



## **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.*


Household Size	1	2	3	4	5	6	7	8
<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

\* MF1 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

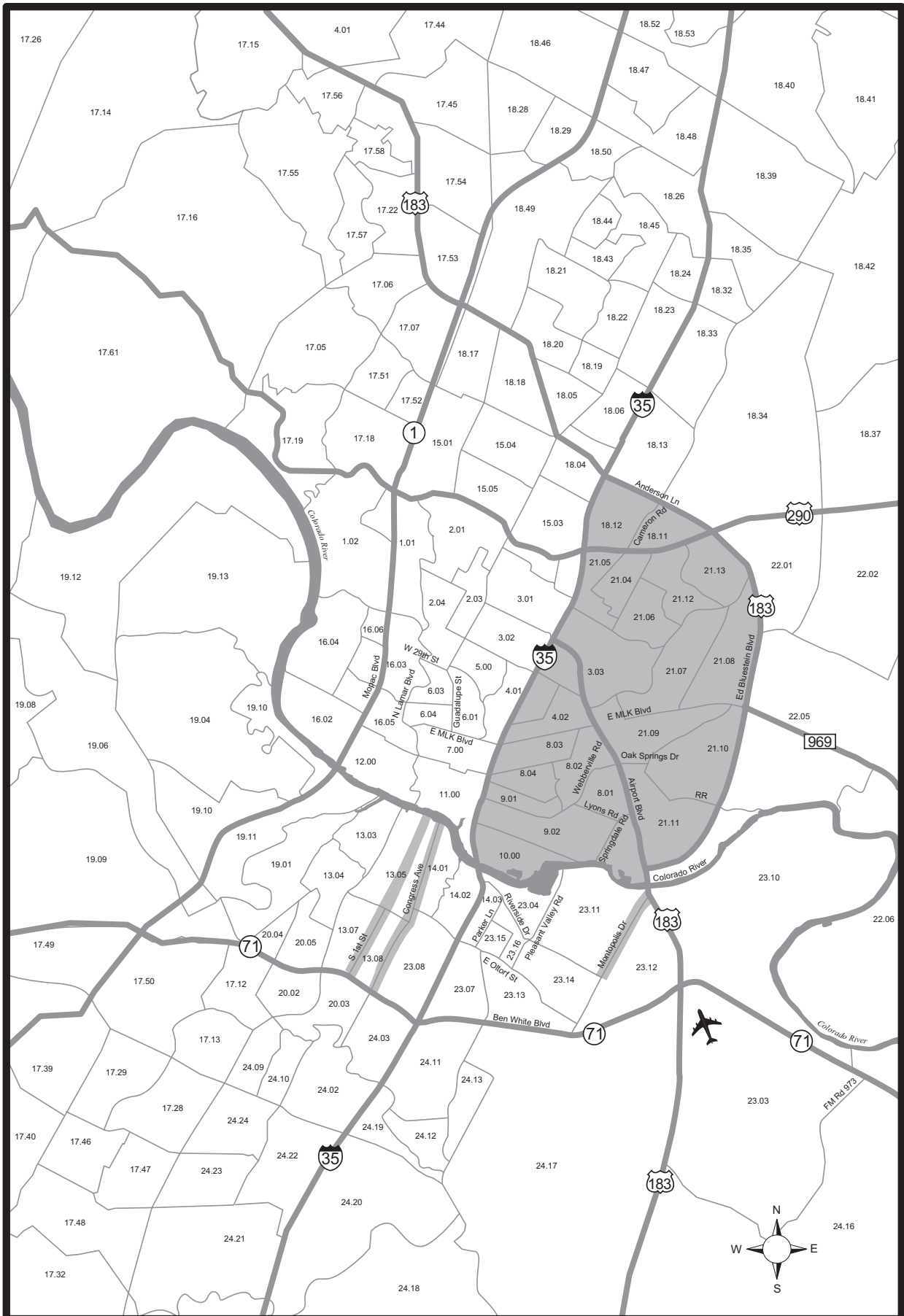
