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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

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

The report highlights the following crucial 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 buildings 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

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

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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

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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

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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.)

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Urban Renewal Board – East 11th/12th 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 11th and 12th 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.

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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.

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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

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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_1cgs.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.)

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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. NHCID 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.

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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.

11th/12th Streets Revitalization

This revitalization project, along the East 11th and 12th 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).

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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 HousingTM 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.

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(For more information, see Appendix VI and 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 (Krager-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

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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 or 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™ 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 Sunnymeade 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

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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>)

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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

Fiscal Year 2008-09 Annual Action Plan

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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 HousingTM 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.

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Section 3: OTHER REPORTS

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

Fiscal Year 2008-09 Annual Action Plan

Section 3: OTHER REPORTS

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 Sunnymeade 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.

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Section 3: OTHER REPORTS

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.

Housing Authority of the City of Austin Budgeted Funding for Fiscal Year 2008-09	
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.



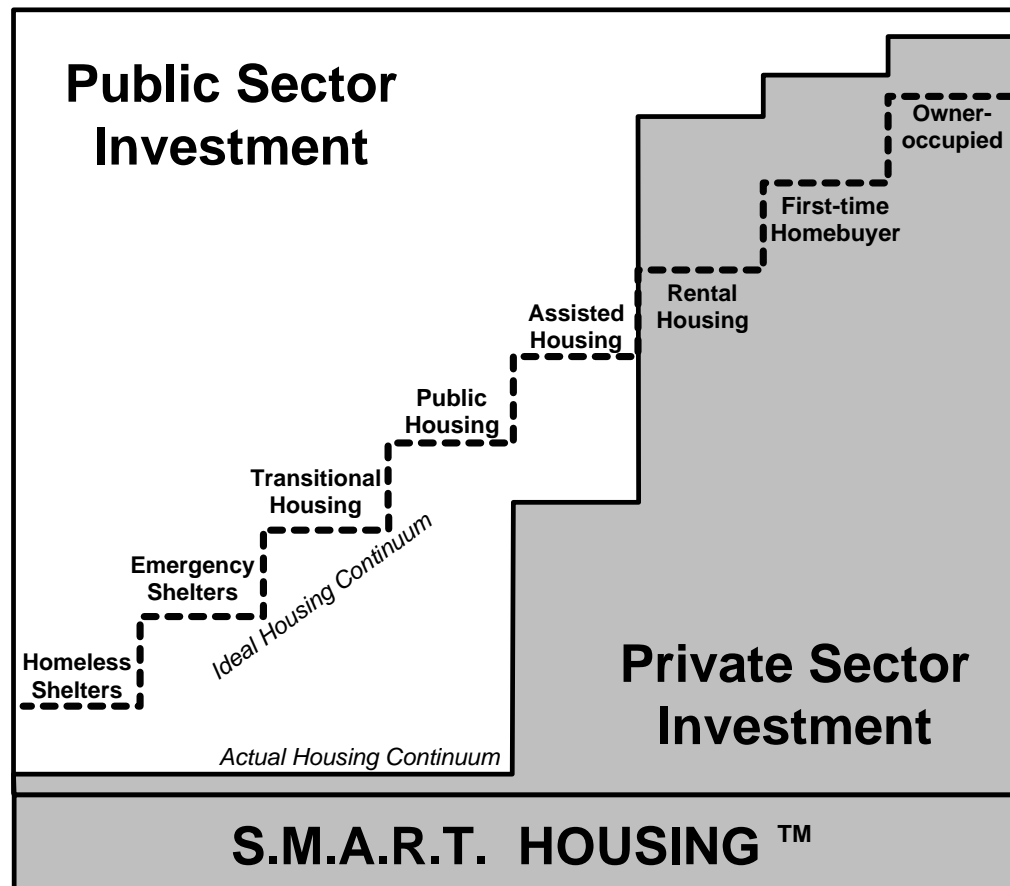
SECTION 4

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

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SECTION 4 HOUSING
Housing Activity Tables

PROJECT PRIORITY: HOUSING				
<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>				
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

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SECTION 4: HOUSING

Housing Activity Tables

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

Austin Resource Center for the Homeless (ARCH) - ESG08: Shelter Operation and Maintenance	
IDIS Project #: 8	
PROJECT DESCRIPTION	

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.

ACCOMPLISHMENT DESCRIPTION	
Proposed Accomplishment	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.

