 357 graduating. Nearly 20 percent of the graduates are African American; and more than 20 percent have purchased or are in the process of purchasing their first home.

Several City of Austin departments presented the *African American Quality of Life Final Report: Addressing Community Needs Together* to the Austin City Council in April 2008. The report provides highlights of the 56 initiatives set forth by the implementation teams of the African American Quality of Life Committee during the two-year period of January 2006 to January 2008. (For more information, see: <http://www.cityofaustin.org/aaql>)

### **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:

#### **Affordable Housing Incentives Task Force (AHITF)**

The City Council appointed a task force comprised of real estate professionals, affordable housing developers, for-profit developers, affordable housing advocates, academics, and neighborhood representatives to explore ways to provide incentives for the construction of affordable housing in Austin. The AHITF reviewed, developed, and recommended to the Austin City Council enhancements to the City's policies and procedures.

## Community Involvement

These included the S.M.A.R.T. Housing™ program incentives to builders to include on-site affordable housing in their developments and dedicated resources for the development of off-site affordable housing in the downtown area. The AHITF Report was presented to the City Council on May 17, 2007. NHCD provided the primary staff support for the task force.

On November 29, 2007, and January 31, 2008, the City Council amended the Land Development Code to implement some of the AHITF's recommendations. Amendments include the following:

- Single-family builders who provide more long-term affordability may increase subdivision density without a zoning change.
- Multi-family builders who provide more long-term affordability may increase the number of apartments on a site without a zoning change.
- Downtown developments who receive increases in floor-to-area ratio and/or height must provide either a percentage of affordable housing or pay a fee-in-lieu for other affordable housing development within two miles of downtown.
- Developments of fewer than four units can now apply for S.M.A.R.T. Housing™ without making all units affordable.
- Incentives were created for developers for the use of Community Land Trust and Shared Equity to encourage preservation of affordability of homeownership units.
- The amount of household income spent on housing was increased to allow a household to spend 35 percent of their income on housing if the homebuyer receives City-approved homebuyer counseling.
- Accessibility requirements were increased for the Central Business District, Downtown Mixed-Use, and Vertical Mixed-Use to five percent.
- Income limits for households were increased to be consistent with Council policy regarding vertical mixed-use projects.
- Certification and fee waivers are now allowed for multi-family rehabilitation, condominium conversions, and other changes of uses to residential.

Based on the AHITF recommendations, the Austin City Council approved the budget to implement a comprehensive housing market study previously mentioned in the Action Plan. (Also see page 3-23.)  
(For more information, see: <http://www.cityofaustin.org/council/ahitf.htm>.)

### **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 rules

## Community Involvement

with the Law Department and is working with the Neighborhood Planning and Zoning Department (NPZD) on a series of amendments to the vertical mixed-use standards. The City Council is reviewing neighborhood recommendations to opt-in or opt-out of incentives in the Vertical Mixed Use Ordinance and possible rental housing affordability standards. (For more information, see: <http://www.cityofaustin.org/planning/designstandards.htm>)

### **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. The City Council is considering a series of amendments recommended by the Residential Design and Compatibility Standards Task Force and the Affordable Housing Incentives Task Force. (For more information, see: [http://www.cityofaustin.org/zoning/sf\\_regs.htm](http://www.cityofaustin.org/zoning/sf_regs.htm).)

### **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 Master Plan. The City of Austin has hired two consulting firms for the plan: the ROMA Design Group, and Diana McIver & Associates. The firms have identified strategies and best practices for affordable housing in downtown that are under consideration as part of the Downtown Master Planning process. The City has also hired the ROMA Design Group to develop recommendations for a downtown density bonus ordinance with an affordable housing requirement that will include a fee-in-lieu of option. (Also see page 3-19 and 3-23.) (For more information, see: <http://www.cityofaustin.org/downtown/downtownaustinplan.htm>.)

### **Comprehensive Plan**

The City of Austin is currently updating the Austin Tomorrow Plan, a Comprehensive Plan adopted by City Council thirty years ago. NHCD is updating the housing affordability elements of the Plan. These updates reflect Council policies adopted over the past three decades. These policies include recommendations by the Affordable Housing Incentives Task Force including linking density bonuses to housing affordability goals. (For more information, see: [http://www.cityofaustin.org/zoning/com\\_plan.htm](http://www.cityofaustin.org/zoning/com_plan.htm).)

## Community Involvement

### **Families and Children Task Force**

The City Council appointed the Families and Children Task Force to make recommendations to improve the quality of life for families with children in Austin. NHCD staffs the housing subcommittee of the task force. In addition to reviewing issues such as schools, parks, and safety, the task force is addressing housing issues that affect families' decisions about whether to live in Austin, especially families with lower incomes. The task force is expected to provide recommendations to the Austin City Council in summer 2008. (For more information, see: <http://www.cityofaustin.org/council/fctf.htm>.)

### **RMMA Healthy Community Initiative**

The Robert Mueller redevelopment is a mixed-use community and was planned to be a model for responsible urban planning and development. The redevelopment plan includes many sustainability and green building standards that directly align with community health. This project will analyze the current design plan to identify community health gaps that may exist and develop a plan to address those gaps. The plan will also include an analysis of the linkages to Mueller from surrounding neighborhoods and make recommendations to improve those linkages. Recommendations will be evaluated for feasibility. Those selected will be integrated into the Mueller redevelopment design plan for implementation. Selected health indicators will be tracked to measure the redevelopment's effects on health outcomes for Mueller and surrounding area residents. Upon completion, the Mueller redevelopment will be assessed using a "Healthy Community" rating system that will be applied as a model for other communities in Austin. Short-term goals will be completed by June 30, 2008.

## Neighborhood Projects

A significant part of Austin's housing strategy is implementing housing affordability components of neighborhood plans and master plans adopted by the City Council. The City identified this strategy during the 2004-09 Consolidated Plan. (See strategy I, on page 1-7.)

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. 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, 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 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 and Rental Housing Development Assistance projects planned in the following neighborhoods outlined in the fiscal year 2008-09 Action Plan. Some of the projects 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 or more of its households with incomes below 80 percent of the Area Median Family Income; or
- Having at least 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. (See Appendix V for a map of adopted neighborhood planning areas.)

### 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 City, through Austin Housing Finance Corporation (AHFC), is partnering with Community Partners for the Homeless (CPH) to develop six single-family units, in the Rosewood Neighborhood. This complex is Glen Oaks. Construction of the units broke ground in fiscal year 2007-08 on City of Austin surplus land. AHFC will maintain ownership of the land and lease the land to CPH.

#### *Anderson Hill Neighborhood*

The City finished development of 13 single-family affordable homes in fiscal year 2007-08. All 13 units use a shared-equity model with a “right of first refusal” to preserve affordability in the Anderson Hill neighborhood.

#### *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

### *Guadalupe Neighborhood*

The Guadalupe Neighborhood Development Corporation (GNDC), in partnership with AHFC, is developing a 22-unit affordable rental housing facility for low- and moderate-income families in Central East Austin. The development is La Vista de Guadalupe. The complex will serve families at 60 percent or below of MFI, including 18 units for families at 50 percent or below of MFI, and three units for families at 30 percent or below of MFI.

### *Blackshear Neighborhood*

Blackshear Neighborhood Development Corporation (BNDC), in partnership with AHFC, will develop six units of affordable rental housing for low-income families in the Blackshear neighborhood. Two of the units will be developed on City-owned surplus land. Two of the six units will serve families at 60 percent or below of MFI, three units will serve families at 50 percent or below of MFI, and one unit will serve a family at 30 percent or below of MFI.

### **Montopolis Neighborhood**

The Montopolis neighborhood is the site of the Frontier at Montana single-family subdivision. Construction of new homes began in October of 2006. NHCD, through AHFC, is partnering with several non-profit housing builders to construct 81 homes that will provide homeownership opportunities for families at 80 percent or below of MFI. Austin Habitat for Humanity plans to complete 25 single-family homes in Frontier at Montana by the end of fiscal year 2007-08 and construct five additional homes in fiscal year 2008-09. American Youthworks will construct five single-family homes in Frontier at Montana and plans to complete two of those homes in fiscal year 2008-09. AHFC developed 15 single-family homes in fiscal year 2007-08 and plans to develop 15 additional homes in fiscal year 2008-09. The AHFC homes use a shared equity model along with a “right of first refusal” to preserve long-term affordability.

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

The City provides assistance in the redevelopment of the former Robert Mueller Municipal Airport (RMMA). The master plan for the development requires 25 percent of the planned owner-occupied housing units be affordable to 80 percent or below of MFI and at least 25 percent of the rental housing be affordable for households to 60 percent or below of MFI. All affordable units must be S.M.A.R.T. Housing<sup>TM</sup> certified. Construction of Phase I of housing at RMMA began in fiscal year 2007-08. Seventy one affordable ownership units will be constructed as part of Phase I. The first market-rate rental housing at RMMA, developed by Simmons Vedder, is underway. Ten percent of the 442-unit property will be provided to households at 60 percent or below of MFI for 50 years.

## Neighborhood Projects

(For more information, see Appendix VI and [www.muelleraustin.com](http://www.muelleraustin.com).)

In addition to the affordable housing in the RMMA development, the Austin Children's Shelter, in partnership with the City's Rental Housing Development Assistance program, will develop a 28-bed transitional housing facility for homeless children at the eastern edge of RMMA. The transitional cottages will serve as long-term temporary housing for children, 8 to 17 years of age, with specialized long-term needs due to having experienced acute physical and/or emotional trauma.

### **St. Johns Neighborhood**

The City, through AHFC, partners with Neighborhood Housing Services of Austin (NHS) to provide affordable housing in the St. Johns neighborhood. In fiscal year 2007-08, NHS finished three single-family homeownership units. In fiscal year 2008-09, NHS will develop two single-family rental units in the neighborhood.

### **Govalle/Johnston Terrace Neighborhood**

The Guadalupe Neighborhood Development Corporation (GNDC), in partnership with KRDB (Kramer-Robertson-Design-Build), will develop the Solutions Oriented Living (SOL) community in the Johnston Terrace neighborhood. SOL will be a mixed-income development that will include affordable rental and homeownership opportunities. The SOL Community will consist of 38 units and is planned as a net-zero energy development. AHFC will be investing a total of \$1.47 million with GNDC to buy eight new single-family rental units for low- to moderate-income households and to provide homebuyer assistance for another eight low- to moderate-income families purchasing new homes in the SOL Community.

### **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. The Chestnut Redevelopment Corporation will develop 21 affordable senior housing units in this neighborhood that will serve households at 50 percent or below of MFI. This project will be complete in fiscal year 2008-09.

### **University Neighborhood Overlay**

In 2004, the Austin City Council adopted the University Neighborhood Overlay (UNO) that established 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 80 percent or below of MFI for at least 15 years. West Campus builders must provide an additional 10 percent for households at 65 percent or below MFI or pay a fee-in-lieu. In

## Neighborhood Projects

fiscal year 2007-08, 503 units were complete, of which 50 are affordable. In fiscal year 2008-09, 800 additional units are expected to be complete, of which 80 will be affordable. If developers had built the units instead of paying the fee-in-lieu, UNO would have 18 units for households at 65 percent of below of MFI. Since inception, there have been no applicants for the \$365,739 collected as a fee-in-lieu for the UNO program.

### **Sendero Hills**

Habitat for Humanity of Austin, in partnership with the AHFC, will use General Obligation housing bond funds to assist with the construction of up to 65 homeownership units in the Sendero Hills neighborhood of East Austin. These homes will provide affordable homeownership opportunities in a mixed-income S.M.A.R.T.<sup>TM</sup> Housing community.

### **East Riverside/Oltorf Neighborhood**

The City, through AHFC, will partner with the for-profit developer, Kaplan Acquisitions, LLC, to provide affordable housing in a market rate rental property in the East Riverside/Oltorf neighborhood. The Sunnymede Apartments, a 215 unit rental development, will receive General Obligation housing bond financing to provide 22 rental units affordable to households at 50 percent or below of MFI for 40 years.

### **Allendale Neighborhood**

AHFC has partnered with a private developer and United Cerebral Palsy (UCP) to provide affordable rental units in a market rate condominium development, called The Allendale. The Allendale converts an extended stay hotel in Allendale into residential condominiums. UCP, partially through 811 HUD financing, has acquired 10 rental units in The Allendale that will be affordable to households at 50 percent or below of MFI. AHFC provided funding guarantees for the 10 units.

### **Zilker Neighborhood**

In the Zilker neighborhood, at the former Stone Ridge Apartments, 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 30 of the 300 units (10 percent) of the development will be reserved for families at 50 percent or below of MFI for a 40-year period.

### **Garrison Park Neighborhood**

VinCare Services of Austin will partner with AHFC to provide transitional housing in the Garrison Park neighborhood. General Obligation housing bond funds will be used to acquire and complete repairs and accessibility modifications to an existing apartment complex. The property will allow VinCare to expand its St. Louise House transition housing program. With this addition, the St. Louise House II will allow VinCare to serve

## Neighborhood Projects

approximately 35 families, or 105 individuals, annually. Rents will be based on a sliding scale relative to income not to exceed 30 percent of a household's monthly income. Tenants will receive on-site case management and supportive services.

**The following neighborhood projects are in various stages of planning, and will not complete housing development in fiscal year 2008-09.**

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.

### **Colony Park**

The Colony Park project will be located on 208 acres of land 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, through 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 that opened in fall of 2007, and retail space that will be developed as part of the project. The City, in fiscal year 2007-08, contracted with an engineering firm for analysis of the site and expects recommendations for development before the end of the fiscal year.

### **Transit-Oriented Development**

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 in TOD areas to be occupied by households at 80 percent or below of MFI (for homeownership units) or at 60 percent or below of 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 the Austin City Council in 2005.

The TOD ordinance states that for each TOD area, a station-area plan will establish specific standards and include a housing affordability analysis and

## Neighborhood Projects

feasibility review that describes the potential strategies for achieving affordable housing goals. NHCD engaged a consulting firm to produce a housing affordability analysis and feasibility study for these sites and actively participates in the following two station-area planning areas located in priority neighborhoods. The consultant conducted a public meeting focused on affordable housing in TODs in November 2007 and provided staff with an Executive Summary including financial analyses and potential strategies for the implementation of the TOD housing goals. The data provided by the consultant suggests that substantial subsidies would be required in order to achieve the TOD goals.

The Austin City Council is expected to review two Station Area plans in May 2008 which include:

### ***1) Saltillo Station Area Plan – East Cesar 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. The integration of new developments 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 of the Capital Metro property will occur following the adoption of the Saltillo Station Area Plan. A draft Station Area Plan for this area is complete, including land use recommendations as well as density and height bonuses with affordability requirements.

### ***2) 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. The area includes significant amounts of vacant land formerly used for light industrial purposes that has redevelopment potential. However, the affordable housing analysis for this area states that, due to high land prices and a lack of publicly-owned properties in the area, the TOD affordable housing goals will be challenging to achieve.

## Neighborhood Projects

### **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 firms have identified strategies and best practices for affordable housing in downtown that are under consideration as part of the Downtown Master Planning process. The City has also hired the ROMA Design Group to develop recommendations for a downtown density bonus ordinance with an affordable housing requirement that will include a fee-in-lieu of option. (Also see page 3-10 and 3-23).

(For more information, see:

<http://www.cityofaustin.org/downtown/downtownaustinplan.htm>.)

## 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 requirements are below with a brief description of major initiatives underway or planned to begin in fiscal year 2008-09 to meet that directive:

### **Address obstacles to meet 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 to create a "stairway to self-sufficiency" serves as the foundation of an investment strategy for housing activities. (Also see page 3-25.)

- **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 benefiting 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 the 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 and meet the City's Green Building minimum-energy efficiency rating. The policy stipulates that all single-family units certified meet visitability standards reflected in the City's Visitability Ordinance. All multifamily developments must comply with federal, state and local accessibility standards, and at least 10 percent of the multi-family housing units 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 neighborhood organizations prior to filing an application for a zoning change.

The S.M.A.R.T. Housing™ Policy is now incorporated as part of Austin's Land Development Code as a result of recommendations from the Council-appointed

## Other Actions Report

Affordable Housing Incentives Task Force (AHITF). The City Council has adopted Land Development Code amendments that allow density bonuses in certain single-family and/or multi-family S.M.A.R.T. Housing™ developments without a zoning change. In addition, downtown developments that request and receive additional zoning entitlements must provide a percentage of affordable housing units or pay a fee-in-lieu payment that will fund affordable housing within specified neighborhoods within or adjacent to the downtown area.

- **Ending Community Homelessness Coalition (ECHO)**

Two community groups that address homeless issues, the Ending Chronic Homelessness Organizing Committee and the Homeless Task Force, merged in fiscal year 2006-07 to form the Ending Community Homelessness Coalition (ECHO). The new ECHO actively engages in ending community homelessness through collaborative planning with more than 90 community volunteers, business leaders, service providers, and City staff support. Together, social service organizations form a continuum of services that range from preventing homelessness to assisting people who are in homeless situations to obtain permanent housing and achieve independent living. ECHO's Planning and Evaluation Subcommittee is the primary planning body for the annual Continuum of Care application to HUD. (Also see page 3-6.)

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

- **S.M.A.R.T. Housing™ Initiative**

The S.M.A.R.T. Housing™ Initiative provides incentives to for-profit and non-profit builders of single-family and multifamily 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 increase energy efficiency and lower utility bills for residents. As part of the S.M.A.R.T. Housing™ Initiative, the Austin City Council also required that NHCD staff prepare an Affordability Impact Statement (AIS) for all proposed city code amendments and other changes to identify any potential impacts on housing affordability.

- **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 are apportioned over seven years into \$33 million for rental and \$22 million for homeownership programs. (Also see page 3-1.)



## Other Actions Report

- **Community Land Trust (CLT)**

Austin City Council directed staff to move forward with implementation of a CLT. The CLT 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 opportunities for future low- to moderate-income households to buy homes at affordable prices. (Also see page 3-4.)

- **Shared Equity**

The City of Austin, through the AHFC, also uses another tool to preserve affordability. The “Affordability Protection Policy” allows income-eligible buyers and homeowners to obtain substantial mortgage assistance and housing reconstruction services in exchange for two provisions that preserve housing affordability in Austin: 1) A “Right of First Refusal” allows AHFC the first option to buy the home at the appraised value. 2) The homeowners are required to share the appreciation realized at resale with AHFC. A portion of the appreciated value of the home is then returned to the AHFC to allow another low- to moderate-income buyer to purchase the home. (Also see page 3-4.)

### **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 Study for the 2004-09 Consolidated Plan and continues to work with the City’s Human Rights Commission.

- **Homebuyer Counseling (Housing Smarts)**

AHFC began a housing counseling program, called Housing Smarts, 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.

## Other Actions Report

- **Affordable Housing Incentives Task Force (AHITF)**

The Austin City Council appointed a task force comprised of real estate professionals, affordable housing developers, for-profit developers, affordable housing advocates, academics, and neighborhood representatives to explore ways to provide incentives for the construction of affordable housing in Austin. The AHITF reviewed, developed, and recommended to the Austin City Council enhancements to the city's policies and procedures. These included the S.M.A.R.T. Housing<sup>TM</sup> program incentives to builders to include on-site affordable housing in their developments and dedicated resources for the development of off-site affordable housing in the downtown area. The AHITF Report was presented to the Austin City Council, the Planning Commission, and the Community Development Commission in fiscal year 2006-07. The NHCD provided the primary staff support for the task force. (Also see page 3-8.) (For more information, see: <http://www.cityofaustin.org/council/ahitf.htm>.)

- **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 Master Plan. The City of Austin hired two consulting firms for the plan: the ROMA Design Group, and Diana McIver & Associates. The firms have identified strategies and best practices for affordable housing in downtown that are under consideration as part of the Downtown Master Planning process. The City has also hired the ROMA Design Group to develop recommendations for a downtown density bonus ordinance with an affordable housing requirement that will include a fee-in-lieu of option. (Also see page 3-10 and 3-19.)

(For more information, see: <http://www.cityofaustin.org/downtown/downtownaustinplan.htm>.)

- **Web site Development**

AHFC and NHCD have a web site that provides increased access to homebuyer services available through AHFC as well as information regarding community and economic development opportunities and resources for low- and moderate-income persons seeking assistance with housing. (For more information, see: <http://www.cityofaustin.org/housing/default.htm>.)