# CDBG and HOME Priority Areas

INSET



Source: 2000 Census

# Neighborhood Commercial Management Program Priority Areas

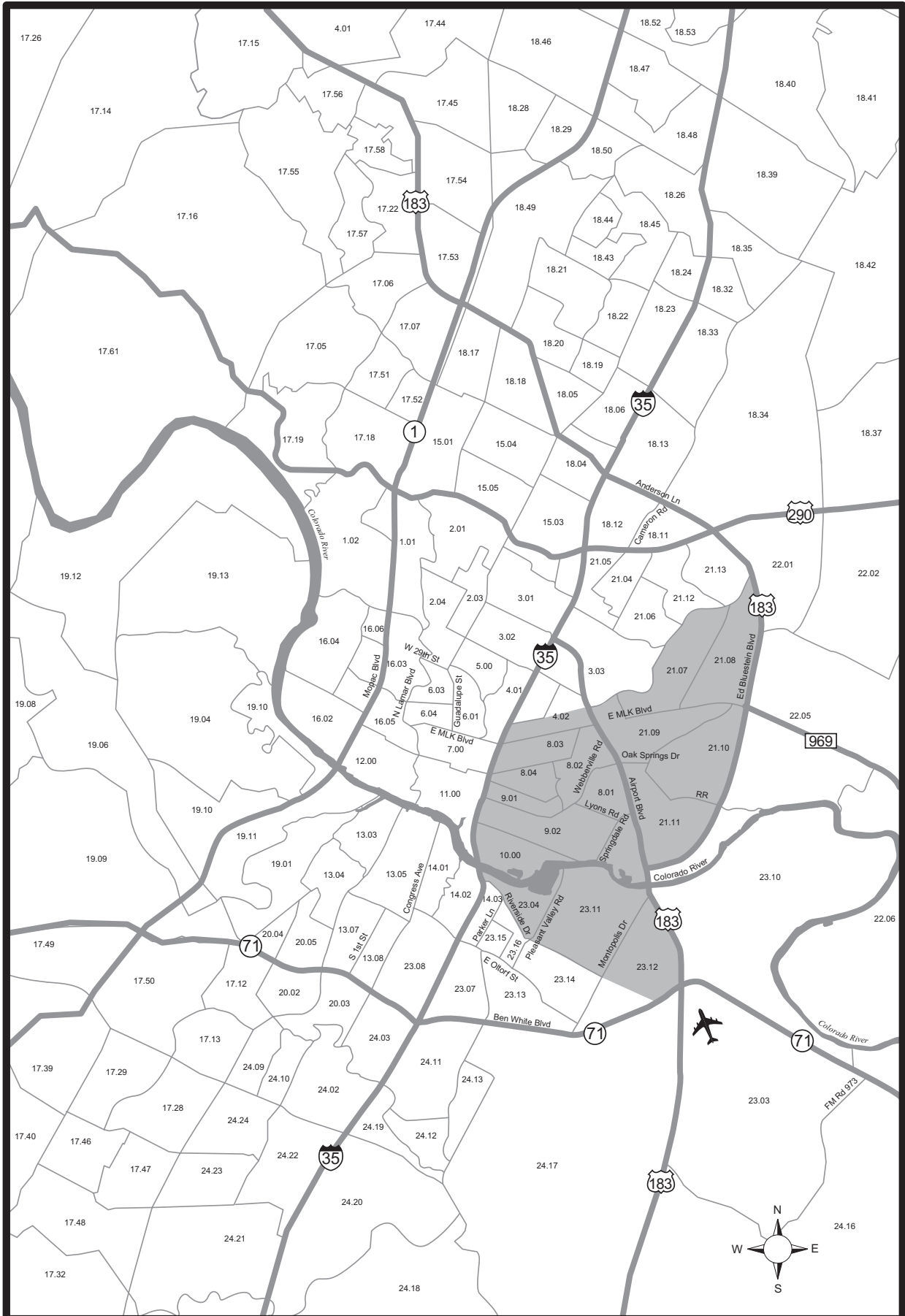


Includes portions of South Congress, South 1st Street and Montopolis.