- **Housing Opportunities for Persons with AIDS grant (HOPWA)**

The program provides housing assistance for income-eligible persons with HIV/AIDS and their families. The goal of the program is to prevent homelessness and to support independent living among persons with HIV/AIDS. The program requires that clients receive case management services in order to take part in the HOPWA program. Case managers consistently play a key role in assisting clients to tap into other housing resources, such as Section 8 housing.

## 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 City's Lead Smart Program serves homes built prior to 1978 where children under 6 years of age live or spend a significant amount of time and who have tested positive for lead poisoning. The grant targets funding to communities with the greatest need, specifically those with a high incidence of lead poisoning and older rental housing.
- NHCD continues to conduct significant outreach regarding the Lead Smart Program. The marketing plan includes promotion of Lead Smart stories and events to media outlets, as well as mail outs of Lead Smart post cards to residences and apartment complexes built prior to 1978. The Austin/Travis County Health and Human Services Department tests for high blood lead levels of children and refers qualifying families to lead abatement services through NHCD.

### **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.
- **Childcare Services**  
The HHSD administers the childcare program to increase the supply of child care to low-income families. Social service contracts provide: childcare vouchers for homeless, near-homeless families, and for families in crisis; direct childcare services for the children of teen parents who are attending middle or high school; and direct childcare services through the Early Head Start child development Program.
- **Housing Activities**  
A variety of housing activities operated by the City are designed to reduce the number of families in poverty (see Section 4). The Tenant Based Rental Assistance (TBRA) Activity, for example, provides temporary housing to low-income residents as they move toward self-sufficiency.
- **Local Funding Targeted to Low-Income Households**

#### *Housing Trust Fund*

In fiscal year 1999-00, the Austin City Council included \$1 million in the annual budget for the establishment of a Housing Trust Fund (HTF). For several fiscal years, the Austin City Council continued to contribute general fund dollars to the

## Other Actions Report

Housing Trust Fund. While no new funds will be allocated for fiscal year 2008-09, the City continues to use Housing Trust Fund dollars that are carried forward from the previous fiscal year.

### *University Neighborhood Overlay (UNO) Housing Trust Fund*

In fiscal year 2004-05, the Austin City Council adopted the UNO District Housing Trust Fund that generates funds to develop new affordable housing in a targeted area around the University of Texas.

### *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, is apportioned over a seven year period into \$33 million for rental and \$22 million for homeownership.

## **Overcome gaps in institutional structures**

- **City of Austin – Interdepartmental Coordination**

Several City of Austin departments coordinate to provide the services outlined in this report. NHCD administers community, economic development, and public facilities programs. The City of Austin contracts with the 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. HHSD provides homeless and emergency shelter services using Emergency Shelter Grant (ESG) funds. HHSD and NHCD both administer public service programs. HHSD also provides support to Austin residents living with HIV/AIDS and their families through use of HOPWA grant funds.

- **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. 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. (Also see page 3-20.)

- **Community Housing Development Organizations (CHDOs)**

CHDOs are non-profit housing developers that construct low-income housing. AHFC works closely with CHDOs to meet the housing development goals.

## Other Actions Report

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

- **Community Action Network (CAN)**

CAN is a public/private partnership of 15 major community organizations that works to achieve sustainable social, health, educational and economic outcomes for Austin and Travis County. CAN identified 12 Issue Area Groups (IAGs) that range from housing, health, and elderly services to workforce development. These IAGs bring together stakeholders throughout the community to help develop solutions. CAN also maintains a listserv of thousands of community contacts to disseminate information and also convenes and supports public awareness forums and events. NHCD works closely with CAN, including attendance at monthly meetings and the production of reports to coordinate housing and community development activities. NHCD's Director has served on CAN's Administrative Team since 2001. The Administrative Team is the policy and decision implementation group, which is comprised of executives from each partner organization. (Also see page 3-6)

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

Regular contact and collaboration with local PHA officials ensures that the City housing programs are linked to the needs of public housing residents. AHFC also contracts with the Housing Authority of the City of Austin (HACA) for tenant-based rental assistance through Passages Program referrals. (Also see page 3-7.)

- **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. AHFC has partnered with a private developer converting an extended stay hotel in Allendale into residential condominiums, called The Allendale. United Cerebral Palsy, partially through 811 HUD financing, has acquired 10 rental units in The Allendale that will be affordable to households at 50 percent or below of MFI. AHFC provided funding guarantee for those units. In the Zilker neighborhood, at the former Stone Ridge Apartments, 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 30 of the 300 units (10 percent) of the development will be reserved for families with yearly household incomes of no more than 50 percent of MFI for a 40-year period. AHFC, in the East Riverside/Oltorf neighborhood, is partnering with a for-profit developer, in the former Sunnymead Apartments. The new development will consist of 215 market-rate rental units. Through City financing, 22 of those units will be reserved for a 40 year period for households at 50 percent or below of MFI.

### **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.

## Other Actions Report

### 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 are distributed to all public housing residents. This information is incorporated, where appropriate, into HACA's annual plan.

<b>Housing Authority of the City of Austin Budgeted Funding for Fiscal Year 2008-09</b>	
Low Rent Public Housing Subsidy	3,099,047
Housing Choice Voucher HAP	43,082,708
Housing Choice Voucher Admin. Fee	2,830,212
Section 8 Contract Administration Admin. Fee	14,774,218
Austin Affordable Housing Corp. – Business Activities	4,166,300
Capital Fund Program - 2006	2,762,568
Capital Fund Program-2007	2,857,640
Section 8 Mod. Rehab SRO	243,119
2005 Resident Opportunities and Self Sufficiency	349,987
Shelter Plus Care Program - Renewal	350,112

### 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 more than 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 administering the Disaster Voucher Program (DVP) and has provided rental assistance to over 250 families displaced by Hurricanes Katrina and Rita. HACA continues to work with assigned caseworkers to assist these families with their transition from the Disaster Housing Assistance Program (DHAP) to programs either offered through the agency or other community partners to ensure these families have safe, decent and affordable housing.

## Other Actions Report

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 25, 2008, HACA has assisted 33 families to become free from public assistance and attain the American Dream of homeownership. HACA has received additional financial support of this program through a \$10,000 grant awarded by State Farm.

HACA also continues to apply for additional grant opportunities and was recently awarded two grants, Grant for Technology Opportunities Program and AT&T Wireless Technology Education. Both grants provide funding for internet/wireless technology networks and services to the youth and residents at three public housing properties. Both programs enable public housing residents computer access to increase computer proficiency and literacy, advanced computer usage, employability and ultimately to self-sufficiency.

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

The Housing Authority of Travis County (HATC) has a proposed budget for fiscal year 2008-09 of approximately \$8 million dollars. HATC administers 10 housing services programs, the largest of which is 564 units of Section 8 Housing Choice Vouchers. HATC owns and manages 105 units of public housing in Austin, Texas and 49 units of non-HUD affordable housing located in Manor, Texas and Del Valle, Texas. HATC receives a Shelter Plus Care grant for 95 units to provide assistance for homeless individuals and families in the Austin Travis County Metropolitan area. Last year, HATC started construction on one multifamily affordable housing development and two elderly developments. The two elderly developments total 278 units and the multifamily development contains 192 units. Financing for these developments comes from a combination of tax credits and bond issues. In fiscal year 2007-08, the Authority continued with its \$35,000,000 lease purchase program with the first of 170 eligible individuals and families changing their status from renters to home owners by assuming the mortgages on the houses they had chosen through the program. The proceeds from the assumption will be utilized to retire the bonds.



## **SECTION 4**

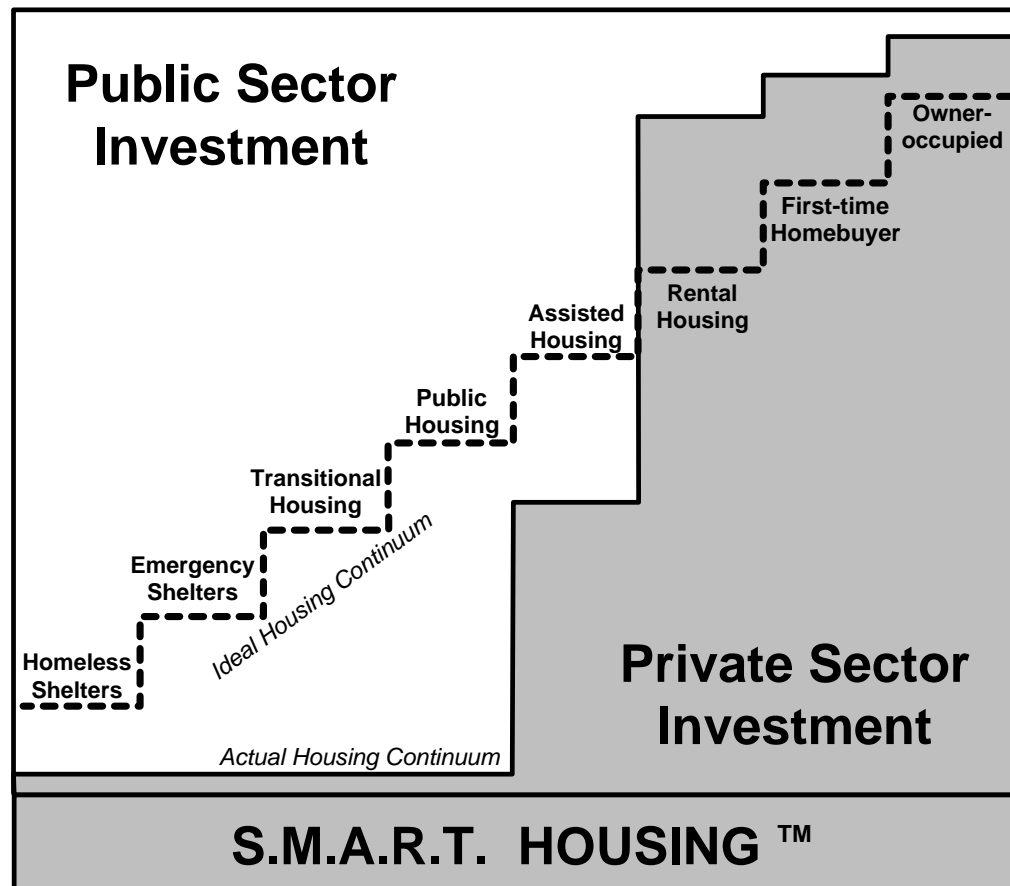
### **HOUSING ACTIVITIES AND PROPOSED ACCOMPLISHMENTS**

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 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 throughout 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, 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. This housing continuum provides a framework for collaboration and partnerships among formerly competing

## Continuum of Housing

interests. 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.

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

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 80 percent or below MFI who spend no more than 30 percent of their gross income (including utilities) on housing. Households that receive city-approved homebuyer counseling may spend up to 35 percent of gross income on housing. All units must meet standards for Green Building, transit orientation, and accessibility or visitability.

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. Developments that provide a smaller percentage of permanently affordable, reasonably priced units to a Community Land Trust are also eligible for full fee waivers. Fees waived for S.M.A.R.T. Housing™ developments include zoning, site plan, subdivision, building permit, construction inspection, capital recovery, and other 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. Developments that provide affordable units as a condition for participation in the City's density bonus programs in the University Neighborhood Overlay, in Vertical Mixed Use developments, and in downtown developments are also eligible for participation in S.M.A.R.T. Housing. While the initial benefit of the incentives 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.

# **ACTION PLAN Fiscal Year 2008-09**

## **Housing Activity Tables**

## Fiscal Year 2008-09 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 2008-09 Goal	Funding Sources
Homeless/ Emergency Shelter	High	Homeless, chronic homeless	7,078	Emergency Shelter Grants

# Fiscal Year 2008-09 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) - ESG08: Shelter Operation and Maintenance</b>	
<b>IDIS Project #:</b> 8	
<b>PROJECT DESCRIPTION</b>	

The City of Austin 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.) All clients served in the ARCH have low- to moderate-incomes and most are 50 percent or below of MFI. Emergency Shelter Grant (ESG) funds are used to provide maintenance and operations for this program.

The ARCH provides emergency shelter to homeless adult males in the Overnight Shelter program, and provides Day Sleeping to homeless adult males and females. The ARCH provides basic services such as showers, laundry facilities, mailing addresses, telephone use, and lockers in the Day Resource Center program. The Day Resource Center program also includes a number of services such as mental health care, legal assistance, and employment assistance provided by co-located agencies. The ARCH also houses the Healthcare for the Homeless clinic.

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

The ARCH will serve individuals with its Night Sleeping and Day Resource Program. All clients will be entered into the Homeless Management Information Systems database.

<b>FUNDING</b>			
Fund Source(s) ESG			
Fiscal Year 2008-09 Total Funding \$217,087			
<b>PROJECT INFORMATION</b>			
<b>Project Primary Purpose:</b>		<b>Matrix Codes</b>	
<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 ▼	
		<b>Priority Need Category</b>	<b>Eligibility</b>
		Homeless/HIV/AIDS ▼	Not Applicable ▼
<b>Objective Category</b>	<b>Outcome Categories</b>	<b>Subrecipient</b>	<b>Subrecipient Private</b>
Suitable Living Environment ▼	Availability/Accessibility ▼	<b>Expected Completion Date</b> 9/30/2009	
		<b>Citation</b> 570.201e	
		<b>Location</b> Community Wide	

# Fiscal Year 2008-09 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/Travis County Health and Human Services Department (ATCHHSD), Communicable Disease Unit - (Essential) ESG08: Homeless Essential Services</b>			
IDIS Project #: 7			
<b>PROJECT DESCRIPTION</b>			
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 who are not utilizing shelter services. This project uses Emergency Shelter Grants to provide Essential Services.			
<b>ACCOMPLISHMENT DESCRIPTION</b>			
<b>Proposed Accomplishment</b>		35 People	
The Communicable Disease Unit will serve homeless HIV positive individuals and families with supportive services.			
<b>FUNDING</b>			
<b>Fund Source(s) ESG</b>			
Fiscal Year 2008-09 Total Funding \$52,233			
<b>PROJECT INFORMATION</b>			
<b>Project Primary Purpose:</b>		<b>Matrix Codes</b>	
<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) ▼	
		<b>Priority Need Category</b>	<b>Eligibility</b>
		Homeless/HIV/AIDS ▼	Not Applicable ▼
<b>Objective Category</b>	<b>Outcome Categories</b>	<b>Subrecipient</b>	Subrecipient Private
Suitable Living Environment ▼	Availability/Accessibility ▼	<b>Expected Completion Date</b>	9/30/2009
		<b>Citation</b>	570.201e
		<b>Location</b>	Community Wide

# Fiscal Year 2008-09 Annual Action Plan

## SECTION 4: HOUSING

### Housing Activity Tables

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

#### Family Eldercare, Incorporated - (Essential) ESG08: Housing and Benefits Specialist for Persons Defined as Chronically Homeless

IDIS Project #: 23	
<b>PROJECT DESCRIPTION</b>	

The Benefits Specialist program provides volunteer-assisted bill payer and/or representative payee services to homeless adults who fit the HUD definition of "chronically homeless." The program allows persons to receive benefit payments for which they are eligible, thereby increasing their income, and gives them a means to pay for housing. This project uses Emergency Shelter Grant funds to provide Essential Services, and meets one of the specific community needs discussed in Austin/Travis County's Plan to End Chronic Homelessness.

<b>ACCOMPLISHMENT DESCRIPTION</b>	
<b>Proposed 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			
Fiscal Year 2008-09 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 9/30/2009	
		Citation 570.201e	
		Location Community Wide	

# Fiscal Year 2008-09 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 2008-09 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 persons 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 2008-09 Goal	Funding Sources
Assisted Housing	High	Homeless, Persons with HIV/AIDS	612	HOME, HTF, HOPWA



# Fiscal Year 2008-09 Annual Action Plan

## SECTION 4: HOUSING

### Housing Activity Tables

PROJECT PRIORITY: HOUSING
Housing Continuum Step: ASSISTED HOUSING

#### Tenant-Based Rental Assistance (TBRA)

IDIS Project #: 34	Local ID: 2ASH
PROJECT DESCRIPTION	

The TBRA program provides rental housing subsidies and security deposits to eligible families who would otherwise be homeless. Eligible income for TBRA is 50 percent or below of MFI.

#### ACCOMPLISHMENT DESCRIPTION

Proposed Accomplishment	115 Households
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The Austin Housing Finance Corporation (AHFC) will oversee the TBRA program and currently contracts with subrecipients to administer the services.

#### FUNDING

Fund Source(s) HOME, HTF
Fiscal Year 2008-09 Total Funding \$750,000

#### 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		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	9/30/2009
		Citation	570.204
		Location	Community Wide

# Fiscal Year 2008-09 Annual Action Plan

## SECTION 4: HOUSING

### Housing Activity Tables

<b>PROJECT PRIORITY: HOUSING</b>	
Housing Continuum Step: ASSISTED HOUSING	
AIDS Services of Austin - HOPWA08: Rent, Mortgage, Utility (RMU) Assistance	
IDIS Project #:	2
<b>PROJECT DESCRIPTION</b>	

This program provides rent, mortgage, and utility assistance for income-eligible persons with HIV/AIDS and their families. The program goal is to prevent homelessness and support independent living of persons living with HIV/AIDS. Under contract with Austin/Travis County HHSD, AIDS Services of Austin (ASA) works with four community-based organizations to provide essential financial help to HIV-positive clients and their families (households). Case managers assess client needs and submit requests for assistance. There are two HUD approved activities through the Rent, Mortgage, and Utility (RMU) Assistance Program: 1. The Short-term Rent Mortgage and Utility (STRMU) program provides payments to prevent homelessness of the tenant or homeowner of a dwelling. This enables income eligible individuals, at risk of becoming homeless, to remain in their current residences. 2. The Tenant Based Rental Assistance (TBRA) program assists income eligible clients with their rent and utilities until there is no longer a need, or until they are able to secure their own housing. The program includes assistance for shared housing arrangements.

<b>ACCOMPLISHMENT DESCRIPTION</b>	
Proposed Accomplishment	370 Households

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 access the program through HIV case management. HUD changed the way performance is measured for HOPWA grantees, from number of clients to number of households. This change counts the number of family members (clients), who were previously counted separately, as one household number, making the accomplishment goal to go down. The program, however, is expected to serve more people even though the numeric goal is reduced from previous fiscal years.

<b>FUNDING</b>			
Fund Source(s) HOPWA			
Fiscal Year 2008-09 Total Funding \$757,869			
<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 ▼	
		Priority Need Category	Eligibility
		Homeless/HIV/AIDS ▼	LMC ▼
Objective Category	Outcome Categories	Subrecipient	Subrecipient Private
Decent Housing ▼	Affordability ▼	Expected Completion Date 9/30/2009	
		Citation 570.204	
		Location Community Wide	

# Fiscal Year 2008-09 Annual Action Plan

## SECTION 4: HOUSING

### Housing Activity Tables

**PROJECT PRIORITY: HOUSING**

Housing Continuum Step: ASSISTED HOUSING

#### Project Transitions - HOPWA08: Support Services

IDIS Project #: 30

#### PROJECT DESCRIPTION

The Supportive Services Program at Project Transitions provides apartment style and scattered-site housing and supportive services to persons living with HIV/AIDS. Thirty apartments are located in two agency-owned facilities and additional apartments are leased throughout the community. A variety of supportive services are offered to clients including: facility-based meals, counseling, substance abuse relapse prevention support, client advocacy, transportation, and assistance with obtaining remnant housing. Services assist 47 clients residing in 30 apartments.

#### ACCOMPLISHMENT DESCRIPTION

**Proposed Accomplishment** 47 Households

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

#### FUNDING

**Fund Source(s)** HOPWA

**Fiscal Year 2008-09 Total Funding** \$319,683

#### 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

9/30/2009

##### Citation

570.204

##### Location

Community Wide

# Fiscal Year 2008-09 Annual Action Plan

## SECTION 4: HOUSING

### Housing Activity Tables

<b>PROJECT PRIORITY: HOUSING</b>			
Housing Continuum Step: ASSISTED HOUSING			
<b>AIDS Services of Austin - HOPWA08: Permanent Housing Placement Services</b>			
IDIS Project #: 17			
<b>PROJECT DESCRIPTION</b>			
<p>The program goal is to prevent homelessness and support independent living of persons living with HIV/AIDS. Under contract with HHSD, AIDS Services of Austin (ASA) works with four community-based organizations to provide essential financial help to HIV-positive clients and their families (Households). Case managers assess client needs and submit requests for assistance. Permanent Housing Placement (PHP) assists eligible clients establish a new residence where on-going occupancy is expected to continue. Assistance is provided to eligible clients and their families with payment of first month's rent, when necessary to secure permanent housing and will compliment other forms of HOPWA housing assistance.</p>			
<b>ACCOMPLISHMENT DESCRIPTION</b>			
<b>Proposed Accomplishment</b>		80 Households	
<p>PHP provides first month rent 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. HUD changed the way performance is measured for HOPWA grantees, from number of clients to number of households. This change counts the number of family members (clients), who were previously counted separately, as one household number, making the accomplishment goal to go down. The program, however, is expected to serve more people even though the numeric goal is reduced from previous fiscal years.</p>			
<b>FUNDING</b>			
Fund Source(s) HOPWA			
Fiscal Year 2008-09 Total Funding \$80,807			
<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 ▼	
		Priority Need Category ▼	Eligibility ▼
		Homeless/HIV/AIDS	LMC
Objective Category	Outcome Categories	Subrecipient	Subrecipient Private
Decent Housing ▼	Availability/Accessibility ▼	Expected Completion Date 9/30/2009	
		Citation 570.204	
		Location Community Wide	

## Fiscal Year 2008-09 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 developers to construct S.M.A.R.T. Housing™ rental units and rehabilitate existing rental units.

Type of Housing	Priority for Federal Funds	Type of Households Served	FY 2008-09 Goal	Funding Sources
Rental Housing	High	Small Family HH/Large Family HH/Disabled/Elderly	250	HOME, CDBG, HOME (CHDO), UNO, GF-CIP, GO Bonds, GF, HTF

# Fiscal Year 2008-09 Annual Action Plan

## SECTION 4: HOUSING

### Housing Activity Tables

**PROJECT PRIORITY: HOUSING**

Housing Continuum Step: RENTAL HOUSING

#### Rental Housing Development Assistance

IDIS Project #: 31

Local ID: 2REH

#### PROJECT DESCRIPTION

The Rental Housing Development Assistance Program (RHDA) 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 gap 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 serves households at 80 percent or below of MFI with a target of serving households 50 percent or below of MFI.

#### ACCOMPLISHMENT DESCRIPTION

**Proposed Accomplishment** 175 Households

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

#### FUNDING

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

**Fiscal Year 2008-09 Total Funding** \$10,392,729

#### 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

Decent Housing

##### Outcome Categories

Affordability

##### Subrecipient

Subrecipient Private

##### Expected Completion Date

9/30/2009

##### Citation

570.201m

##### Location

Community Wide

# Fiscal Year 2008-09 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 Rental. Eligible income is 80 percent or below of MFI.</p>			
<b>ACCOMPLISHMENT DESCRIPTION</b>			
<b>Proposed Accomplishment</b>		75 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			
Fiscal Year 2008-09 Total Funding \$230,000			
<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		14A Rehab; Single-Unit Residential 570.202 ▼	
		<b>Priority Need Category</b>	<b>Eligibility</b>
		Rental Housing ▼	LMH ▼
<b>Objective Category</b>	<b>Outcome Categories</b>	<b>Subrecipient</b>	Local Government
Suitable Living Environment ▼	Availability/Accessibility ▼	<b>Expected Completion Date</b>	9/30/2009
		<b>Citation</b>	570.202
		<b>Location</b>	Community Wide

# Fiscal Year 2008-09 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 program will construct rental units in the Anderson Hill neighborhood of Central East Austin for households earning 80 percent or below of MFI. 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>		
Proposed Accomplishment 0 Households		
<p>The City will receive HOME 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 2008-09.</p>		
<b>FUNDING</b>		
Fund Source(s) HOME		
Fiscal Year 2008-09 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 9/30/2010
Decent Housing ▼	Affordability ▼	Citation 570.201m
		Location Community Wide



# Fiscal Year 2008-09 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 2008-09 Goal	Funding Sources
Homebuyer Services	High	Small Family HH/Large Family HH	112	HOME, PI (HOME), ADDI, CDBG, CDBG-Rev. Loan, GF-CIP, GO Bonds, GF, HAF, HOME Match, HOME (CHDO), PI (CDBG), HOME (CO)

# Fiscal Year 2008-09 Annual Action Plan

## SECTION 4: HOUSING

### Housing Activity Tables

<b>PROJECT PRIORITY: HOUSING</b>	
Housing Continuum Step: HOMEBUYER SERVICES	
Down Payment Assistance	
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.

Option 1: 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 or below of MFI.

Option 2: DPA funds up to \$40,000, as a deferred, 30-year, zero percent interest loan, with a shared-equity provision and a City of Austin "right of first refusal" provision. This DPA option is not forgivable. 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 or below of MFI.

<b>ACCOMPLISHMENT DESCRIPTION</b>	
Proposed 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. One-on-one program education with staff or legal representation regarding details of the program will be required for homeowners that utilize Option 2 with a shared-equity and "right of first refusal."

<b>FUNDING</b>			
Fund Source(s) HOME, PI(HOME), ADDI, HTF			
Fiscal Year 2008-09 Total Funding \$1,610,175			
<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 9/30/2009	
		Citation 570.201n	
		Location Community Wide	

# Fiscal Year 2008-09 Annual Action Plan

## SECTION 4: HOUSING

### Housing Activity Tables

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

Acquisition and Development	
IDIS Project #: 1	Local ID: 2FTH
PROJECT DESCRIPTION	

The Acquisition and Development (A&D) program works with lenders and non-profit and for-profit developers 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 at 80 percent or below of MFI. AHFC provides financing (loans and grants) for affordable housing development.

The AHFC Community Land Trust will provide homeownership opportunities that remain affordable in perpetuity. For the A&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&D activities will use the "recapture" method to ensure that HOME funds are returned for other HOME-eligible activities.

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

The Acquisition and Development program will increase the supply of affordable homeownership units for income-eligible households.

<b>FUNDING</b>			
Fund Source(s) CDBG, HOME, CDBG-Rev. Loan, GF-CIP, GO Bonds, GF, HAF, HOME Match, HOME (CHDO)			
Fiscal Year 2008-09 Total Funding \$8,937,355			
<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	9/30/2009
		Citation	570.201m
		Location	Community Wide

# Fiscal Year 2008-09 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. Under the terms of the grant, CHDOs must also access CHDO set-aside funds to produce affordable housing for the community.

#### ACCOMPLISHMENT DESCRIPTION

Proposed Accomplishment 5 Organizations

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

#### FUNDING

Fund Source(s) HOME (CO)

Fiscal Year 2008-09 Total Funding \$250,000

#### 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

9/30/2009

Citation

570.201m

Location

Community Wide

# Fiscal Year 2008-09 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>			
The Anderson Hill Redevelopment Program constructs new homeownership units for households earning 80 percent or below of MFI. The AHFC manages the construction, marketing and sale of the properties located in the area.			
<b>ACCOMPLISHMENT DESCRIPTION</b>			
<b>Proposed Accomplishment</b>		0 Households	
The program will increase the supply of affordable homeownership units in the Anderson Hill Neighborhood for income-eligible households. The undeveloped parcels in the neighborhood will be in predevelopment in fiscal year 2008-09. An RFP will be issued to solicit bids for development on those properties. Development is not expected to begin until future fiscal years.			
<b>FUNDING</b>			
Fund Source(s) PI (HOME), PI (CDBG)			
Fiscal Year 2008-09 Total Funding \$1,057,691			
<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> 9/30/2010	
		<b>Citation</b> 570.201m	
		<b>Location</b> Community Wide	

# Fiscal Year 2008-09 Annual Action Plan

## SECTION 4: HOUSING

### Housing Activity Tables

#### PROJECT PRIORITY: HOUSING

Housing Continuum Step: HOMEBUYER SERVICES

#### Juniper-Olive Street Housing Project

IDIS Project #: 33

Local ID: 2FTH

#### PROJECT DESCRIPTION

The Juniper-Olive Street Housing Project provides funding to a subrecipient for the renovation of existing historical units and/or new construction of a total of 18 affordable housing units located in the Juniper/Olive Street area. The existing structures are renovated to Department of Interior Standards for historic structures and the new construction is funded with private financing. All units are marketed to families at 80 percent or below of MFI.

#### ACCOMPLISHMENT DESCRIPTION

**Proposed Accomplishment** 7 Households

The Juniper-Olive Street Housing Project will provide affordable housing units to the area. The subrecipient has already received funding to complete the projected units for fiscal year 2008-09.

#### FUNDING

Fund Source(s) PI (CDBG)

Fiscal Year 2008-09 Total Funding \$0

#### 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

9/30/2009

Citation

570.201m

Location

Community Wide

## Fiscal Year 2008-09 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: OWNER-OCCUPIED SERVICES**

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.

**Consolidated Plan 2004-09 Owner-Occupied Services Strategy:** Provide opportunities for households to retain their homes through rehabilitation and construction.

Type of Housing	Priority for Federal Funds	Type of Households Served	FY 2008-09 Goal	Funding Sources
Owner-Occupied Services	High	Small Family HH/Large Family HH/ Elderly/Disabled	958	CDBG, GF, HTF, LEAD, CDBG-Rev. Loan, HOME

# Fiscal Year 2008-09 Annual Action Plan

## SECTION 4: HOUSING

### Housing Activity Tables

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

<b>Architectural Barrier Program- Owner</b>	
IDIS Project #: 5	Local ID: 2WNS
<b>PROJECT DESCRIPTION</b>	

The Architectural Barrier Removal Program (ABR) 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 through the ABR program and Emergency Home Repair (EHR) program combined. Eligible income is 80 percent or below of MFI.

<b>ACCOMPLISHMENT DESCRIPTION</b>	
<b>Proposed Accomplishment</b>	300 Households

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

<b>FUNDING</b>			
Fund Source(s) CDBG, GF			
Fiscal Year 2008-09 Total Funding \$1,349,631			
<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		14A Rehab; Single-Unit Residential 570.202 ▼	
		<b>Priority Need Category</b>	<b>Eligibility</b>
		Owner Occupied Housing ▼	LMH ▼
<b>Objective Category</b>	<b>Outcome Categories</b>	<b>Subrecipient</b>	Local Government
Suitable Living Environment ▼	Availability/Accessibility ▼	<b>Expected Completion Date</b>	9/30/2009
		<b>Citation</b>	570.202
		<b>Location</b>	Community Wide



# Fiscal Year 2008-09 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, and health and safety hazards for low- and moderate-income homeowners, with no more than \$5,000 per home per year through the ABR program and EHR program combined. AHFC oversees the EHR program and currently contracts with a non-profit to administer the services. Income eligibility is 80 percent or below of MFI.

<b>ACCOMPLISHMENT DESCRIPTION</b>	
<b>Proposed Accomplishment</b>	475 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			
Fiscal Year 2008-09 Total Funding \$1,000,000			
<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
		Owner Occupied Housing ▼	LMH ▼
Objective Category	Outcome Categories	Subrecipient	Subrecipient Private 570.500c
Decent Housing ▼	Sustainability ▼	Expected Completion Date 9/30/2009	
		Citation 570.202	
		Location Community Wide	

# Fiscal Year 2008-09 Annual Action Plan

## SECTION 4: HOUSING

### Housing Activity Tables

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

<b>Homeowner Rehabilitation Loan Program</b>	
<b>IDIS Project #:</b> 21	<b>Local ID:</b> 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 and 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 is considered for financing. Deferred interest loans for housing reconstruction does not exceed \$100,000 per home. For reconstruction projects, the loan documents contain provisions which include a shared-equity formula and gives the City a "right of first refusal" at resale. Consequently, program clients are required to share 25 percent of any equity that they may gain at resale with the City of Austin and they are required to offer the home for sale to the City before any other buyers. Eligible income is 60 percent or below of MFI. All HRLP funded activities use the recapture method.

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

The HRLP program will assist low-income households with major, costly repairs and will improve the existing housing stock of neighborhoods. The City will review the design of the HRLP program and change the program if necessary to respond to current market conditions after the completion of the City of Austin's Housing Market Study, which is anticipated to be finalized in October 2008.

FUNDING			
Fund Source(s) CDBG-Rev. Loan, GF, HOME			
Fiscal Year 2008-09 Total Funding \$2,333,739			
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		14A Rehab; Single-Unit Residential 570.202 ▼	
		Priority Need Category	Eligibility
		Owner Occupied Housing ▼	LMH ▼
Objective Category	Outcome Categories	Subrecipient	Subrecipient Public
Suitable Living Environment ▼	Sustainability ▼	Expected Completion Date	9/30/2009
		Citation	570.202
		Location	Community Wide

# Fiscal Year 2008-09 Annual Action Plan

## SECTION 4: HOUSING

### Housing Activity Tables

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

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

The Lead Hazard Control Grant, granted to the City in March of 2007, provides lead hazard control services to eligible households for a 3-year grant period. The program targets low-income homeowners and renters at 80 percent or below of MFI, that house children under the age of six in houses built prior to 1978.

<b>ACCOMPLISHMENT DESCRIPTION</b>
<b>Proposed Accomplishment</b> 138 Households

The Lead Hazard Control Grant will provide abatement services to eligible households. The balance of grant funding is available for spending through the end of the grant, February 2010. The \$3.7 million grant was awarded to the City in the Spring of 2007 with the goal of abating a total of 296 units during the three year grant.

<b>FUNDING</b>			
Fund Source(s) Lead Hazard Control Grant, Healthy Homes			
Grant Funding \$2,374,536			
<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 9/30/2009	
		Citation N/A	
		Location Community Wide	

# Fiscal Year 2008-09 Annual Action Plan

## SECTION 4: HOUSING

### Housing Activity Tables

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

<b>Materials Grants Program</b>
IDIS Project #: Non-Federal Funds
<b>PROJECT DESCRIPTION</b>

The purpose of the Materials Grants 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 or below of MFI.

<b>ACCOMPLISHMENT DESCRIPTION</b>
<b>Proposed Accomplishment</b> 20 Households

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

<b>FUNDING</b>			
Fund Source(s) HTF			
Fiscal Year 2008-09 Total Funding \$60,500			
<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
Decent Housing ▼	Sustainability ▼	Expected Completion Date	9/30/2009
		Citation	N/A
		Location	Community Wide

# Fiscal Year 2008-09 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 #: Other 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>Proposed Accomplishment</b> 1200 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 or below of MFI, or 120 percent or below of MFI in the Central Business District.

<b>FUNDING</b>			
Fund Source(s) GF-CIP, GF, EDI			
Fiscal Year 2008-09 Total Funding \$1,152,543			
<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
Decent Housing ▼	Affordability ▼	Expected Completion Date	9/30/2009
		Citation	N/A
		Location	Community Wide

# Fiscal Year 2008-09 Annual Action Plan

## SECTION 4: HOUSING

### Housing Activity Tables

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

<b>Holly Good Neighbor Program</b>
IDIS Project #: Non-Federal Funds
<b>PROJECT DESCRIPTION</b>

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 or below of MFI for rehabilitation projects and 60 percent or below of MFI for reconstruction projects. For reconstruction projects, the loan documents will contain provisions which include a shared-equity formula and gives the City a "right of first refusal" at resale. 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 before any other buyers.

<b>ACCOMPLISHMENT DESCRIPTION</b>
<b>Proposed Accomplishment</b> 30 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			
Fiscal Year 2008-09 Total Funding \$540,435			
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
		Expected Completion Date	9/30/2009
Suitable Living Environment ▼	Sustainability ▼	Citation	N/A
		Location	Holly Neighborhood

# Fiscal Year 2008-09 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>

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).

<b>ACCOMPLISHMENT DESCRIPTION</b>
<b>Proposed Accomplishment</b> 1,500 Households

A third party contractor will review 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 contractor will perform accessibility plan reviews and site inspections.

FUNDING			
Fund Source(s) GF-CIP *			
Fiscal Year 2008-09 Total Funding \$44,000			
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
Suitable Living Environment ▼	Availability/Accessibility ▼	Expected Completion Date	9/30/2009
		Citation	N/A
		Location	Community Wide

\* Voluntary Compliance is found in the rental housing section of the funding pages.

# Fiscal Year 2008-09 Annual Action Plan

## SECTION 4: HOUSING

### Housing Activity Tables

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

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

The Austin Housing Finance Corporation operates a single-family bond program with the authority to issue Mortgage Credit Certificates (MCCs). An MCC provides a first-time homebuyer with a federal income tax credit of up to \$2,000 per year for the life of the mortgage. The direct dollar-for-dollar reduction in income taxes can be used to lower the cost of homeownership. The authority to issue MCCs in the current program will expire on December 21, 2008. AHFC expects to initiate a new MCC program in 2009. Production for 2008-09 is being estimated conservatively because it's not known when AHFC will have renewed authority for a 2009 program.

<b>ACCOMPLISHMENT DESCRIPTION</b>
<b>Proposed Accomplishment</b> 15 Households

The MCC program will lower homebuyers' cost of homeownership up to \$2,000 per year.

<b>FUNDING</b>			
Fund Source(s) Housing Bonds			
Fiscal Year 2008-09 Total Funding N/A			
<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
		Expected Completion Date	9/30/2009
Decent Housing ▼	Affordability ▼	Citation	N/A
		Location	Community Wide



# Fiscal Year 2008-09 Annual Action Plan

## SECTION 4: HOUSING

### Housing Activity Tables

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

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

The Multifamily Bonds Program, issues tax-exempt bonds to provide lower cost mortgages for rental housing for low- and moderate-income households. The majority of the units serve households at 60 percent or below of MFI.

<b>ACCOMPLISHMENT DESCRIPTION</b>
<b>Proposed Accomplishment</b> 0 Households

The Multi-Family Bonds Program lowers the cost of providing affordable rental units.

FUNDING			
Fund Source(s) Housing Bonds			
Fiscal Year 2008-09 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
		Expected Completion Date	9/30/2009
Decent Housing ▼	Affordability ▼	Citation	N/A
		Location	Community Wide

# **ACTION PLAN Fiscal Year 2008-09**

## **Other Housing Reports**

## Impediments to Fair Housing Update

Impediments to Fair Housing Update is reported by the City in the Action Plan and CAPER to report on progress made towards the Analysis of Impediments to Fair Housing review completed for the 2004-09 Consolidated Plan. The analysis, done by an independent consultant, was a review of impediments or barriers that affect the rights of fair housing choice. It covers public and private policies, practices, and procedures affecting housing choice. Impediments to fair housing choice are defined as any actions, omissions, or decisions that restrict, or have the effect of restricting, the availability of housing choices, based on race, color, religion, sex, disability, familial status, or national origin. The analysis made a series of recommended actions for the City to take to make progress towards eliminating the impediments to fair housing. The table below outlines progress made towards those recommended actions.

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.
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.	
	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.
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 International Building Code Accessibility Standards.	

## Impediments to Fair Housing Update

	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, creates incentives for private and non-profit developers to build reasonably priced single-family and multi-family housing. S.M.A.R.T. Housing™ has requirements for accessibility and visitability standards that reduce future costs for retrofitting existing housing for people with disabilities.</p>	
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 single-family and multi-family developments. In addition, NHCD offers a range of housing services, including down payment assistance, to implement the affordable housing 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 priority neighborhoods as census tracts with:</p> <ul style="list-style-type: none"> <li>▪ 50 percent or more of its households with incomes at 80 percent or below of MFI, or</li> <li>▪ a poverty rate of at least 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.

## Impediments to Fair Housing Update

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 the S.M.A.R.T. Housing™ program has many projects that offer reasonably-priced housing available to low- and moderate-income households in higher income areas. The Affordable Housing Incentives Task Force also recommended a priority of “geographic dispersion” to the Austin City Council for all affordable housing funded by the City of Austin.

	c. The City should work with local employers to design and implement Employer-Assisted Housing Programs.
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At the current time, the City has no proposed projects to provide employer-assisted housing. However, the City will continue to explore the issue in the upcoming housing market analysis.

IMPEDIMENT	RECOMMENDED ACTIONS
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### 3. Discrimination of minorities in housing rental and sales market.

	a. The City should work with other agencies to increase the fair housing knowledge of the public.
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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 also works with the Mayor’s Committee, the Human Rights Commission and the Austin Tenants’ Council to increase fair housing knowledge.