Source: 2000 Census

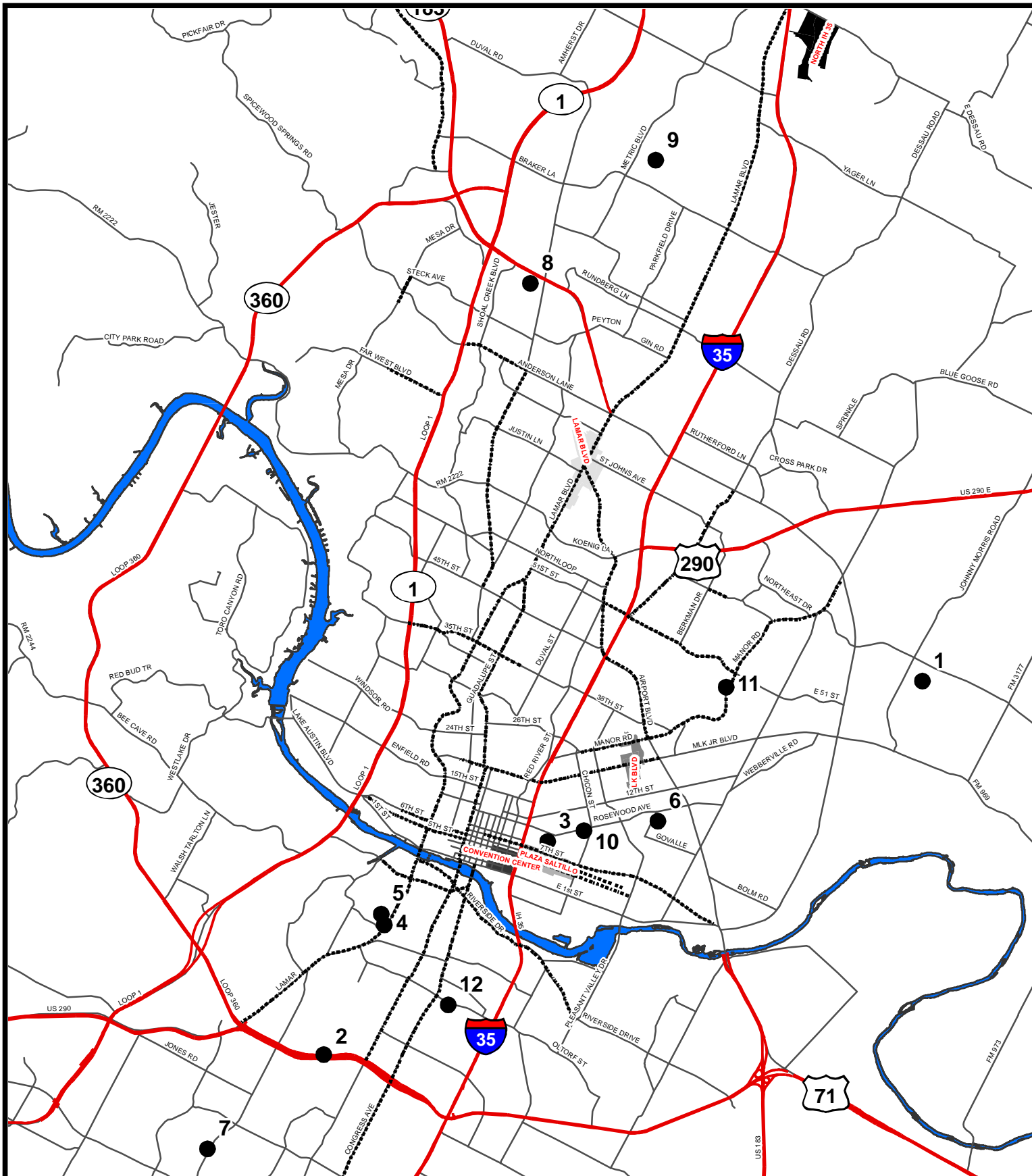
The City of Austin is statutorily required to designate priority areas for commercial management.