IMPEDIMENT	RECOMMENDED ACTIONS
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### 4. Misconception by property managers concerning family occupancy standards.

	a. The City should work with other agencies to increase the knowledge that family occupancy standards do not exist.
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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
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### 5. Lack of accessibility or adaptability requirements in the current Austin building code.

	a. The City should adopt the 2003 International Building Code and review and inspect based on this standard.
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## Impediments to Fair Housing Update

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.
In fiscal year 2006-07, AHFC began a housing counseling program, Housing Smarts that provides homebuyer counseling, foreclosure prevention education, and education regarding predatory lending. The City also 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 through phone referrals, emails and information on NHCD's website. AHFC's housing counseling program, Housing Smarts, actively markets to local lenders and real estate professionals to raise awareness about the program.	
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 2006-07, \$ 8,467,135 was leveraged through federal funding sources CDBG and HOME, and \$ 7,395,809 was leveraged using non-federal funding sources to provide affordable housing opportunities.	

## Impediments to Fair Housing Update

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.
The NHCD Housing Information and Referral Program informs people of the HUD-approved list of credit 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 household incomes at 80 percent or below of MFI. A key component of the program is financial literacy.	
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 2006-07, NHCD provided economic development opportunities to create 39 jobs through the following programs: Neighborhood Commercial Management Program, Community Development Bank, and the East 11 <sup>th</sup> and 12 <sup>th</sup> Street Revitalization. These programs plan to create 42 jobs in fiscal year 2008-09.	

### Report on Accessibility and Visitability Monitoring in Multi-Family Housing

The City of Austin entered a Voluntary Compliance Agreement, in 1997, with HUD and the local disability rights advocacy group, ADAPT, to ensure that the City continued to comply with the requirements of Section 504 and Title II of the Americans with Disabilities Act. The Agreement required annual review or inspection of at least four multi-family developments governed by Section 504, the Americans with Disabilities Act, the Fair Housing Act, or the Architectural Barriers Act. In addition, the Agreement required that at least 20 sites be inspected during the five years of the Agreement. HUD released the City from the agreement in 2002 because the City met or exceeded all of the requirements.

The City continued to inspect multi-family developments for compliance with federal accessibility regulations, even after release from the Agreement. The results from the beginning of the agreement through March 31, 2008 include:

- 27 sites were subject to Section 504 standards.
- 87 sites have received final inspection for either Section 504, Fair Housing, ADA, or TAS standards.

## Impediments to Fair Housing Update

- 4 sites have repaid loans or are no longer under an affordability period; these sites are therefore not subject to enforcement.
- 3 applicants repaid waived fees and are no longer under accessibility or affordability requirements following community opposition to the applicant's waiver request.
- 5 sites received plan review services only since no federal funding or S.M.A.R.T. Housing™ assistance was provided.
- In total, 99 sites are in compliance with federal and local accessibility requirements.

The City also adopted accessibility standards as part of the S.M.A.R.T. Housing™ Resolution in 2000 and the Land Development Code in 2007, that requires at least ten percent of multi-family units be accessible. This is higher than the federal law and the Voluntary Compliance Agreement that established a threshold of five percent for federally funded multi-family development.

In addition, the City adopted visitability standards in 1998 that required a level of accessibility for all new single-family, two-family, and three-family homes receiving City assistance. This standard was incorporated into the S.M.A.R.T. Housing™ Policy first adopted in 2000.

In 2005, the City of Austin adopted the 2003 International Building Code that federal enforcement agencies have deemed in compliance with federal accessibility requirements. Since that adoption, the need for a separate accessibility inspection has decreased dramatically since the new code requires compliance with multi-family accessibility standards that match Fair Housing Act requirements. Applications for new multi-family buildings that entered the City permit process after December 31, 2005, have significantly fewer accessibility violations at final inspection stage, and the length of time needed to correct violations has been compressed as well.



## Continuum of Care of Homeless Services Report

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

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

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

The Austin/Travis County Ending Community Homelessness Coalition's Planning and Evaluation Committee leads the planning, data collection, analysis, and writing for the annual Continuum of Care Homeless Assistance Grant application. The planning includes:

- identifying methods for communicating to interested parties how to become involved;
- determining what types of project categories will be prioritized;
- developing the local application process, including evaluation criteria and submission requirements; and,
- identifying entities will be represented on the Independent Review Team, the group that evaluates, scores and ranks the projects.

In 2007, the City of Austin applied for \$4,326,507 amount and was awarded \$3,741,918 after the applications were reviewed by HUD and given a score of 88.75. This score was 1.5 points below 90.25, the threshold for funding.

While all of the proposed renewal programs were funded, the new proposed Samaritan Bonus project and the new Georgetown Transitional Housing project was not funded by HUD. The Samaritan Bonus project was a Permanent Supportive Housing Project serving Persons with Disabilities, sponsored by Caritas of Austin. It would have provided 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.

In 2007, the Austin/Travis County Continuum of Care agreed to reallocate money from renewal projects to a new Permanent Supportive Housing project sponsored by Front Steps, Inc. This project will provide 15 new units to disabled homeless individuals at Garden Terrace Single Room Occupancy facility. By reallocating renewal dollars, the Austin Continuum was able to increase the ratio of housing dollars to supportive services, which is a goal of HUD. In order to reallocate, the following renewal projects reduced their funding request to HUD: SafePlace, Salvation Army's Passages, Caritas ReEntry, LifeWorks Supportive Housing and Street Outreach programs. The new project was funded by HUD for the fiscal year 2008-09.

# 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 included 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 overall role of the ECHO Committee was to identify specific strategies and to oversee ongoing planning and implementation of the plan to end chronic homelessness in the community.

## **Fiscal Year 2006-07 Formation of the Ending Community Homelessness Coalition**

Two community groups that address homeless issues, the Ending Chronic Homelessness Organizing Committee and the Homeless Task Force, merged in fiscal year 2006-07 to form the Ending Community Homelessness Coalition (ECHO). The new ECHO actively engages in ending community homelessness through collaborative planning with more than 90 community volunteers, business leaders, service providers, and City staff support. Together, social service organizations form a continuum of services that range from preventing homelessness to assisting people who are in homeless situations to obtain permanent housing and achieve independent living. ECHO's Planning and Evaluation Subcommittee is the primary planning body for the annual Continuum of Care application to HUD.

## **ECHO's Vision**

A community fiercely focused on ending homelessness.

## **ECHO's Mission**

To provide dynamic, proactive leadership that engages policy makers and the community to end homelessness.

## Housing Opportunities for Persons with AIDS

### **Housing Opportunities for Persons with AIDS (HOPWA) Special Requirements, Fiscal Year 2008-09**

#### **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 Tenant Based Rental Assistance Program (TBRA), collaboratively. This process has proven to support HOPWA activities effectively and in a timely manner.

The HOPWA program provides short-term rent, mortgage and utility assistance (STRMU) 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. Through case management services, HOPWA clients are referred to and are able to access other housing possibilities. Case managers also 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 (PHP) as a housing activity covers reasonable costs to move a person into a safe and stable living environment. Payments that 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 Short-term Rent, Mortgage and Utility Assistance 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 provide services that address the urgent needs of persons with HIV/AIDS and their families by: 1) referrals, assistance, 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:

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

## **Fiscal Year 2008-09 Annual Action Plan**

### **Section 4: HOUSING REPORTS**

## **Housing Opportunities for Persons with AIDS**

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. The program ensures 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) Program, 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 if needed. 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 by the Austin HIV Planning Council and is used by HOPWA case managers to identify client resources. Staff and interns also work to coordinate services with Child Protective Services, the Housing Authority of the City of Austin, Texas Rehabilitation Commission, Capital Area Workforce and members of the legal system.

The City of Austin's HOPWA program is one of six HIV-related grant programs that provide services under 14 categories of HIV/AIDS services in the Austin area. These grants include: Ryan White HIV/AIDS Program - Parts A, B, C and Minority AIDS Initiative (MAI); 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, C, Minority AIDS, and HOPWA-HUD programs which represent HIV program services valued at over \$5.5 million annually. The City of Austin and Travis County provide approximately \$1.1 million in funding for HIV services. Additionally, the Department of State Health Services (DSHS) administers Ryan White Part B and the State of Texas HIV Health and Social Services in the Austin area which cumulatively are valued at approximately \$1.5 million. In the Austin area, the Austin Area Comprehensive HIV Planning Council generates the only HIV services Priority List, based on information from 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 Department of State Health Services (DSHS) provides state HOPWA funds through a contract 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.**

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 assistance programs, collaboratively. This process has proven to support HOPWA activities effectively and in a timely manner.

As mentioned earlier, the Austin/Travis County Health and Human Services Department (HHSD) along with its project sponsors ASA and Project Transitions have created a long-standing community collaborative with four other community-based HIV case management service providers. Case management service staff provide eligibility screening, develop housing service plans, and assist clients in navigating essential housing services programs helping to ensure HIV-positive clients and their family members maintain safe and stable housing as well as assist clients in locating housing.



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

Community Development Activity Tables

## Community Development

The Neighborhood Housing and Community Development Office (NHCD) assessed the economic and social needs of the City's low- and moderate-income communities for the 2004-2009 Consolidated Plan. Through extensive community conversations, the City identified several strategies to address those needs. The strategies seek to create economic opportunity in the community by providing opportunities for businesses to prosper, neighborhoods to be revitalized, and low-income households to receive needed public services. In order for the City to successfully implement these strategies, the City has partnered with non-profit, business, and financial communities.

The Community Development strategies include:

- Commercial Revitalization: The objective is to provide the tools needed to create and/or preserve jobs and spur investments; improve infrastructure and "curb appeal"; and attract and retain businesses to improve the economic viability of neighborhoods.
- Small Business Development Services: The objective is to provide financial and technical assistance to eligible businesses, including microenterprises, in order to improve the economic viability of neighborhoods and promote the creation and/or preservation of jobs.
- Public Services/Neighborhood Revitalization: The objective 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.

# Fiscal Year 2008-09 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 2008-09 Goal</b>	<b>Funding Sources</b>
Small Business Development	High	82	CDBG, GF, EDI, 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's (CDB) purpose is to provide funds to a Community Development Financial Institution (CDFI) to administer a loan program that provides flexible capital and technical assistance to small and minority businesses that are expanding or relocating to low-income areas. The performance goal for this program is job creation or retention for low- to moderate-income individuals.

<b>ACCOMPLISHMENT DESCRIPTION</b>	
<b>Proposed Accomplishment</b>	6 Jobs

The program will create or retain jobs for low-to-moderate income individuals.

<b>FUNDING</b>							
Fund Source(s) CDBG, GF							
FY 2008-09 Total Funding \$169,823							
<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	<div>18A ED Direct Financial Assistance to For-Profits 570.203(b) ▼</div> <table border="1"> <tr> <td><b>Priority Need Category</b></td> <td><b>Eligibility</b></td> </tr> <tr> <td>Economic Development ▼</td> <td>LMJ ▼</td> </tr> </table>			<b>Priority Need Category</b>	<b>Eligibility</b>	Economic Development ▼	LMJ ▼
<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> 9/30/2009					
		<b>Citation</b> 570.203b					
		<b>Location</b> Community Wide					



**Fiscal Year 2008-09 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 training and technical assistance for qualified microenterprises in the City of Austin. HUD defines a Microenterprise as either a business which has five or fewer employees, one being the owner, or an individual who the subrecipient determines is actively working towards developing a business that is expected to be a Microenterprise.

**ACCOMPLISHMENT DESCRIPTION**

**Proposed Accomplishment** 33 Businesses

The activity will provide training and technical assistance to current and aspiring Microenterprises.

**FUNDING**

**Fund Source(s)** CDBG, GF  
**FY 2008-09 Total Funding** \$220,229

**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** 9/30/2009

**Citation** 570.201o

**Location** Community Wide

Fiscal Year 2008-09 Annual Action Plan  
SECTION 5: COMMUNITY DEVELOPMENT  
**Community Development Activity Tables**

**PROJECT PRIORITY: ECONOMIC DEVELOPMENT**  
**SMALL BUSINESS DEVELOPMENT**

**Neighborhood Commercial Management Program**

IDIS Project #: 27 Local ID: 2CBD

**PROJECT DESCRIPTION**

The Neighborhood Commercial Management Program (NCMP) is a revolving loan fund, which provides gap financing to eligible borrowing businesses that have operated for two or more years. These small business loans, which provide gap financing, can be used for acquisition of land and improvements, various fixed costs, new construction, and leasehold improvements.

**ACCOMPLISHMENT DESCRIPTION**

Proposed Accomplishment 30 Jobs

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

**FUNDING**

Fund Source(s) CDBG, CDBG-Rev. Loan, Section 108

FY 2008-09 Total Funding \$4,507,183

**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>	Local Government
Creating Economic Opportunities ▼	Availability/Accessibility ▼	<b>Expected Completion Date</b>	9/30/2009
		<b>Citation</b>	570.203b
		<b>Location</b>	Community Wide

Fiscal Year 2008-09 Annual Action Plan  
SECTION 5: COMMUNITY DEVELOPMENT  
**Community Development Activity Tables**

<b>PROJECT PRIORITY: ECONOMIC DEVELOPMENT</b>	
<b>SMALL BUSINESS DEVELOPMENT</b>	
<b>Façade Improvement Program</b>	
IDIS Project #:	42
Local ID:	2CMR
<b>PROJECT DESCRIPTION</b>	

This project provides 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.

<b>ACCOMPLISHMENT DESCRIPTION</b>	
Proposed Accomplishment	6 Jobs

The Façade Improvement Program will preserve, restore, and rehabilitate exterior facades of eligible existing commercial structures.

<b>FUNDING</b>			
Fund Source(s) EDI			
FY 2008-09 Total Funding \$198,125			
<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 EDI funds		
	Priority Need Category	Eligibility	
	Economic Development ▼	N/A	
Objective Category	Outcome Categories	Subrecipient	Other
Creating Economic Opportunities ▼	Sustainability ▼ <sup>3</sup>	Expected Completion Date	9/30/2009
		Citation	570.203b
		Location	N/A

**Fiscal Year 2008-09 Annual Action Plan**  
**SECTION 5: COMMUNITY DEVELOPMENT**  
**Community Development Activity Tables**

<b>PROJECT PRIORITY: ECONOMIC DEVELOPMENT</b>	
<b>SMALL BUSINESS DEVELOPMENT</b>	
<b>Community Preservation and Revitalization</b>	
<b>IDIS Project #:</b> 42	<b>Local ID:</b> 2CMR
<b>PROJECT DESCRIPTION</b>	

The Community, Preservation, and Revitalization Program (CP&R) Business Loan Program provides financial assistance in the form of small business loans to financially and geographically qualified small businesses within or willing to locate with the CP&R Zone.

<b>ACCOMPLISHMENT DESCRIPTION</b>	
<b>Proposed Accomplishment</b>	7 Jobs

The CP&R Program will retain, expand, and relocate small businesses to and within the CP&R Zone.

<b>FUNDING</b>			
Fund Source(s) GF			
FY 2008-09 Total Funding \$245,000			
<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 EDI funds	
		<b>Priority Need Category</b>	<b>Eligibility</b>
		Economic Development ▼	N/A
<b>Objective Category</b>	<b>Outcome Categories</b>	<b>Subrecipient</b>	<b>Other</b>
		<b>Expected Completion Date</b>	9/30/2009
Creating Economic Opportunities ▼	Availability/Accessibility ▼	<b>Citation</b>	570.203b
		<b>Location</b>	Census Tracts: 0000804; County: 48453

**Fiscal Year 2008-09 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 2008-09 Goal</b>	<b>Funding Sources</b>
Commercial Revitalization	High	4,686	CDBG, PI (CDBG), GF, Section 108

## Fiscal Year 2008-09 Annual Action Plan

### SECTION 5: COMMUNITY DEVELOPMENT

#### Community Development Activity Tables

<b>PROJECT PRIORITY: ECONOMIC DEVELOPMENT</b>
<b>COMMERCIAL REVITALIZATION</b>
<b>East 11th/12th Streets Revitalization</b>
<b>PROJECT DESCRIPTION</b>
<p>The East 11th and 12th Streets redevelopment plan contains projects and programs that will lead to a sustained, improved and culturally rich area.</p> <p>This revitalization uses a combination of federal, local and private resources to improve the economic well-being and quality of life of the 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 corridors. Through the City's partnership with the Urban Renewal Agency and the Austin Revitalization Authority the revitalization area continues to receive focused attention and financial investment for 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 loans to existing small businesses as gap financing in exchange for job creation or retention.</p> <p>The national objectives of 1) benefit to low- and moderate-income persons and 2) aid in the prevention or elimination of slums or blight will be met by these activities. The City plans to do six activities in fiscal year 2008-09 to work towards the goals set in the redevelopment plan. Most of these activities require several years to implement and while work may be done in fiscal year 2008-09, some of the finished results may not happen until future fiscal years.</p>
<b>FUNDING</b>
<b>Fund Source(s)</b> CDBG, PI (CDBG), GF, Section 108
<b>FY 2008-09 Total Funding</b> \$2,479,565

**Fiscal Year 2008-09 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
<b>ACCOMPLISHMENT DESCRIPTION</b>			
<b>Proposed Accomplishment</b>		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.

FUNDING			
Fund Source(s) CDBG, PI (CDBG), Section 108			
FY 2008-09 Total Funding \$526,653			
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 ▼	LMJ	▼
Objective Category	Outcome Categories	Subrecipient	Other
Creating Economic Opportunities ▼	Availability/Accessibility ▼	Expected Completion Date	9/30/2009
		Citation	570.203b
		Location	Census Tracts: 0000804; County: 48453

**Fiscal Year 2008-09 Annual Action Plan**  
**SECTION 5: COMMUNITY DEVELOPMENT**  
**Community Development Activity Tables**

<b>PROJECT PRIORITY: ECONOMIC DEVELOPMENT</b>	
<b>COMMERCIAL REVITALIZATION</b>	
<b>East 11th/12th Streets Revitalization Part 2, Microenterprises</b>	
IDIS Project #:	37
Local ID:	2CMR
<b>ACCOMPLISHMENT DESCRIPTION</b>	
Proposed Accomplishment	9 Businesses

The Microenterprise Technical Assistance Program provides operational funds for the administration of training and technical assistance for qualified microenterprises in the City of Austin. HUD defines a Microenterprise as either a business which has five or fewer employees, one being the owner, or an individual who is actively working towards developing a business that is expected to be a Microenterprise.

<b>FUNDING</b>			
Fund Source(s) CDBG			
FY 2008-09 Total Funding \$54,216			
<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	18C Micro-Enterprise Assistance ▼		
	Priority Need Category	Eligibility	
	Economic Development ▼	LMC ▼	
Objective Category	Outcome Categories	Subrecipient	Other
Creating Economic Opportunities ▼	Sustainability ▼	Expected Completion Date 9/30/2009	
		Citation 570.203b	
		Location Census Tracts: 0000804;	



Fiscal Year 2008-09 Annual Action Plan  
SECTION 5: COMMUNITY DEVELOPMENT  
**Community Development Activity Tables**

*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			
Proposed Accomplishment	1,556 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. This activity often requires several years of work before a new good or service can be located in the corridors. While work towards this goal will be done in fiscal year 2008-09, the project will not be complete until future fiscal years.

FUNDING			
Fund Source(s) CDBG, Section 108			
FY 2008-09 Total Funding \$342,287			
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	9/30/2011
		Citation	570.203b
		Location	Census Tracts: 0000804; County: 48453

Fiscal Year 2008-09 Annual Action Plan  
SECTION 5: COMMUNITY DEVELOPMENT  
**Community Development Activity Tables**

**PROJECT PRIORITY: ECONOMIC DEVELOPMENT**

**COMMERCIAL REVITALIZATION**

**East 11th/12th Streets Revitalization Part 4, Acquisition of Real Property**

IDIS Project #:	39	Local ID:	2CBD
<b>ACCOMPLISHMENT DESCRIPTION</b>			
<b>Proposed Accomplishment</b>		1,556 People	

This project will prevent and eliminate slum and blight influences in the area through the acquisition of vacant land and dilapidated structures, demolition of dilapidated structures, relocation of displaced owners or tenants and disposition of acquired property. The goal is to develop the acquired property and restore the once thriving mix of uses and activities along the corridors. The accomplishment goal from this activity can only be realized with the acquisition of property, which can require several years of work. While some acquisition may take place in fiscal year 2008-09, most of the acquisition in the corridor will not be realized until future fiscal years.

FUNDING			
Fund Source(s) CDBG			
FY 2008-09 Total Funding \$734,052			
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	9/30/2010
		Citation	570.203b
		Location	Census Tracts: 0000804; County: 48453

**Fiscal Year 2008-09 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			
Proposed Accomplishment		3 Businesses	

The project will provide financial assistance to owners of eligible historic commercial or civic deteriorated buildings for renovation activities to prevent and eliminate the slum and blight influences in the area. Historic preservation, like the previous two parts, also requires several years to complete a project. While some work should be completed in fiscal year 2008-09, most of the projects in this part will be completed in future fiscal years.

FUNDING			
Fund Source(s) CDBG, Section 108			
FY 2008-09 Total Funding \$512,380			
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	16B Non-Residential Historic Preservation 570.202(d) ▼		
	Priority Need Category	Eligibility	
	Economic Development ▼	SBA ▼	
Objective Category	Outcome Categories	Subrecipient	Other
Creating Economic Opportunities ▼	Sustainability ▼	Expected Completion Date	9/30/2011
		Citation	570.202d
		Location	Census Tracts: 0000804; County: 48453

Fiscal Year 2008-09 Annual Action Plan  
SECTION 5: COMMUNITY DEVELOPMENT  
**Community Development Activity Tables**

**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>			
Proposed Accomplishment	1,556 People		

The project will provide funds to lease a community parking lot to support the economic development in the area.

FUNDING			
Fund Source(s) CDBG FY 2008-09 Total Funding \$53,954			
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	9/30/2009
		Citation	570.201c
		Location	Census Tracts: 0000804; County: 48453

**Fiscal Year 2008-09 Annual Action Plan**  
**SECTION 5: COMMUNITY DEVELOPMENT**  
**Community Development Activity Tables**

<b><i>PROJECT PRIORITY: PUBLIC SERVICES</i></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 2008-09 Goal	Funding Sources
Public Services/ Neighborhood Revitalization	High	35,399	CDBG, GF, HTF

**Fiscal Year 2008-09 Annual Action Plan**  
**SECTION 5: COMMUNITY DEVELOPMENT**  
**Community Development Activity Tables**

<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 Austin/Travis County Health and Human Service Department (HHSD) contracts with child care providers for the services.

<b>ACCOMPLISHMENT DESCRIPTION</b>	
<b>Proposed Accomplishment</b>	309 Households

This program 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>			
Fund Source(s) CDBG, GF			
FY 2008-09 Total Funding \$695,263			
<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>	9/30/2009
		<b>Citation</b>	570.201e
		<b>Location</b>	Community Wide

**Fiscal Year 2008-09 Annual Action Plan**  
**SECTION 5: COMMUNITY DEVELOPMENT**  
**Community Development Activity Tables**

**PROJECT PRIORITY: PUBLIC SERVICES**  
**PUBLIC SERVICES NEIGHBORHOOD REVITALIZATION**

**Tenants' Rights Assistance**

**IDIS Project #:** 35 **Local ID:** 2NER

**PROJECT DESCRIPTION**

The Tenant's Rights Assistance program objectives are: 1) facilitate mediation services between landlords and low- to moderate-income tenants, resulting in completing 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; and 4) identify fair housing complaints that may be investigated which may assist in resolving, reducing or minimizing discriminatory housing practices.

**ACCOMPLISHMENT DESCRIPTION**

**Proposed Accomplishment** 521 People

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

**FUNDING**

**Fund Source(s)** CDBG, GF  
**FY 2008-09 Total Funding** \$254,412

**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		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>	9/30/2009
		<b>Citation</b>	570.201e
		<b>Location</b>	Community Wide

**Fiscal Year 2008-09 Annual Action Plan**  
**SECTION 5: COMMUNITY DEVELOPMENT**  
**Community Development Activity Tables**

**PROJECT PRIORITY: PUBLIC SERVICES**

**PUBLIC SERVICES NEIGHBORHOOD REVITALIZATION**

**Housing Information and Referral**

IDIS Project #: 24 Local ID: 2NER

**PROJECT DESCRIPTION**

The Housing Information and Referral Program (HIRS) provides technical assistance and referrals regarding affordable housing information and other social service programs by telephone and the City website. Any household is eligible and can access the HIRS services.

**ACCOMPLISHMENT DESCRIPTION**

**Proposed Accomplishment** 30,000 People

The HIRS program will provide affordable housing technical assistance and 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 2008-09 Total Funding** \$157,057

**PROJECT INFORMATION**

**Project Primary Purpose:**

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

**Matrix Codes**

05 Public Services (General) 570.201(e)

**Priority Need Category**

Public Services

**Eligibility**

LMC

**Objective Category**

Suitable Living Environment

**Outcome Categories**

Availability/Accessibility

**Subrecipient**

Local Government

**Expected Completion Date**

9/30/2009

**Citation**

570.201e

**Location**

Community Wide



Fiscal Year 2008-09 Annual Action Plan  
SECTION 5: COMMUNITY DEVELOPMENT  
**Community Development Activity Tables**

<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 housing counseling program, offers housing counseling to City of Austin residents at 80 percent or below MFI in either English or Spanish. Housing Smarts has two classroom curriculums; the first is the pre-purchase counseling that teaches financial literacy skills such as budgeting and credit, and mortgage finance. The post-purchase class teaches foreclosure prevention to homeowners who may find themselves at risk of losing their homes. Housing Smarts also offers individual one-on-one counseling sessions to both pre and post purchase participants. The last component of Housing Smarts is the train-the-trainer scholarship offered to community non-profits who want to address housing financial literacy issues into their individual communities. The program uses the NeighborWorks America housing counseling curriculum for both instruction and teaching certification.

<b>Accomplishment Description</b>	
<b>Proposed Accomplishment</b>	230 People

The program's class participants will receive certified home buyer education from a nationally ranked curriculum. Those completing all nine hours of instruction will receive a certificate of completion that satisfies the homebuyer education component for many local mortgage lenders. Pre purchase one-on-one counseling sessions will provide counseling to potential homebuyers to assist in the home buying process and post purchase counseling will assist current homebuyers maintain homeownership, including necessary advocacy regarding foreclosure prevention. The foreclosure prevention advocacy counseling may be provided by City staff, a subrecipient, or a private firm.

<b>FUNDING</b>			
Fund Source(s) HTF FY 2008-09 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>	9/30/2009
		<b>Citation</b>	N/A
		<b>Location</b>	Community Wide

**Fiscal Year 2008-09 Annual Action Plan**  
**SECTION 5: COMMUNITY DEVELOPMENT**  
**Community Development Activity Tables**

**PROJECT PRIORITY: PUBLIC SERVICES**

**PUBLIC SERVICES NEIGHBORHOOD REVITALIZATION**

**Neighborhood Support Services**

IDIS Project #:	29	Local ID:	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 residents participation in neighborhood activities. Priority neighborhoods are those where, according to census data, the majority of residents' income is at 80 percent or below of MFI.

<b>ACCOMPLISHMENT DESCRIPTION</b>	
<b>Proposed Accomplishment</b>	4,000 Households

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

<b>FUNDING</b>			
Fund Source(s) GF			
FY 2008-09 Total Funding \$155,000			
<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		<div>05 Public Services (General) 570.201(e) ▼</div>	
		<b>Priority Need Category</b>	<b>Eligibility</b>
		Public Services ▼	Not Applicable ▼
<b>Objective Category</b>	<b>Outcome Categories</b>	<b>Subrecipient</b>	Local Government
<div>Suitable Living Environment ▼</div>	<div>Availability/Accessibility ▼</div>	<b>Expected Completion Date</b>	9/30/2009
		<b>Citation</b>	570.201e
		<b>Location</b>	Community Wide

Fiscal Year 2008-09 Annual Action Plan  
SECTION 5: COMMUNITY DEVELOPMENT  
**Community Development Activity Tables**

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

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

The Austin/Travis County Health and Human Services Department, via a contract with a subrecipient, provides services that help prevent and protect seniors from becoming victims of abuse, neglect, or exploitation. Services provided are guardianship, in home care, and the elder shelter programs. Persons must meet income, age, & residential eligibility requirements.

<b>ACCOMPLISHMENT DESCRIPTION</b>	
<b>Proposed Accomplishment</b>	185 People

This program will provide temporary shelter for seniors; assist seniors in, or at risk of abusive, neglectful, or exploitative situations; and assist seniors to maintain their independence via home care services

<b>FUNDING</b>		
Fund Source(s) CDBG, GF		
FY 2008-09 Total Funding \$123,837		
<b>PROJECT INFORMATION</b>		
<b>Project Primary Purpose:</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	<b>Matrix Codes</b> 05A Senior Services 570.201(e) ▼	
	<b>Priority Need Category</b> Public Services ▼	<b>Eligibility</b> LMC ▼
<b>Objective Category</b>	<b>Outcome Categories</b>	<b>Subrecipient</b> Private 570.500c <b>Expected Completion Date</b> 9/30/2009 <b>Citation</b> 570.201e <b>Location</b> Community Wide
Suitable Living Environment ▼	Availability/Accessibility ▼	

**Fiscal Year 2008-09 Annual Action Plan**  
**SECTION 5: COMMUNITY DEVELOPMENT**  
**Community Development Activity Tables**

**PROJECT PRIORITY: PUBLIC SERVICES**  
**PUBLIC SERVICES NEIGHBORHOOD REVITALIZATION**

**Youth Support Services**

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

The Youth Support Services program provides access to holistic, wraparound services and support to youth designated as at-risk and their families. The program's three components provide different levels of intervention: school-based intensive wraparound, community-based wraparound services, and summer camps. The program, in partnership with the youth and their family, address the needs and challenges of the youth's situation to improve their functioning in school, the community, and home.

**ACCOMPLISHMENT DESCRIPTION**

<b>Proposed Accomplishment</b>	154 People
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This program will 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. Services will continue to be accessed through designated schools and community centers.

**FUNDING**

**Fund Source(s)** CDBG, GF

**FY 2008-09 Total Funding** \$231,762

**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	<div>05D Youth Services 570.201(e) ▼</div>	
	<b>Priority Need Category</b>	<b>Eligibility</b>
	<div>Public Services ▼</div>	<div>LMC ▼</div>
<b>Objective Category</b>	<b>Outcome Categories</b>	<b>Subrecipient</b> Private 570.500c
<div>Suitable Living Environment ▼</div>	<div>Availability/Accessibility ▼</div>	<b>Expected Completion Date</b> 9/30/2009
		<b>Citation</b> 570.201e
		<b>Location</b> Community Wide

**Fiscal Year 2008-09 Annual Action Plan**  
**SECTION 5: COMMUNITY DEVELOPMENT**  
**Community Development Activity Tables**

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

**ARCH Homeless Shelter Debt Service**

IDIS Project #: 20 Local ID: 2PUB

**PROJECT DESCRIPTION**

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 in fiscal year 2008-09 will be from the balance of the original Section 108 Loan. The loan will be repaid in 2022.

**FUNDING**

**Fund Source(s)** Section 108

**FY 2008-09 Total Funding** \$1,088,941

**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**

Homeless/HIV/AIDS ▼

**Eligibility**

N/A

**Objective Category**

Not Applicable ▼

**Outcome Categories**

Not Applicable ▼

**Subrecipient**

Local Government

**Expected Completion Date**

9/30/2009

**Citation**

570.705c

**Location**

Community Wide

**Fiscal Year 2008-09 Annual Action Plan**  
**SECTION 5: COMMUNITY DEVELOPMENT**  
**Community Development Activity Tables**

<i>PROJECT PRIORITY: DEBT SERVICE</i>
ECONOMIC DEVELOPMENT

Neighborhood Commercial Management Debt Service	
IDIS Project #: 28	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. In fiscal year 2006-07, the City secured another \$3 million HUD Section 108 loan that will go to public offering in September 2008. Repayment of the two Section 108 loans 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 2008-09 Total Funding \$367,641			
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	9/30/2009
		Citation	570.705c
		Location	Community Wide

**Fiscal Year 2008-09 Annual Action Plan**  
**SECTION 5: COMMUNITY DEVELOPMENT**  
**Community Development Activity Tables**

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

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

**IDIS Project #:** 15      **Local ID:** 2PUB

**PROJECT DESCRIPTION**

The City secured a \$9 million HUD Section 108 Loan Guarantee to implement the East 11th and 12th Streets Revitalization Project. Repayment of the loan partially comes from repayments of commercial revitalization loans to made to small businesses for job creation in the East 11th/12th Street Corridor. Repayment of the Section 108 Loan will be in the form of annual payments from loan repayments from the small business loans and current and future CDBG funds for a 20 year period ending in 2017.

**FUNDING**

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

**FY 2008-09 Total Funding** \$884,971

**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**

9/30/2009

**Citation**

570.705c

**Location**

Community Wide

**Fiscal Year 2008-09 Annual Action Plan**  
**SECTION 5: COMMUNITY DEVELOPMENT**  
**Community Development Activity Tables**

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

**Millennium Youth Center Debt Service**

IDIS Project #: 26 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. The City is taking steps to refinance this loan at a lower interest rate.

FUNDING			
Fund Source(s) CDBG			
FY 2008-09 Total Funding \$757,024			
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
		Public Facilities ▼	N/A
Objective Category	Outcome Categories	Subrecipient	Local Government
Not Applicable ▼	Not Applicable ▼	Expected Completion Date	9/30/2009
		Citation	570.705c
		Location	Community Wide





## **SECTION 6 PUBLIC HEARINGS**

Needs Assessment:

Public Notice

City Council Hearing: March 20, 2008

Community Development Commission Hearing: March 31, 2008

Economic Development Stakeholder Meeting: April 16, 2008

Fiscal Year 2008-09 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 2008-2009**

In Fiscal Year 2008-09, the City of Austin expects to receive \$12.8 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) and funding from local programs including General Revenue Funds, local General Obligation Bonds, additional revolving income, and program income. 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, 2008-09, which is due to HUD on August 15, 2008.

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.

Two public hearings were held 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 20<sup>th</sup> at 6:00 PM.** Before the City Council at City Hall, City Council Chambers, 301 W. Second St.
- **Monday, March 31<sup>st</sup> at 6:30 PM.** Before the Community Development Commission, Boards and Commissions Room, 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 2008-09  
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).

## **Fiscal Year 2008-09 Annual Action Plan**

### **Section 6: Public Hearings**

## **Public Notice: Needs Assessment**

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).

Fiscal Year 2008-09 Annual Action Plan

Section 6: Public Hearings

**City Council Hearing: March 20, 2008**

Speaker	Affiliation	Comments	Staff Response
Joyce McDonald	FrameWorks	Frameworks requests \$50,000 to expand their foreclosure education services to address foreclosure problems in Austin. They want Austin to declare foreclosure as a priority.	The Housing Smarts program includes foreclosure prevention education. Foreclosure prevention counseling is proposed to be added to the Housing Smarts program in fiscal year 2008-09. The new services may be provided by City staff, a subrecipient, or a private firm.
Bernadette Stone	FrameWorks	Donated time to Ms. McDonald	
Douglas & Charlotte Birden	FrameWorks	The Birdens are clients of FrameWorks and used their foreclosure services. They had a sub prime mortgage that turned out to be predatory. The builder, mortgage company, and bank worked together to get them into the house. They began to have problems immediately, fell behind, and turned to FrameWorks who helped them so they didn't walk away from their house and ruin their credit. They support Framework's request for \$50,000 to expand foreclosure services.	The Housing Smarts program includes foreclosure prevention education. Foreclosure prevention counseling is proposed to be added to the Housing Smarts program in fiscal year 2008-09. The new services may be provided by City staff, a subrecipient, or a private firm.
Donald Degollado	FrameWorks	The Birdens have been referred to Legal Aid for help with the specifics of their loan. Mr. Degollado told the story of Ms. Martinez, since she was unable to testify. Ms. Martinez is a single parent; and about 12 1/2 years into her mortgage, she ran into medical problems. Frameworks was able to provide assistance, offering Spanish speaking staff who helped her connect with the loss mitigation department when her home was in foreclosure status. HUD gave her a loan to pay for the delinquency, and she kept her home. She had only two years left on her mortgage. Without	The Housing Smarts program includes foreclosure prevention education. Foreclosure prevention counseling is proposed to be added to the Housing Smarts program in fiscal year 2008-09. The new services may be provided by City staff, a subrecipient, or a private firm.

Fiscal Year 2008-09 Annual Action Plan

Section 6: Public Hearings

**City Council Hearing: March 20, 2008**

Speaker	Affiliation	Comments	Staff Response
		FrameWorks services she would have lost her home. Mr. Degollado supports the \$50,000 and wants Austin to include foreclosure prevention as a priority in the Action Plan. There is a great need to serve the Spanish speaking community.	
Rory O'Malley	FrameWorks	There will be an estimated 4,100-4,200 foreclosures in Travis County in the next year, up 30 percent from previous year. FrameWorks advertised on Univision recently in Spanish and was “swamped” with callers. They've done a triage to help the most urgent cases. They received 143 calls from Spanish speaking families seeking assistance, working with families with immediate needs first. Please include foreclosure prevention services as a priority for the City and support the \$50,000 funding for FrameWorks.	The Housing Smarts program includes foreclosure prevention education. Foreclosure prevention counseling is proposed to be added to the Housing Smarts program in fiscal year 2008-09. The new services may be provided by City staff, a subrecipient, or a private firm.
Nancy Cates	Mary Lee Foundation	Ms. Cates supports the preservation of existing housing. She encourages helping non-profits locate affordable housing properties and provide funds so they can buy and renovate those properties. Housing should combine transitional with longer term housing. She supports matching funds or challenge grants.	The City of Austin will continue to fund rental and transitional housing for low-income households in the fiscal year 2008-09 Action Plan through the Rental Housing Development Assistance Program. The City also released an Affordable Housing Preservation Study in April 2008 that includes recommendations as a platform for addressing the challenges in the current housing market and focuses on how to retain affordable housing in our

Fiscal Year 2008-09 Annual Action Plan

Section 6: Public Hearings

**City Council Hearing: March 20, 2008**

Speaker	Affiliation	Comments	Staff Response
			Austin community.
Jennifer McPhail	ADAPT	Ms. McPhail testified for the City to provide funding for accessible housing for persons with very-low incomes. The ABR program provides important services to persons with disabilities and allows people to age in place. The program should be expanded. She testified that supportive services should be separate from housing. A landlord who also provides supportive services leads to problems. Sixty percent of discrimination cases with the Austin Tenant's Council are from the disabled community. The City should expand visitability.	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 City also funds the Austin Tenant's Rights activity.. The fiscal year 2008-09 Action Plan also continues to fund the ABR Rental and Owner programs.
Kathy Stark	Austin Tenants' Council	Sixty percent of Austin Tenant's Council complaints are from the disabled community. The City needs continued education on fair housing and fair rents. With condo conversions, long term tenants can't live there anymore. As much funding as possible should go to affordable housing for those under 60 percent of the MFI.	The fiscal year 2008-09 Action Plan proposes continued funding for the Austin Tenants' Rights Assistance activity.

Fiscal Year 2008-09 Annual Action Plan

Section 6: Public Hearings

**City Council Hearing: March 20, 2008**

Speaker	Affiliation	Comments	Staff Response
Angela Atwood	Family Eldercare	Ms. Atwood supports CDBG funding for supportive services and affordable housing. Family Eldercare receives funding for four programs. They provided services for 223 elder persons, in transitional housing, in-home care, etc. The City should continue investing in homeless services.	The fiscal year 2008-09 Action Plan proposes continued funding for the Senior Services activity using CDBG and General Fund dollars.

## Community Development Commission Hearing: March 31, 2008

Speaker	Affiliation	Comments	Staff Response
Nancy Cates	Mary Lee Foundation	Ms. Cates testified there is never enough housing for people at 30 percent or below of MFI. The Mary Lee Foundation provides low-income housing for seniors and always has a waiting list, currently about 50 persons. She encourages more dollars to preserve housing that is close to public transportation. She encourages housing that can be either transitional or long-term. Mary Lee currently serves about 200 individuals.	The City of Austin will continue to fund rental housing for low-income households in the fiscal year 2008-09 Action Plan through the Rental Housing Development Assistance Program.
Rick Rivera	Family Connections	Child care presents great challenges for working families. Family Connections annually serves about 200 children and about 94 families. Child care is a significant cost for a family. He urges continued support of child care programs. HUD focusing less on supportive service, waiting lists are growing longer and the need is increasing. Last year Family Connections helped about 226 children, about 65-75 percent are single-parents who make at or below minimum wage. They do have a waiting list, but the main reason they turn down people is because of a lack of capacity.	Child care continues to be a high priority for the City and funding is proposed to continue through the Neighborhood Revitalization Program.
Jay Felderman	Passages-Salvation Army	The Passages program uses TBRA funding. They have 519 cases currently, which typically use 12 to 18 months of TBRA. He urges continued support for homeless families and to fund TBRA at the current level. The average family size is about three persons. About 85 percent retain housing, and of that about 90 percent are families.	The City of Austin funds the Passages Program through the Tenant Based Rental Assistance Program (TBRA). Funding is proposed to continue in FY 08-09.
Joyce Hefner	Family Eldercare	There is a growing need for services for the elderly. Elders are the fastest growing, highest need population in Austin. Loneliness, depression, and neglect is also growing in this population. There is a waiting list for their services. Family Eldercare currently serves about 223 persons primarily in	The fiscal year 2008-09 Action Plan proposes continued funding for the Senior Services activity using CDBG and General Fund dollars.