# Commercial Planning and Revitalization Area

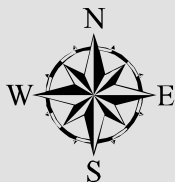


Source: 2000 Census



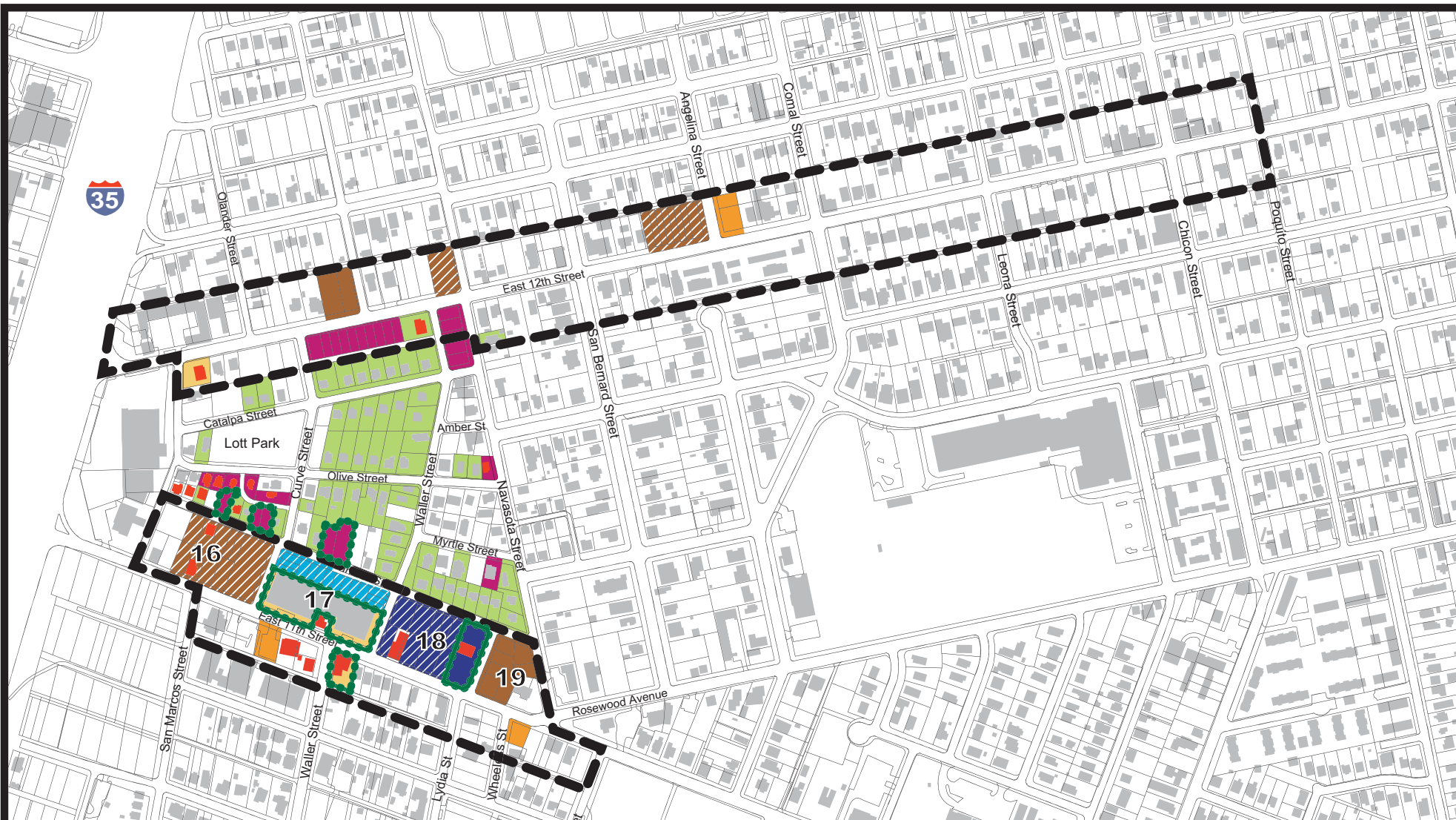














## G.O. Bond Housing Project Locations



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

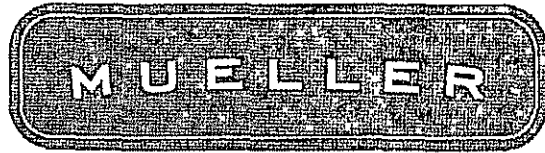


## **APPENDIX VI:**

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).