## Community Development Commission Hearing: March 31, 2008

Speaker	Affiliation	Comments	Staff Response
		Travis County. They also provide legal guardian services. They work with different groups like Meals on Wheels to train volunteers to look for signs of loneliness, neglect, and abuse. The need for services has grown by 46 percent since 1998. They currently receive \$234,000 from CDBG and would like to get back to the CDC with a response on how much additional funding they would need to expand their programs.	
Jennie Edwards	Family Eldercare	Family Eldercare provides guardianship services for the most vulnerable elderly persons. They are usually in nursing homes or group home situations. Family Eldercare uses trained caregivers and client advocates. Elders get better care when they are visited regularly. She asks that funding of Family Eldercare continue.	The fiscal year 2008-09 Action Plan proposes continued funding for the Senior Services activity using CDBG and General Fund dollars.
Frances McNulty	Family Eldercare	Ms. McNulty also works with guardianship services. They are charged with being "a second set of eyes," alert to any signs of abuse. These people usually have no friends or family and greatly benefit from the attention given through the volunteers who visit them. She asks that funding continue for Family Eldercare.	The fiscal year 2008-09 Action Plan proposes continued funding for the Senior Services activity using CDBG and General Fund dollars.
Brandy Means	Family Eldercare	Ms. Means is also a volunteer. She asks the City to continue to fund the Family Eldercare program through CDBG funding. The Guardianship program has eight care managers, one care aid, the director, a manager, and about eight volunteers for every case load. They have fewer volunteers than are needed. The volunteers serve as the local match.	The fiscal year 2008-09 Action Plan proposes continued funding for the Senior Services activity using CDBG and General Fund dollars.
Kendra Peters	Family Eldercare	Ms. Peters manages the Bill Payer and Transitional Shelter Program. The Bill Payer program helps an average of 160	The fiscal year 2008-09 Action Plan proposes continued funding

## Community Development Commission Hearing: March 31, 2008

Speaker	Affiliation	Comments	Staff Response
		people with maintaining housing, health care and food expenses. The services are unduplicated in the community and always have a waiting list. The Elder Transitional Shelter Program has 21 beds.	for the Senior Services activity using CDBG and General Fund dollars.
Jimmy Northrup	Family Eldercare	Mr. Northrup is a volunteer and asks for continued funding of program.	The fiscal year 2008-09 Action Plan proposes continued funding for the Senior Services activity using CDBG and General Fund dollars.
Kenny Epstein	Family Eldercare	Mr. Epstein used the Transitional Shelter Program. He became disabled and was unable to work. He eventually lost his housing. It took 13 months to get approved for SSI and he had no where to live in the meantime. He went from the ARCH to the Elder Shelter program at Family Eldercare that was able to assist him to find housing. He wants to see program and funding continued.	The fiscal year 2008-09 Action Plan proposes continued funding for the Senior Services activity using CDBG and General Fund dollars.
Brenda Coleman-Beatty	Family Eldercare	Ms. Coleman-Beatty is a primary caregiver for a disabled sister and her elderly mother. Without Family Eldercare she may have had to quit job. She has helped her sister get her first apartment. Family Eldercare helps mother with assistance and doctor's appointments while she works. She asks that funding continue.	The fiscal year 2008-09 Action Plan proposes continued funding for the Senior Services activity using CDBG and General Fund dollars.
Joyce McDonald	FrameWorks	Ms. McDonald spoke about the foreclosure prevention services FrameWorks offers. She passed out a proposal and budget for expanding their program. There is a great need in Travis County for more foreclosure services. She asks that they be given \$50,000 to expand their program to do more one-on-one counseling to prevent foreclosures. She would like to hire three additional foreclosure counselors	The Housing Smarts program includes foreclosure prevention education. Foreclosure prevention counseling is proposed to be added to the Housing Smarts program in fiscal year 2008-09. The new services may be provided

## Community Development Commission Hearing: March 31, 2008

Speaker	Affiliation	Comments	Staff Response
		and continue to promote the program.	by City staff or a subrecipient.
Edie Phillips	FrameWorks	Didn't speak.	
Marylou Martinez	FrameWorks	Ms. Martinez is a client of Frameworks and needed help in Spanish. Her loan would have been in foreclosure status without FrameWorks because no one at her bank could speak to her in Spanish and kept referring her to the wrong department. FrameWorks helped her keep her home. There is a need for foreclosure prevention services, especially in Spanish.	The Housing Smarts program includes foreclosure prevention education. Foreclosure prevention counseling is proposed to be added to the Housing Smarts program in fiscal year 2008-09. The new services may be provided by City staff, a subrecipient, or a private firm.
Donald Degollado	FrameWorks	Mr. Degollado works for FrameWorks and supports the need for additional \$50,000 to expand foreclosure services.	The Housing Smarts program includes foreclosure prevention education. Foreclosure prevention counseling is proposed to be added to the Housing Smarts program in fiscal year 2008-09. The new services may be provided by City staff, a subrecipient, or a private firm.
Rafael Sanchez	FrameWorks	Ms. Sanchez is a client of Frameworks and also needed help in Spanish. He found FrameWorks through the Univision promotion. They helped him in his situation.	The Housing Smarts program includes foreclosure prevention education. Foreclosure prevention counseling is proposed to be added to the Housing Smarts program in fiscal year 2008-09. The new services may be provided by City staff, a subrecipient, or a private firm.

## Community Development Commission Hearing: March 31, 2008

Speaker	Affiliation	Comments	Staff Response
Rory O'Malley	FrameWorks	Mr. O'Malley would like additional money to expand FrameWorks services to continue to help people who face foreclosure. They are working with a state-wide task force on foreclosures, the banking community, and Travis County, asking all to contribute to program. He sees the peak in foreclosures to hit in the next three to four years, but will continue. He would like to emulate a Baltimore program, but Baltimore has been very aggressive and is also using the banking community to help.	The Housing Smarts program includes foreclosure prevention education. Foreclosure prevention counseling is proposed to be added to the Housing Smarts program in fiscal year 2008-09. The new services may be provided by City staff, a subrecipient, or a private firm.
Stephanie Thomas	ADAPT	Ms. Thomas testified for the need for increased services to help very low-income people with disabilities. Affordable housing is not affordable to the disabled community. More affordable housing is being converted to higher price housing. She believes housing funds shouldn't be used to create less affordable housing through redevelopment. She supports the ABR program and believes it is very critical. She supports the Austin Tenants' Council, and 60 percent of complaints to the Austin Tenant's Council are from disabled persons. She supports Voluntary Compliance and feels it needs to continue.	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 2008-09 Action Plan proposes continued funding for the ABR Rental and Owner programs.
Bob Kafka	ADAPT	The ABR program is critical to disabled persons in housing.	The City of Austin supports

## Community Development Commission Hearing: March 31, 2008

Speaker	Affiliation	Comments	Staff Response
			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 2008-09 Action Plan proposes continued funding for the ABR Rental and Owner programs.
Danny Saenz	ADAPT	Mr. Saenz testified that the community has the supportive services available to help move people out of nursing homes and assisted housing, but the City does not have enough available housing for very low-income households.	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

## Community Development Commission Hearing: March 31, 2008

Speaker	Affiliation	Comments	Staff Response
			low-income households in the Tenant Based Rental Assistance Program with HOME and local Housing Trust Fund dollars. The fiscal year 2008-09 Action Plan proposes continued funding for the ABR Rental and Owner programs.
Mark Keister	Boys & Girls Club of Central Texas	Didn't speak.	
Margo Weisz	PeopleFund	Ms. Weisz testified about the services of PeopleFund. One of the services they provide is support for small businesses. Small businesses find it very difficult to get start-up funding. They also provide one-on-one training and education and these services are provided for free. She asks for continued support for PeopleFund. They provide services primarily in the five county area but the majority are in Austin. About 20 percent are contractors and about 75 percent of businesses they help are minority owned.	The fiscal year 2008-09 Action Plan proposes to continue to fund the Community Development Bank activity using CDBG funds.
Russell Harris	TX. Assoc. of Center for Independent Living	The Texas Association of Center for Independent Living is community based and provides services to persons with disabilities. There is a need for more affordable, accessible housing and more Section 8 vouchers.	The fiscal year 2008-09 Action Plan proposes continued funding for affordable housing and supportive services for seniors and persons with disabilities.
Walter Moreau	Foundation Communities	Didn't speak.	
Sam Persley	Austin Tenants' Council	Mr. Persley asked for continued support to the Austin Tenants' Council. Evictions are rising and so are lock-outs. Sixty percent of discrimination complaints come from the	The fiscal year 2008-09 Action Plan proposes continued funding for the Austin Tenants' Rights

## Community Development Commission Hearing: March 31, 2008

Speaker	Affiliation	Comments	Staff Response
		disabled community. Most clients they serve are at 60 percent or below of MFI depending on the program.	Assistance activity.
Michael Willard	Austin Habitat for Humanity	This year Habitat will complete 20 new homes and plans on completing an additional 20 in 2009. He asks for continued assistance with CDBG funds and bond funding for land acquisition and development. Habitat also provides financial counseling for clients and does not receive funding for this activity, would be interested if it were to become available. Habitat serves 25 to 50 percent of MFI.	The fiscal year 2008-09 Action Plan proposes continued funding for the Acquisition and Development Activity.
Lois Horseman	Citizen	Ms. Horseman, a Housing Authority of Travis County tenant, testified for the great need for affordable housing and jobs for seniors.	The fiscal year 2008-09 Action Plan proposes continued funding for affordable housing and supportive services for seniors.

# City Council Public Hearing

## Economic Development Stakeholder Meeting:

### April 16, 2008

## Attendees

Effie Franklin (HCFW, Ltd), Aaron Brooks (CCAACC), Matt Leslie (UT School of Law), Joseph Hawkins (A New Thing, Inc.), John Goode (Mr. Bone's B-bq), Margarita Decierdo, Melvin G. Wrenn, Adrian Neely, (Triax), Yolanda Edwards (Sweet Dreams).

## Presentations

- 1) History of African American Quality of Life (AAQL) and relationship to the Economic Development Stakeholder Meeting: Dusty McCormick (City of Austin, Economic Growth and Redevelopment Services Office).
- 2) Action Plan Process: Kate Moore (City of Austin, Neighborhood Housing and Community Development Office - NHCD).
- 3) NHCD Outreach efforts in fiscal year 2007-08: Kelly Stewart Nichols (NHCD).
- 4) Current NHCD Economic Development Activities: Nicholas Johnson (NHCD).

## Forum Questions

City NHCD staff asked three questions to capture attendee feedback.

1. What are the top 5 development needs in the community?
2. What's working in NHCD economic development programs?
3. For those of you who think you qualify for our programs, would you apply? If not, why not?

## Feedback from Attendees

What are the top 5 economic development needs in the community?

### 1. Access to funding

- There are too many barriers to funding
- Need faster loan approval process and processing time.
- The money never reaches the community in which it was intended for
- Transition of loan approval staff should be seamless.
- Funding should be available for expansion and upgrades to businesses.
- Credit scores should not be the main determinate in qualifying for NHCD programs because small business owners often use personal finances for their businesses which can make their credit scores suffer.
- Programs should be flexible enough to serve businesses in geographical dispersed locations.
- The City should create a program that acknowledges the historic businesses in East Austin area.



# City Council Public Hearing

## Economic Development Stakeholder Meeting:

### April 16, 2008

#### 2. Additional partnerships

- NHCD should work closely with banking institutions and other City departments.

#### 3. More Client Service- Resource Counseling & Mentoring

- The City should assist businesses to find a physical location to establish a business.
- The City should develop a multipurpose center (health, employment, etc) along East 11<sup>th</sup> and 12<sup>th</sup>.
- NHCD should provide technical assistance to small business owners regarding development of their property and the impact on zoning.
- One small business owner wanted to know how to get financing to develop a surface parking lot.
- Demographics should be made available to the public for the businesses served with NHCD economic development programs and on the persons filling the jobs created with those programs.

#### 4. Application process modifications

- The City should do a before and after analysis of the new scorecard application process to determine its effectiveness as well as an analysis of denied applications.
- Consolidate application process in different departments so that similar systems and scoring matrix processes are at work.
- The City should consider reciprocity.

#### 5. Outreach/marketing

- NHCD should define what economic development means and the impact to the community
- The City should use local case studies, such as Villas on 6<sup>th</sup> Street, to create models to help other property owners replicate other developer's successes
- The City should have better customer service and better marketing of programs.

### What's working in NHCD economic development programs?

#### 1. Customer Service

- A small business owner had just begun the process of applying for funding with NHCD and was pleased with the responsiveness of staff.

#### 2. Program Goals

- One business owner had used the Façade Program for her property and liked the result.

### For those of you who think you qualify for our programs, would you apply? If not, why not?

- Yes. Participant indicated she has 3 other partners and they would probably apply. She is interested in a new structure at the back of her property and new equipment in a barbershop. She already utilized the façade program

## City Council Public Hearing

### Economic Development Stakeholder Meeting: April 16, 2008

- Yes, have already begun process with NHCD staff

**City Staff Response:** All input and suggestions from the stakeholder meeting have been forwarded to the Community Development Division of NHCD. The Community Development Division has already begun outreach and marketing efforts and continues to improve client services and availability of financing for small businesses.



## **APPENDICES**

**APPENDIX I: City of Austin Monitoring Plan**  
**APPENDIX II: Affirmative Marketing and Minority Outreach**  
**APPENDIX III: Residential Anti-Displacement and Relocation Plan**  
**APPENDIX IV: HUD 2008 Income Guidelines**  
**APPENDIX V: Maps**  
**APPENDIX VI: Mueller Affordability Report**

## **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, as applicable;
- 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. Staff will work with the contractor to provide the necessary technical assistance to reach resolution of any identified problems. 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

Acceptance of funds from Neighborhood Housing and Community Development Office (NHCD) of the City of Austin, or its subrecipient Austin Housing Finance Corporation (AHFC) obligates beneficiaries to adhere to long-term conditions for the term of the affordability period, grant, loan, and/or agreement.

NHCD is responsible for the operational function of compliance oversight and enforcement of long or extended term projects and financial obligations created through City sponsored or funded housing and community development projects. In this capacity, NHCD shall perform the following OGM functions and duties:

- Perform routine and required performance and compliance updates and checks during specified agreement, loan or contract terms;
- Analyze required information and documentation submitted by effected agencies or individuals for compliance with applicable legal obligations and/or regulatory requirements;

## City of Austin Monitoring Plan

- Develop and implement policies, guidelines, forms, processes and procedures consistent with the scope and intent of the on going monitoring function; and
- Enforce and take corrective action against individuals or entities with non-performing loans and/or non-complying projects in accordance with legal and/or regulatory terms and conditions.

OGM uses operational tools such as risk assessment and beneficiary monitoring to achieve these goals. Monitoring may take the form of a desk review, on-site visit, visual or Housing Quality Standard (HQS) inspection, and/or technical assistance to help beneficiaries understand how to minimize deficiencies.

### 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 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.



# City of Austin Monitoring Plan

## 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 Architectural Barrier Removal (ABR) program 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.

NHCD and AHFC keep copies of their respective affirmative 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 levels in 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 extensive training on budgeting and other financial life skills.
4. Post-purchase homeowner counseling – This requires follow up contact with the homebuyer and is used to identify issues that left unchecked may lead to financial crisis including the possibility of foreclosure. Post-purchase counseling includes information on how to prepare and maintain a practical and working budget which is the first step to foreclosure prevention.

## **APPENDIX III:**

Residential Anti-Displacement and Relocation Plan

# Residential Anti-Displacement and Relocation Assistance Plan

## RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN

When necessary and applicable under federal requirements, the City of Austin, Texas will replace all occupied and vacant occupiable lower income housing demolished or converted to a use other than lower income housing in connection with a project assisted with funds provided under the HOME Investment Partnerships Act, Community Development Block Grant (CDBG) and other applicable federally assisted programs administered by the City of Austin.

All replacement housing will be provided within three years after the commencement of the demolition or conversion. Before entering into a contract committing the City of Austin to provide funds for a project that will directly result in demolition or conversion, the City of Austin will make public by placing a publication in a newspaper of general circulation, or post the information at the City's neighborhood centers, Community Development Office, City Clerk's Office, and other selected local public places in the area of the proposed project(s) and submit to HUD the following information in writing:

1. A description of the proposed assisted project;
2. The address, number of bedrooms, and location on a map of lower income housing that will be demolished or converted to a use other than as lower income housing as a result of an assisted project;
3. A time schedule for the commencement and completion of the demolition or conversion;
4. To the extent known, the address, number of bedrooms and location on a map of the replacement housing that has been or will be provided.
5. The source of funding and a time schedule for the provision of the replacement housing;
6. The basis for concluding that the replacement housing will remain lower income housing for at least 10 years from the date of initial occupancy;
7. Information demonstrating that any proposed replacement of housing units with smaller dwelling units (e.g., a 2-bedroom unit with two 1-bedroom units), or any proposed replacement of efficiency or single-room occupancy (SRO) units with units of a different size, is appropriate and consistent with the housing needs and priorities identified in the approved Consolidated Plan (ConPlan) for the City of Austin.

To the extent that the specific location of the replacement housing and other data in items 4 through 7 are not available at the time of the general submission, the City of Austin will identify the general location of such housing on a map and complete the disclosure and submission requirements as soon as the specific data are available.



## Residential Anti-Displacement and Relocation Assistance Plan

The City of Austin, Neighborhood Housing and Community Development (NHCD) Office or its designated agent, the Austin Housing Finance Corporation (AHFC), at (512) 974-3100 is responsible for ensuring the tracking of replacement lower income housing and ensuring that it is provided within the required period.

The City of Austin, Neighborhood Housing and Community Development (NHCD) Office or its designated agent, the Austin Housing Finance Corporation, at (512) 974-3100 is responsible for ensuring the provision of relocation payments and other relocation assistance to any lower income person displaced by the demolition of any housing or the conversion of lower income housing to another use.

Consistent with the goals and objectives of activities assisted under the Housing and Community Development Act of 1974, the City of Austin, to the greatest extent feasible, will take steps to minimize the direct and indirect displacement of persons from their homes. These steps may include, but may not be limited to, the following:

1. Coordinate code enforcement with rehabilitation and housing assistance programs.
2. Evaluate housing codes and rehabilitation standards in reinvestment areas to prevent undue financial burden on established owners and tenants.
3. Stage rehabilitation of apartment units to allow tenants to remain in the building/complex during and after the rehabilitation, working with empty units first.
4. Arrange for facilities to house persons who must be relocated temporarily during rehabilitation.
5. Adopt policies to identify and mitigate displacement resulting from intensive public investment in neighborhoods.
6. Adopt policies which provide reasonable protections for tenants faced with conversion to a condominium or cooperative.
7. Adopt tax assessment policies, such as deferred tax payment plans, to reduce impact of increasing property tax assessments on lower income owner-occupants or tenants in revitalizing areas.
8. Establish counseling centers or provide counseling services to provide homeowners and tenants with information on assistance available to help them remain in their neighborhood in the face of revitalization pressures.

## **APPENDIX IV:**

HUD 2008 Income Guidelines

**NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT OFFICE**

**City of Austin**

**HUD Income Limits by Household Size**

**Effective Date: February 13, 2008**

*FY 2008 Area Median Family Income*

*For Travis County, Texas*

***\$69,100***

*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
<b>100% Median Income*</b>	48,370	55,280	62,190	69,100	74,628	80,156	85,684	91,212
<b>120% Median Income*</b>	58,030	66,320	74,610	82,900	89,532	96,164	102,796	109,428

\* MFI figures were internally calculated and not defined directly by HUD; to be used for other program purposes only

## **APPENDIX V:**

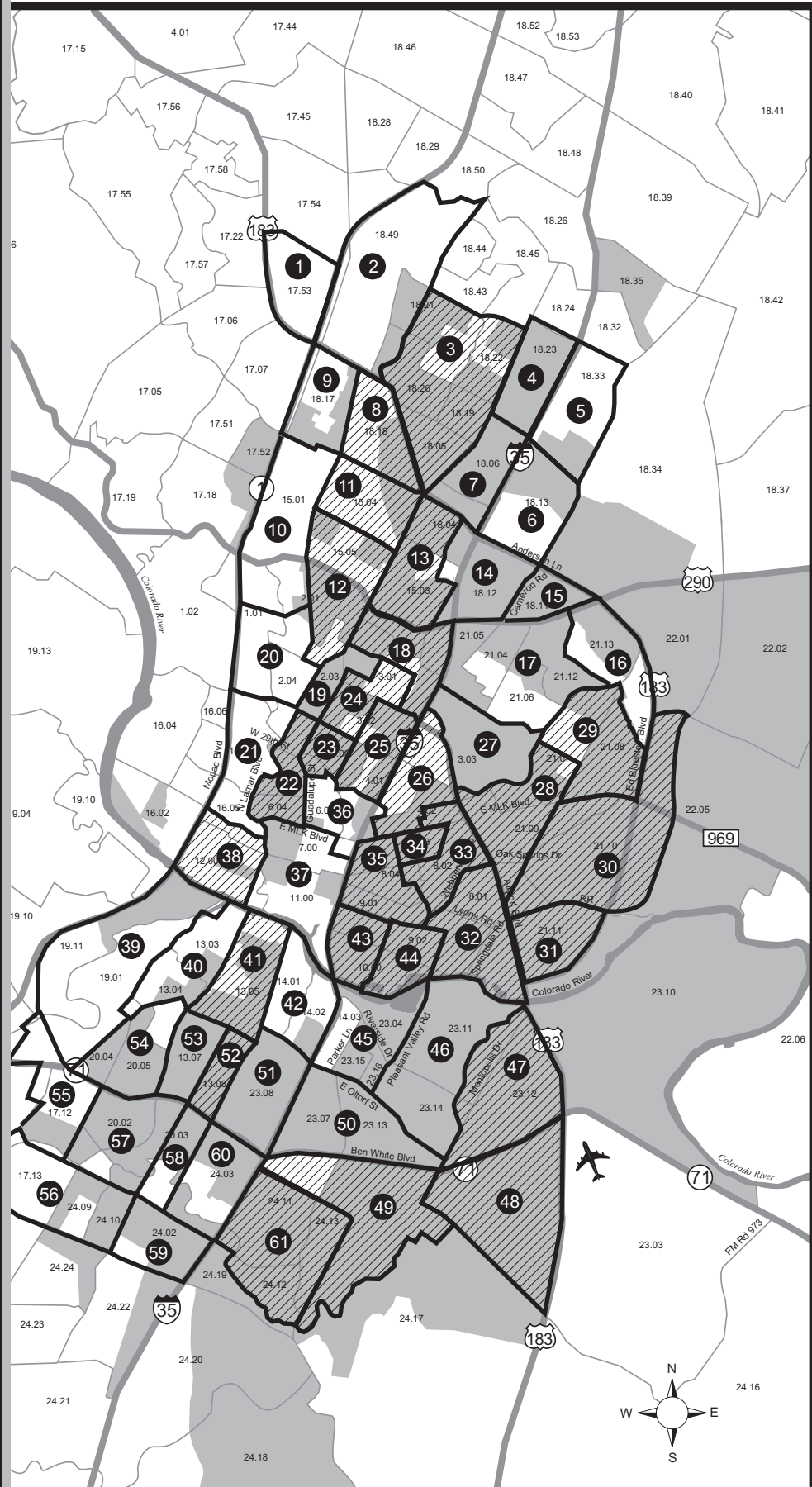
### **Maps**

# 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

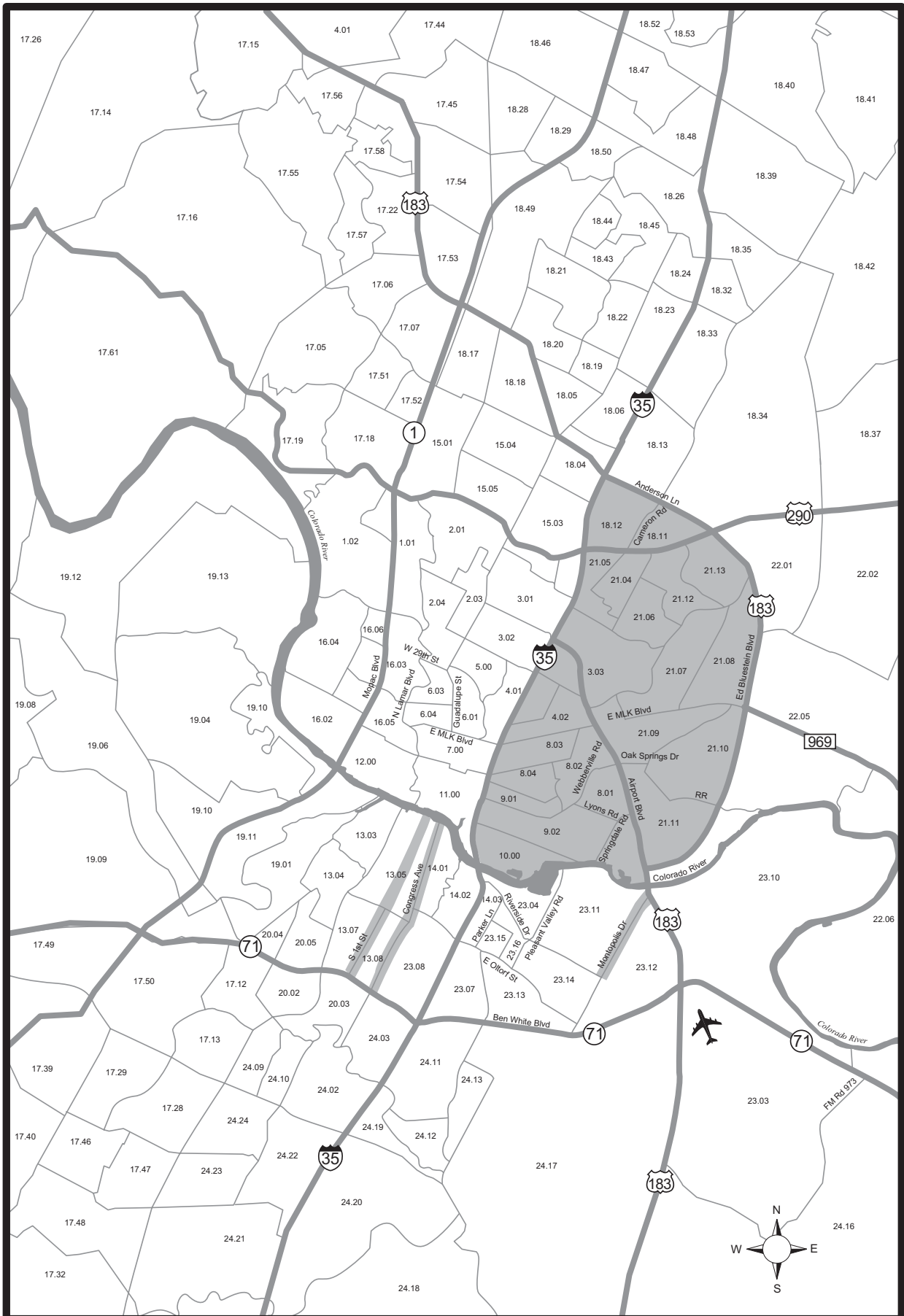
# CDBG and HOME Priority Areas

INSET



Source: 2000 Census

# Neighborhood Commercial Management Program Priority Areas

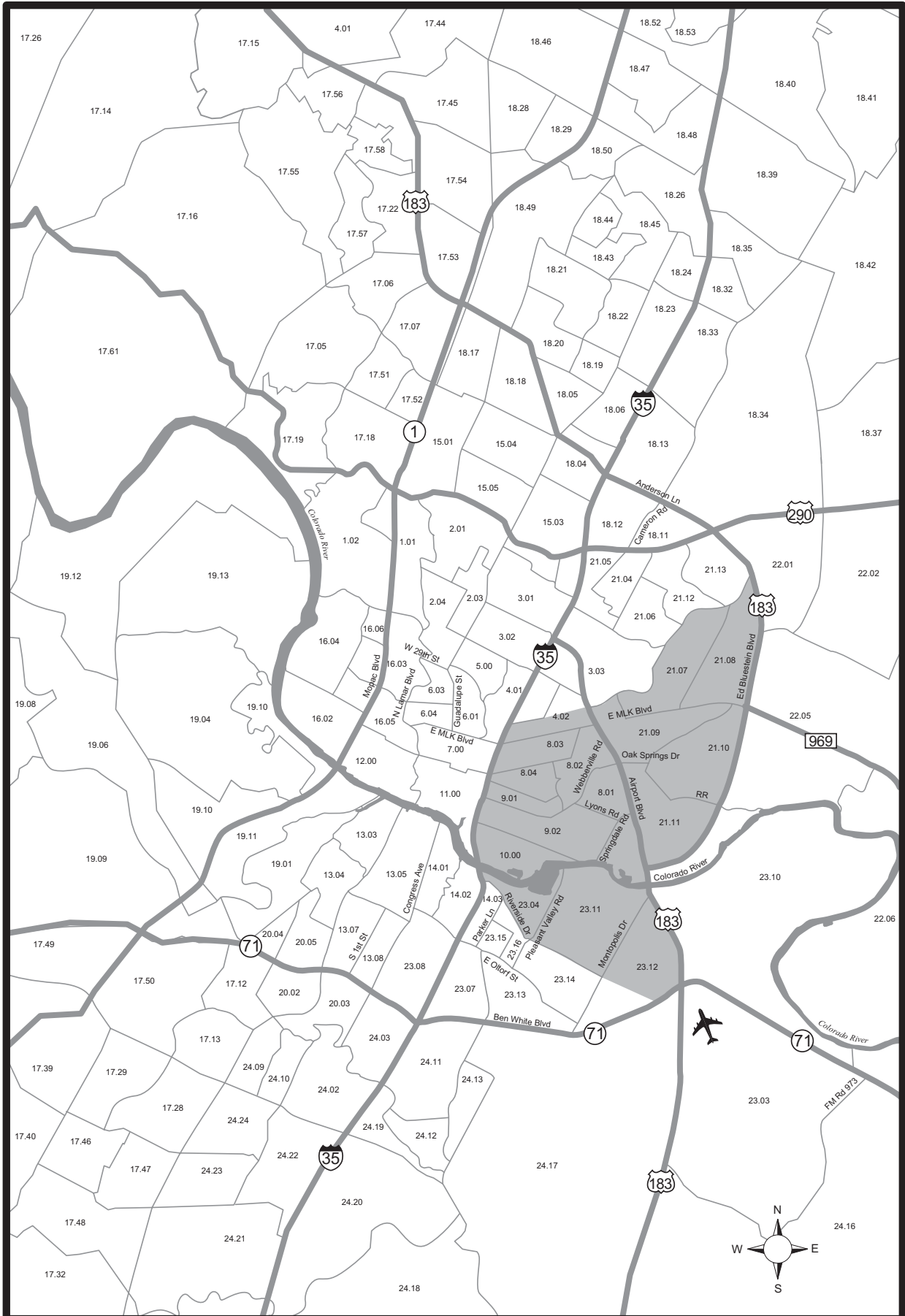


Includes portions of South Congress, South 1st Street and Montopolis.

Source: 2000 Census

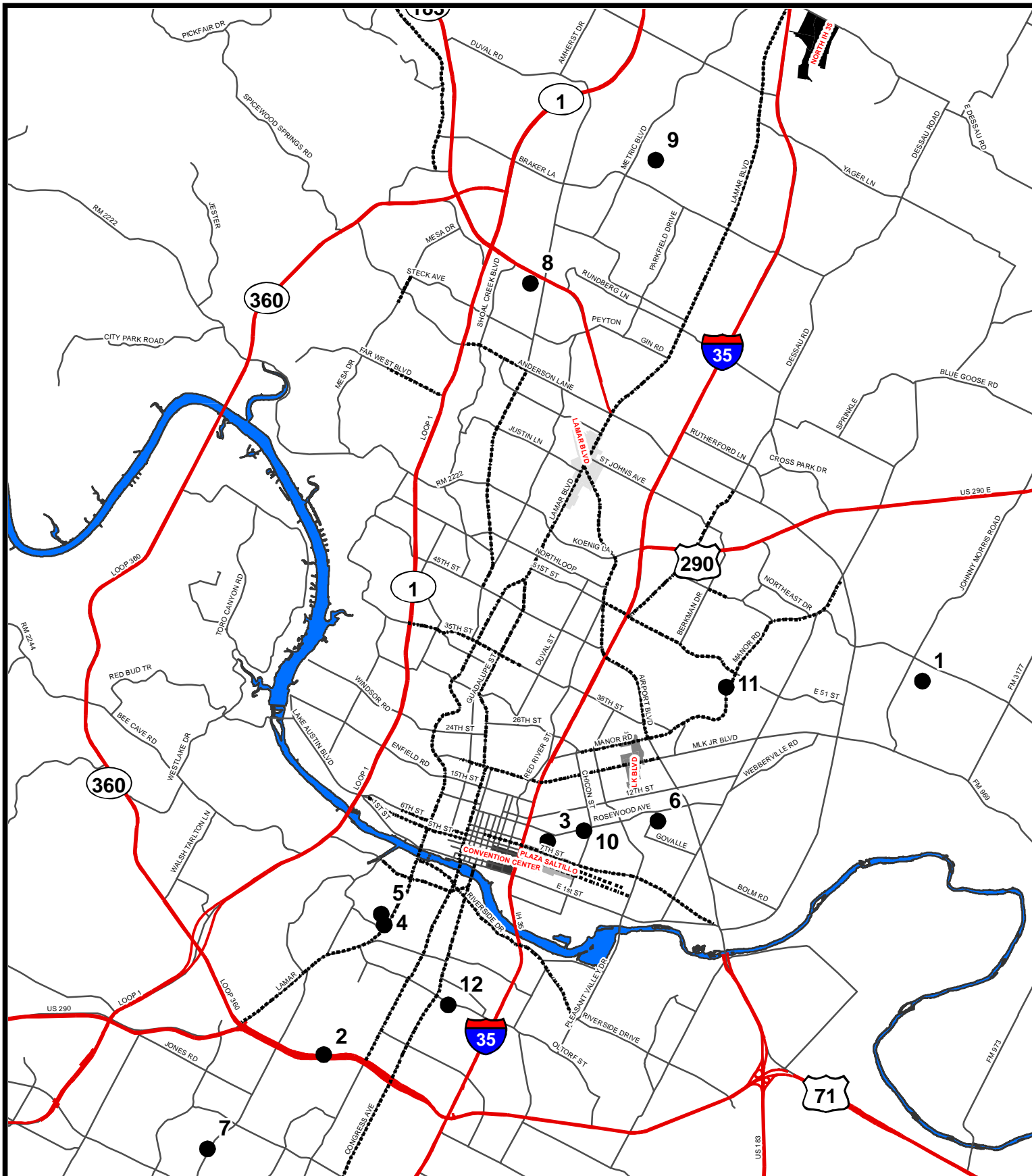
The City of Austin is statutorily required to designate priority areas for commercial management.

# Commercial Planning and Revitalization Area



Source: 2000 Census

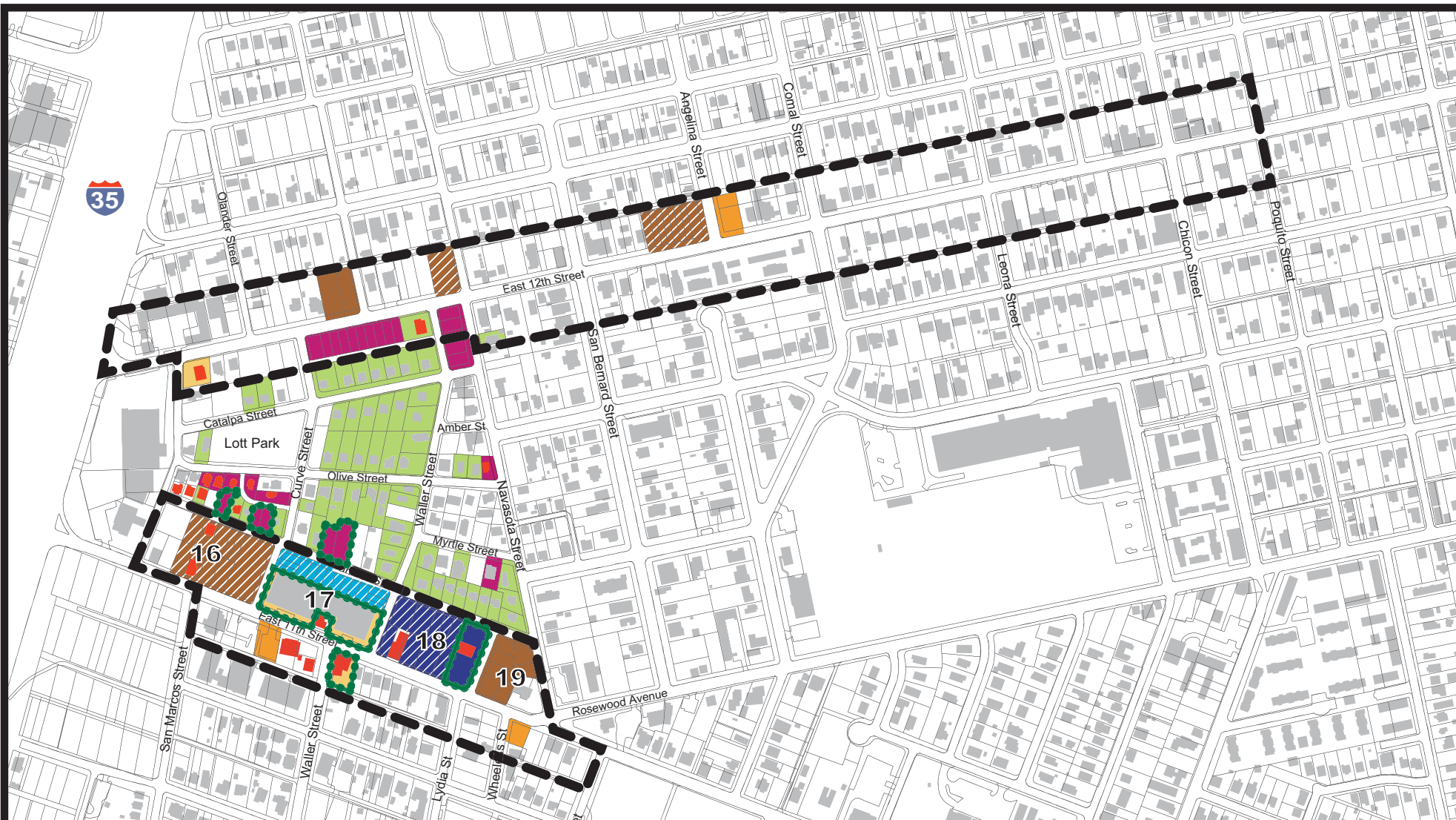
















# G.O. Bond Housing Project Locations

1 inch equals 2 miles

This map has been produced by the Austin Housing Finance Corporation for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness. Map Updated March 2008



- |   |                                  |   |                                |
|---|----------------------------------|---|--------------------------------|
|  | Completed Affordable Housing     |  | Community Parking              |
|  | Planned Affordable Housing       |  | ARA Owned Properties           |
|  | Planned Live/Work Lofts          |  | Structure                      |
|  | Completed Mixed Use/Office       |  | Historical Structure           |
|  | Planned Mixed Use/Office         |  | Redevelopment Area             |
|  | Planned Mixed Use/Office/Housing |  | Urban Renewal Owned Properties |

## East 11th and 12th Streets Redevelopment



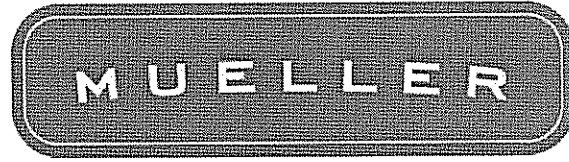
Prepared by the City of Austin  
Neighborhood Housing and  
Community Development Office  
01-17-08

## **APPENDIX VI:**

### Mueller Affordability Report

## **Robert Mueller Municipal Airport Redevelopment Housing Reports**

The Robert Mueller Municipal Airport Redevelopment (RMMA) Master Plan was the result of years of planning by the City of Austin, stakeholders, and neighborhood residents. In 1996, a task force representing a broad spectrum of Austin interests defined a vision, as well as a set of redevelopment goals that set the stage for the RMMA master plan. The master plan outlines aggressive affordable housing requirements for the development. Twenty-five percent of all housing units at Mueller, or approximately 1,200 homes, will be affordable for residents making below Austin's median family income. The Austin City Council, in 2004, directed Catellus, the master developer, to semi-annually report its progress on the Mueller affordable housing program. Catellus makes semi-annual presentations to the Community Development Commission. The resolution (No. 041202-59) also directs Catellus to report progress of affordable housing development in the City's Consolidated Planning process. Appendix VI includes these reporting requirements with the inclusion of the Mueller Affordable Housing Plan and the current semi-annual update from November 30, 2007. The next semi-annual update will be available for the final Action Plan.