# Exhibit B

## Change Log to Draft Action Plan FY 2008-09

July 11, 2008

General editing (GE)			3
Programmatic/Activity Changes (PC)			
Funding Changes (FC)			1
Addition or Move (AM)			10
Total Changes			14
Section	Type of Change	Change	
1 Page 5-26	GE	The end date of repayments for the Section 108 loan for the Millennium Center was corrected It was changed from 2018 to 2016	
2 Page 6-11	GE	Clarified that the Voluntary Compliance program is proposed to continue to receive funding in fiscal year 2008-09.	
3 Page 4-17	AM	Clarified the outreach activities and housing counseling requirements of the Down Payment Assistance Program	
4 Page 4-8	AM	Clarified that the City administers the TBRA program based on the housing market analysis for the Consolidated Plan that identified a lack of affordable rental housing in the City of Austin	
5 Page 3-13	AM	Clarified, according to HUD regulations, that some of the neighborhoods the City serves includes areas of minority concentration	
6 Page 4-20	AM	Confirmed that Anderson Hill Homeowner will recapture HOME funds spend on ownership properties	
7 Appendix VI	AM	Replaced RMMA Affordable Housing Update through November 31, 2007 with report through May 30, 2008	
8 Appendix I	AM	Confirmed that performance measurement tracking monitors the City's performance in meeting its goals and objectives set forth in the Consolidated Plan	
9 Page 1-10, Section 6	AM	Added public participation from Draft Comment Period	
10 Page 3-3	AM	Updated completion date of housing market analysis to December 2008	
11 Page 4-33 and Page 4-38	AM	Added information regarding visitability ordinance passed by Austin City Council in June 2008	
12 Appendix VI	AM	Added tiered environmental	
13 Sections I, II, IV, and V	FC	Budget Changes and Related Activity Tables	
14 Page 4-17	GE	Shared equity affordability period should have been 30 years, not 10 years for the Down Payment Assistance Program	



**Exhibit C - Revised**
**Fiscal Year 2008-09 Annual Action Plan**

Revised Section 2 Funding

ALL FUNDING SOURCES

		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	ESG	-	52,233	52,233	35
Communicable Disease Unit	ESG	-	43,000	43,000	43
Family Eldercare Billpayer Program	ESG	-	-	-	-
<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	
	PI (HOME)	-	-	-	
	HTF	70,000	-	70,000	
<b>Subtotal, TBRA</b>		<b>183,000</b>	<b>567,000</b>	<b>750,000</b>	<b>115</b>
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
<b>Subtotal, HIV/AIDS Housing</b>		<b>200,969</b>	<b>957,390</b>	<b>1,158,359</b>	<b>497</b>
<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	
	PI (HOME)	-	-	-	
	CDBG	-	275,000	275,000	
	PI (CDBG)	-	-	-	
	HOME (CHDO-CR)	-	479,415	479,415	
	UNO	619,098	250,000	869,098	
	GF-CIP	950,000	-	950,000	
	GO Bonds	-	6,300,000	6,300,000	
	GF	-	166,896	166,896	
	HTF	851,400	202,624	1,054,024	
<b>Subtotal, Rental Housing Dev Assist</b>		<b>3,580,498</b>	<b>8,373,935</b>	<b>11,954,433</b>	<b>175</b>
Architectural Barrier Program	CDBG	-	230,000	230,000	90
	GF	-	74,645	74,645	
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>4,444,063</b>	<b>8,678,580</b>	<b>13,122,643</b>	<b>1,765</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	
<b>Subtotal, Homebuyer Lending Assistance</b>		<b>678,000</b>	<b>932,175</b>	<b>1,610,175</b>	<b>50</b>
<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	552,000	-	552,000	
	GO Bonds	2,649,819	4,200,000	6,849,819	
	GF	-	111,264	111,264	
	HAF	85,590	-	85,590	
	HOME Match	121,904	-	121,904	
	HOME (CHDO)	532,553	-	532,553	
	PI (HOME)	-	-	-	
<b>Subtotal, Acq &amp; Development (owner)</b>		<b>4,697,401</b>	<b>4,725,035</b>	<b>9,422,436</b>	<b>50</b>
CHDO Operations Loans	HOME (CHDO-CO)	125,000	125,000	250,000	5
Juniper/Olive Street Housing Project	PI (CDBG)	-	-	-	7
Anderson Hill Homeownership	PI (HOME)	679,571	-	679,571	-
	PI (CDBG)	378,120	-	378,120	-
<b>Subtotal, Anderson Hill Homeownership</b>		<b>1,057,691</b>	<b>-</b>	<b>1,057,691</b>	<b>-</b>
<b>Subtotal, Homeownership Development</b>		<b>5,880,092</b>	<b>4,850,035</b>	<b>10,730,127</b>	<b>62</b>
<b>Subtotal, Homebuyer Services</b>		<b>6,558,092</b>	<b>5,782,210</b>	<b>12,340,302</b>	<b>112</b>