# Mueller Affordable Housing Plan

January 2008





This document is intended to outline the affordable housing goals for the Robert Mueller Municipal Airport Redevelopment and Catellus Austin, LLC's approach to meeting the requirements of the master development agreement. It is envisioned that this plan will evolve over time as the project develops and new information and opportunities become available.

## MUELLER'S VISION AND GOALS

The fundamental vision of Mueller — a thriving, vibrant and diverse mixed-use urban village in the heart of Austin — depends on having housing options that allow a wide range of residents to make their home at the former airport. The master development agreement (MDA) between the City of Austin and Catellus Austin, LLC recognizes this fact by prescribing ambitious affordable housing requirements for Mueller:

- √ 25% of all housing units at Mueller, or approximately 1,200 homes (generally evenly divided between for-sale and for-rent), will be affordable for residents making below Austin's median family income.
- √ For owner-occupied/for-sale housing, the affordability threshold is 80% of Austin MFI, or \$56,900 for a family of four in 2007.
- √ For rental housing, the threshold is 60% of Austin MFI, or \$42,650 for a family of four in 2007.
- √ Catellus also commits in the MDA to using diligent good faith efforts to work with the City of Austin to increase both the levels and degree of housing affordability at Mueller — i.e., to create units affordable at lower incomes, to expand the number of affordable homes, and/or to maintain and retain the affordability of Mueller's homes for longer periods.
- √ Affordable homes (for sale and for-rent) at Mueller are dispersed throughout the community and are generally indistinguishable from market rate homes.
- √ Experience, capacity, and demonstrated excellence in producing and supporting affordable housing are key criteria in Catellus' evaluation of and partnership with builders, lenders, nonprofit providers, and others involved in Mueller housing.
- √ All housing at Mueller, including affordable housing, will meet Mueller's goals for sustainability by attaining a minimum three-star rating in Austin Energy's Green Building Program.
- √ All residential units at Mueller will comply with the City of Austin's S.M.A.R.T. Housing™ policy.

In addition to these requirements and commitments in the MDA, Catellus is mindful that Mueller should provide housing options for as broad a range of potential residents as possible. This creates expectations and calls for strategic approaches toward planning the marketing of all housing — both market-rate and affordable — with each new phase of Mueller residential development.



Catellus' plan for achieving and potentially exceeding these housing goals, and the community's expectations for Mueller, includes the following major elements:

- ✓ Core strategies for **producing new affordable housing**, for-sale and for-rent, throughout Mueller.
- ✓ Strategies and tools for creating and maintaining **longer and deeper affordability**
- ✓ **Funding sources and mechanisms** to support investment and innovation in affordable housing as a crucial component of Mueller's community vision of livability, sustainability and diversity
- ✓ **Reaching and serving future residents** through partnerships to conduct outreach and provide services and counseling that will enhance access to opportunities at Mueller for quality housing and for home ownership.

## **PRODUCING NEW AFFORDABLE HOUSING**

### **Owner-Occupied/For-Sale Housing**

1. The definition of Affordable Housing in the MDA is intended as a guideline for setting prices for affordable homes so they can truly be affordable to households with incomes at 80% MFI. The definition of Affordable Housing is not intended to prescribe lending qualification criteria or alternative purchase prices for individual affordable home buyers.
2. Affordable for-sale homes, priced to serve households with incomes at 80% MFI, will be dispersed throughout Mueller as part of each residential development phase. The ratio of affordable to market-rate units in each phase may vary (either higher or lower) from the 25%-affordable benchmark established as a requirement for Mueller as a whole.
3. Homebuilders, selected through competitive bidding, will build these homes according to pricing, design, delivery and marketing specifications approved by Catellus in accordance with the same Mueller master plan requirements and design guidelines that apply to market-rate homes. These homes will be sold directly by the builders to households with incomes certified to be at 80% MFI or lower. Income certification is conducted as part of the pre-sales process and will be verified in collaboration with the City's SMART Housing Program..
4. Generally, affordable for-sale homes at Mueller will be smaller structures on smaller lots with less expensive finishes or features than the adjacent Mueller market-rate homes. Affordability is thus supported by lowering the cost of land, cost of construction, and builder profit margin, reducing the ultimate effective subsidy required to support the needed pricing. Of the various housing product types found in the Mueller master plan



and design guidelines, those more likely to be affordable include the 70' row house, the 37' yard house, Mueller Houses, and other condos. In order to provide a consistent character to Mueller, the architectural quality and aesthetics of affordable homes, as compared to market-rate homes, will not be compromised.

5. With each phase of development, the overall affordability mix and market conditions, as they affect both affordable and market-rate housing, will continue to be a strategic focus in the builder selection process. Conscious decisions must and will be made in each phase as to the range of affordability that will be brought to market at that time. Such considerations would include both the opportunity for affordable housing serving lower incomes and the need to respond to demand for market-rate homes at lower prices than are currently found in Central Austin, serving households in the 81-120% MFI income range.

### **Rental Housing**

1. As with for-sale housing, affordable rental housing will be produced and made available throughout Mueller. In addition, each multi-family development will include a minimum of at least ten percent (10%) of the units to be priced for and rented to households at or below 60% MFI. Mueller will also include two multi-family properties where all or the majority of units are priced and rented to income-eligible households.
2. Developers of market-rate rental properties (i.e., subject to the 10% minimum requirement) will be selected through competitive bidding as multi-family sites are made available. Catellus will require the following to ensure success in serving 60% MFI households:
  - a. The owner of the rental property would be required to conduct income certifications at move-in for each of the affordable units. Residents of the affordable apartments will pay rents consistent with the City of Austin's S.M.A.R.T. Housing™ program requirements or the similar requirements of a housing tax credit program.
  - b. To ensure that affordable units continue to be available to the households they are intended to serve, rental property owners will be required to recertify these households annually. If the household's certified income has risen to 140% of 60% of MFI, that unit occupied by that household will no longer be credited toward meeting the 10% minimum requirement. The owner will then be required to lease the next available unit to an income-eligible household at an affordable rent. The owner will be allowed to increase the rent of the original unit to market rate and/or offer the no-longer-eligible household the opportunity to move into a





market-rate unit. These are standard protocols established in housing tax credit programs and therefore familiar to management companies.

3. Catellus envisions two predominantly or exclusively affordable apartment properties, one specifically for seniors and one for families. This is anticipated to create between 150 and 250 affordable apartments serving each of these targeted populations. Developers of these properties will be selected by means of RFQ based on experience, financing ability and proven long-term operational excellence in these target markets. Once selected, the developers will be given time to secure available subsidies. The selection process will assure the Mueller community that these properties will be in the hands of highly reputable owners, so that the property will be well maintained, a culture of opportunity will be promoted through services, and residents who uphold community rules will be attracted and retained.

## **Compliance**

Each affordable housing builder/developer will be contractually obligated through its Purchase and Sale Agreement (PSA) with Catellus, as well as through any agreements made by the builder directly with the City of Austin under the SMART Housing™ program, to meet its affordable housing obligations, including both the production of the designated number of affordable units that Catellus requires in each section and the successful sale or rental of the affordable home to a household that is income certified.

A compliance contract will be established with the City of Austin, or with a qualified contractor experienced in affordable housing income compliance and approved by the City of Austin. Each affordable housing builder/Developer will be responsible for any compliance fee that may apply.

The affordable sales and incomes of buyers will be reported to Catellus as often as every two weeks; affordable rentals will be reported to Catellus monthly during lease-up and annually thereafter so that monitoring of the sales/rental can be maintained.

The obligation to meet all requirements of S.M.A.R.T. Housing™ will be stated clearly in the builder contracts for affordable builders. The obligation to meet all requirements of S.M.A.R.T. Housing™, other than the Affordable requirement, will be stated clearly in contracts for all other builders.



## **LONGER AND DEEPER AFFORDABILITY**

The minimum requirements included in the MDA address the production and delivery of affordable for-sale and for-rent units as outlined above, meeting the basic benchmarks of 25% of units being affordable at 80% or 60% of MFI. Beyond that, the City Council Affordable Housing Resolution, incorporated by reference in the MDA, calls upon Catellus to make diligent good-faith efforts to achieve longer and deeper affordability in Mueller housing. These efforts would not increase the total number of affordable residences at Mueller but would extend the duration of affordability and the range of incomes with access to homes. What follows is a description of Catellus' current activities that meet this requirement of good-faith effort.

At present, affordable for-sale homes are contemplated to be subject to a shared appreciation restriction in the form of a soft second lien. This lien allows the effective up-front subsidy for affordable units to be re-captured when their initial owners re-sell the homes to market-rate buyers. The funds thus captured will be used to support longer and deeper affordability through the Mueller Foundation.

As called for in the City Council Affordable Housing Resolution, Catellus will continue to review a number of existing programs, tools and models to create and maintain longer-term affordability, to increase the potential number of affordable housing units, and to provide affordable housing options to lower-income residents. Some of these strategies, which can be used to support one or more of these three objectives, include deed restrictions, soft subordinate financing, limited-equity cooperative housing, community land trusts and other shared-equity structures. Catellus will include the status of these efforts in its semi-annual Affordable Housing reports.

## **FUNDING SOURCES AND MECHANISMS**

As envisioned and assumed in the MDA, Catellus will directly fund and execute the core strategies required to produce and market the affordable housing that achieves the agreement's minimum requirements (25% of all units affordable at 80% MFI for-sale, 60% MFI for rent). This includes the grassroots marketing, community outreach, homebuyer education and financial counseling that are not specifically required by the MDA, but that Catellus feels are essential to ensure the Mueller affordable housing program is both equitable and successful.

The Affordable Housing Resolution that is part of the MDA expressly approves Catellus' commitment to use diligent, good faith efforts to work with AHFC to increase both the levels and degree of affordable housing at Mueller as part of the City's Mueller affordable housing program. To support the strategies that go beyond the MDA's minimum requirements and create longer and deeper affordability at Mueller, Catellus aims to create the Mueller Foundation. The Mueller Foundation will provide a variety of community benefits and enhancements at Mueller, of which affordable housing is expected to be the most financially significant. The Foundation's specific purposes will include promoting and increasing the availability and quality of affordable



housing, schools and education, open space and parks, job training programs, sustainable development, affordable housing, and other charitable and educational programs that are consistent with the spirit and intent of the Mueller redevelopment master plan.

Catellus proposes to establish three revenue sources for the Foundation:

1. A fee of 0.25% on all property sales, including both commercial and residential property throughout Mueller, in perpetuity (subsequent to the initial transaction by Catellus as master developer).
2. A fee of approximately \$1,000 per unit, collected from residential builder/developers.
3. Shared-equity reimbursements — recaptured effective subsidies plus pro-rata net gain — received upon the resale of an affordable home to a market-rate buyer.

The Mueller Foundation will be a Texas nonprofit corporation and pursue obtaining recognition from the IRS as a federal income tax exempt charitable entity under Internal Revenue Code Section 501(c)(3). The Mueller Foundation will be governed by a board of community leaders and advocates. The Mueller Foundation may work with the Austin Community Foundation to assist with administrative and financial management services and to ensure compliance with appropriate regulations regarding the activities of 501(c)(3) non-profit corporations.

## **REACHING AND SERVING FUTURE RESIDENTS**

To the extent allowed by Fair Housing Laws, marketing at Mueller will use a varied approach in order to attract the diverse community of residents sought for the neighborhood:

1. The vision of a thriving, diverse neighborhood will be presented in all marketing materials.
2. Marketing materials and community relations and outreach are designed to engage culturally, economically, and socially diverse audiences.
3. Print and electronic marketing materials, as well as advertising and community events, will promote a wide range of housing options based on targeted monthly housing payment.
4. Strategic marketing and outreach will be conducted to engage with:
  - a. Surrounding neighborhoods: As long-standing partners in the Mueller vision, these neighborhoods will receive marketing materials for rental and ownership opportunities in each phase.
  - b. Major employers: The employees of Seton, UT and other major employers in the Mueller development are a key audience for both market-rate and affordable housing options.



**Counseling:** Developing and maintaining Mueller as a mixed-income community will be supported by homebuyer education and mortgage/credit counseling. This process is a proven model for preparing families with fewer financial resources for the costs of homeownership. The Mueller strategy for delivering counseling has been developed with the homebuilders, preferred lenders, the City of Austin and other counseling providers to simultaneously achieve three goals:

1. Provide access to homebuyer education and counseling for buyers who can be qualified for a mortgage within a defined period of time;
2. Provide access to long-term counseling for those who will need more time to become mortgage-qualified.
3. Provide access to on-going homeowner education.

Catellus has selected both its counseling partners and its preferred lenders based on their demonstrated skills and experience in providing support for affordable housing buyers, owners and programs.

**Property Taxes:** Given a rising market, an increase in the property tax burden on affordable homeowners poses a challenge to the sustainability of affordable homes at Mueller. Catellus is aware of this issue and will work with the City, consultants and experts and the appraisal district to investigate the issue and determine what solutions can be proffered. Some potential solutions include determining best practices in other markets both within and outside Texas, assessing the viability of legislation seeking to permit appraisal districts to value and tax affordable homes at less than market, counseling with respect to property tax protests, and other funding sources to assist affordable homeowners who have ad valorem tax issues due to escalating property value and property taxes. Catellus will include the status of these efforts in its semi-annual Affordable Housing reports.

## **CONCLUSION**

Catellus is committed to the vision of Mueller as a thriving and diverse mixed-use, mixed-income urban development. We are honored to be working with the City of Austin to identify creative ways to make this vision a reality, and look forward to our continued collaboration toward success.

## RMMA

### AFFORDABLE HOUSING UPDATE THRU NOVEMBER 30, 2007

#### AFFORDABLE HOUSING RESOLUTION IMPLEMENTATION EFFORTS

Catellus has taken the steps described below to meet or exceed the affordability requirements at Mueller as defined in the MDA:

1. **A general strategy** for the distribution of affordable for-sale and for-rent homes has been established to meet the affordable housing MDA requirement that 25% of all housing units be affordable. Builders / developers of the affordable units are required to **sell or lease to households with incomes at the defined ceiling for affordability** (80% MFI in for-sale; 60% MFI in rental). These units are priced to ensure that they are marketable to these target markets within the parameters outlined in the MDA. Each builder/developer will be required to meet the requirements of the City's SMART Housing program.
2. Each market rate **multifamily** property at Mueller will include at least 10% affordable rental units. The present strategy also calls for the 25%-of-units requirement in the MDA to be fulfilled, if adequate subsidy sources can be identified, through development of a senior apartment property and a family apartment property in which most or all units will be affordable at the 60% MFI threshold or below. Both the senior and family apartment properties have been envisioned as projects that would take advantage of existing financing mechanisms for affordable rental housing, notably tax credit programs, and that would provide opportunities for expanding the level and degree of affordability at Mueller as called for in the MDA's Affordable Housing Resolution. If adequate subsidy for these projects can not be found, then another strategy will need to be developed.

Activities to implement the multifamily strategy in the current reporting period include:

- Construction of the **first market-rate rental** housing at Mueller, developed by Simmons Vedder, is now underway. Forty-four units (10% of the 442-unit property) will be provided to households at 60% MFI for 50 years. Simmons Vedder is also under contract with Catellus to develop the second phase of its multi-family project on the site adjacent to the first, which will include approximately 30 affordable units made available to eligible households under these same terms.
- Catellus is evaluating four responses to its formal request for proposals (RFP) for the **senior apartment property**. The initial RFQ for this project was sent to more than 160 firms around the country with expertise in **tax credit programs and projects**. Catellus has presented to staff (including the executive director) of the Texas Department of Housing and Community Affairs, and presented comments regarding suggested revisions to the agency's 2008 Qualified Allocation Plan, to help Mueller be more competitive for tax-credit financing for the senior apartment

property, which as an urban infill redevelopment project differs from the more traditional multi-family projects for which the existing tax-credit program was designed.

Respondents to the RFP were asked to outline innovative financing strategies and long-term operating/ownership strategies in their proposals. Catellus is currently validating those strategies and expects to be able to move forward with contract negotiations in early 2008.

3. A primary affordability strategy for Mueller's **for-sale housing** is that market mechanisms will allow builders to provide a smaller house for a lower price. Affordable units will be included among the 70' row houses, the 37' yard homes, and Mueller House units and other condominiums. Due to the dispersion of these unit types between Mueller's planned nine residential development phases, affordable units will represent more than 25% of total units in some phases and less than 25% in others. Secondary strategies for ensuring sustained affordability include reviewing and participating in existing City programs, developing new programs, and partnering with third parties with expertise in funding and producing affordable for-sale housing, as described in the MDA's Affordable Housing Resolution.

Activities to implement the for-sale affordable homes strategy in the last reporting period include:

- The first phase of for-sale homes is currently being constructed. It includes 71 affordable yard and row houses being built by David Weekley Homes. These homes are dispersed as shown on the attached exhibit (Section 4 Affordable Housing Distribution Map).
- The second phase of for-sale housing will include approximately 114 affordable yard, row and Mueller House units. The latter product type comprises structures that include 4~7 condominium units, of which up to 80% in this product type will be affordable. Catellus is currently negotiating contracts with the builders who will be participating in the second residential phase.
- Catellus has contracted a **Compliance Agent** to ensure builders and developers' compliance with the Affordable Housing requirements at Mueller.
- Frameworks, Mueller's **preferred housing counselor**, has continued its work with Mueller affordable home buyers to help them with both general issues related to home purchase — education, credit counseling, affiliated credit repair services through Numbers by the Book — and with the specific implementation of the shared equity program (see below).
- Due to the rapid appreciation of the Austin (and especially Central Austin) housing market, it became clear that market mechanisms would be insufficient to support

sustained long-term affordability at Mueller. Catellus has responded by crafting a ***shared equity program*** that allows affordable-home buyers to realize gains from their investment while reducing the negative effects of speculation and providing resources for reinvestment in sustained affordability at Mueller. Catellus has collaborated with the Austin Housing Finance Corporation to create this new program, building on Austin Housing Finance Corporation's own shared-equity programs and documents.

- Catellus has created the non-profit ***Mueller Foundation*** to support the social and community goals of the redevelopment, including affordability. The Mueller Foundation will serve as implementer of the shared equity program and will also use the resulting proceeds to support additional strategies to sustain affordability at Mueller.

## Tracking of Affordable Housing

Catellus has secured contractual commitments for the construction of the first 71 affordable for-sale homes as well as the first 74 affordable rental units. To date, 13 for sale homes and 44 for rent units are under construction. Below is a status update:

Ownership Units at 80% MFI			
Description	# of Units Contractually Committed by Builders	# of Units Under Construction	# of Units Occupied
Current Reporting Period	0	13	0
Cumulative	71	13	0

Rental Units at 60% MFI			
Description	# of Units Contractually Committed by Developers	# of Units Under Construction	# of Units Occupied
Current Reporting Period	30	44	0
Cumulative	74	44	0





N. T. S.



## Section 4 Affordable Housing Distribution Map

*Prepared for Catellus Austin, LLC by R Vi and ROMA Design Group*

May 9, 2007

This land plan is conceptual in nature and does not represent any regulatory approval. No warranty or representation is made by the Developer as to the complete accuracy thereof, and same is submitted subject to land plan changes, or other conditions. The Developer has reserved the right, without notice, to make changes to this plan and other aspects of the development to comply with governmental requirements and to fulfill its marketing objective.





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).