**Exhibit C - Revised**  
**Fiscal Year 2008-09 Annual Action Plan**  
 Revised 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><b>Owner-Occupied Housing</b></u>					
<u><b>Housing Rehabilitation Services</b></u>					
Architectural Barrier Program	CDBG		937,200	937,200	360
	GF	303,777	427,336	731,113	
Emergency Repair Program	CDBG	105,000	700,000	805,000	475
	GF	195,000	-	195,000	
Materials Grants Program	HTF	60,500	-	60,500	20
Lead Hazard Control	LEAD	2,374,536	-	2,374,536	138
Homeowner Rehabilitation Loan Program	CDBG-Rev Loan	660,989	259,381	920,370	
	PI (HOME)	-	-	-	
	GF	20,500	25,000	45,500	
	HOME	671,033	956,217	1,627,250	
Subtotal, Homeowner Moderate Rehab		1,352,522	1,240,598	2,593,120	25
Subtotal, Owner-Occupied Housing		4,391,335	3,305,134	7,696,469	1,018
<u><b>HOUSING POLICY</b></u>					
S M A R T Housing Review Team	GF-CIP	16,000	550,000	566,000	1,200
S M A R T Housing Austin Energy Payment	GF-CIP	-	-	-	
S M A R T Housing	GF	-	125,216	125,216	
S M A R T Housing Initiative	EDI	68,000	-	68,000	
Subtotal, Housing Policy		84,000	675,216	759,216	1,200
<u><b>HOUSING BOND PROGRAMS</b></u>					
Single Family Bond Programs			-	-	15
Multi Family Bond Programs			-	-	
Subtotal, Housing Bond Programs			-	-	15
<u><b>HOLLY GOOD NEIGHBOR</b></u>					
Holly Good Neighbor	A/E	540,435	-	540,435	30
Subtotal, Austin Energy Program		540,435	-	540,435	30
<b>SUBTOTAL, Housing</b>		<b>16,401,894</b>	<b>20,277,850</b>	<b>36,679,744</b>	<b>11,830</b>
<u><b>COMMUNITY DEVELOPMENT</b></u>					
<u><b>Small Business Development</b></u>					
Community Development Bank	CDBG	-	150,000	150,000	6
	GF	-	19,823	19,823	
Façade Improvement Program	EDI	198,125	-	198,125	6
Community Preservation & Revitalization	GF	95,000	150,000	245,000	7
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	
Microenterprise Technical Assistance	CDBG	147,775	44,405	192,180	33
	GF	-	28,049	28,049	
Subtotal, Small Business Development		4,507,344	833,016	5,340,360	82
<u><b>Commercial Revitalization</b></u>					
East 11/12th Streets Revitalization	GF	150,323	-	150,323	
Administration	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
	PI (CDBG)	-	-	-	
Subtotal, Commercial Revitalization		1,908,618	570,947	2,479,565	4,686

**Exhibit C - Revised**  
**Fiscal Year 2008-09 Annual Action Plan**  
 Revised 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
<u>Neighborhood Revitalization (Public Services)</u>					
Child Care Services	CDBG	683	650,000	650,683	324
	PI (CDBG)		-	-	
	GF		65,315	65,315	
Tenants' Rights Assistance	CDBG	-	229,137	229,137	475
	GF		70,025	70,025	74
Housing Information and referral	GF	-	85,341	85,341	30,000
Homebuyer Counseling	HTF	180,000		180,000	230
	GF	-	-	-	
Neighborhood Support Service	GF	-	155,000	155,000	4,000
Senior Services	CDBG	-	21,781	21,781	97
	GF		137,580	137,580	111
Youth Support Services	CDBG	-	203,700	203,700	159
	GF		34,560	34,560	
<b>Subtotal, Neighborhood Revitalization (Public Services)</b>		<b>180,683</b>	<b>1,652,439</b>	<b>1,833,122</b>	<b>35,470</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>4,945,785</b>	<b>12,751,624</b>	<b>40,238</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	1,338,439	1,606,470	
<b>SUBTOTAL, Administration</b>		<b>268,031</b>	<b>3,158,937</b>	<b>3,426,968</b>	<b>-</b>
<b>Total, All Programs</b>		<b>24,475,764</b>	<b>28,382,572</b>	<b>52,858,336</b>	<b>52,068</b>