FUNDING			
Fund Source(s) ESG			
Fiscal Year 2008-09 Total Funding \$217,087			
PROJECT INFORMATION			
Project Primary Purpose:		Matrix Codes	
<input checked="" type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		03T Operating Costs of Homeless/AIDS Patients Programs ▼	
		Priority Need Category	Eligibility
		Homeless/HIV/AIDS ▼	Not Applicable ▼
Objective Category	Outcome Categories	Subrecipient	Subrecipient Private
Suitable Living Environment ▼	Availability/Accessibility ▼	Expected Completion Date	9/30/2009
		Citation	570.201e
		Location	Community Wide

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SECTION 4: HOUSING

Housing Activity Tables

PROJECT PRIORITY: HOUSING			
Housing Continuum Step: HOMELESS/EMERGENCY SHELTER SERVICES			
Austin/Travis County Health and Human Services Department (ATCHHSD), Communicable Disease Unit - (Essential) ESG08: Homeless Essential Services			
IDIS Project #:	7		
PROJECT DESCRIPTION			
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.			
ACCOMPLISHMENT DESCRIPTION			
Proposed Accomplishment		35 People	
The Communicable Disease Unit will serve homeless HIV positive individuals and families with supportive services.			
FUNDING			
Fund Source(s) ESG			
Fiscal Year 2008-09 Total Funding \$52,233			
PROJECT INFORMATION			
Project Primary Purpose:		Matrix Codes	
<input type="checkbox"/> Help the Homeless <input checked="" type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		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

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SECTION 4: HOUSING

Housing Activity Tables

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

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

IDIS Project #: 23	
PROJECT DESCRIPTION	

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.

ACCOMPLISHMENT DESCRIPTION	
Proposed Accomplishment	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

PROJECT PRIORITY: HOUSING				
<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>				
Housing Continuum Step: TRANSITIONAL HOUSING				
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.				
Consolidated Plan 2004-09 Transitional Housing Strategy: 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.	

PROJECT PRIORITY: HOUSING				
<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>				
Housing Continuum Step: ASSISTED HOUSING				
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.				
Consolidated Plan 2004-09 Assisted Housing Strategy: 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

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

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.

ACCOMPLISHMENT DESCRIPTION	
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.

FUNDING			
Fund Source(s) HOPWA			
Fiscal Year 2008-09 Total Funding \$757,869			
PROJECT INFORMATION			
Project Primary Purpose:		Matrix Codes	
<input type="checkbox"/> Help the Homeless <input checked="" type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		05Q Subsistence Payments 570.204 ▼	
		Priority Need Category	Eligibility
		Homeless/HIV/AIDS ▼	LMC ▼
Objective Category	Outcome Categories	Subrecipient	Subrecipient Private
Decent Housing ▼	Affordability ▼	Expected Completion Date 9/30/2009	
		Citation 570.204	
		Location Community Wide	

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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

PROJECT PRIORITY: HOUSING			
Housing Continuum Step: ASSISTED HOUSING			
AIDS Services of Austin - HOPWA08: Permanent Housing Placement Services			
IDIS Project #: 17			
PROJECT DESCRIPTION			
<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>			
ACCOMPLISHMENT DESCRIPTION			
Proposed Accomplishment		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>			
FUNDING			
Fund Source(s) HOPWA			
Fiscal Year 2008-09 Total Funding \$80,807			
PROJECT INFORMATION			
Project Primary Purpose:		Matrix Codes	
<input type="checkbox"/> Help the Homeless <input checked="" type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		05Q Subsistence Payments 570.204 ▼	
		Priority Need Category ▼	Eligibility ▼
		Homeless/HIV/AIDS	LMC
Objective Category	Outcome Categories	Subrecipient	Subrecipient Private
Decent Housing ▼	Availability/Accessibility ▼	Expected Completion Date 9/30/2009	
		Citation 570.204	
		Location Community Wide	

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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

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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

PROJECT PRIORITY: HOUSING			
Housing Continuum Step: RENTAL HOUSING			
Architectural Barrier Removal - Rental			
IDIS Project #: 6		Local ID: 2REH	
PROJECT DESCRIPTION			
<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>			
ACCOMPLISHMENT DESCRIPTION			
Proposed Accomplishment		75 Households	
<p>The ABR Program will benefit eligible residents by installing physical improvements in housing units to assist with daily living.</p>			
FUNDING			
Fund Source(s) CDBG			
Fiscal Year 2008-09 Total Funding \$230,000			
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		14A Rehab; Single-Unit Residential 570.202 ▼	
		Priority Need Category	Eligibility
		Rental Housing ▼	LMH ▼
Objective Category	Outcome Categories	Subrecipient	Local Government
Suitable Living Environment ▼	Availability/Accessibility ▼	Expected Completion Date	9/30/2009
		Citation	570.202
		Location	Community Wide

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SECTION 4: HOUSING

Housing Activity Tables

PROJECT PRIORITY: HOUSING		
Housing Continuum Step: RENTAL HOUSING		
Anderson Hill Redevelopment - Rental		
IDIS Project #: 4	Local ID: 2REH	
PROJECT DESCRIPTION		
<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>		
ACCOMPLISHMENT DESCRIPTION		
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>		
FUNDING		
Fund Source(s) HOME		
Fiscal Year 2008-09 Total Funding \$819,565		
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	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

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SECTION 4: HOUSING

Housing Activity Tables

PROJECT PRIORITY: HOUSING				
<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>				
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

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

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.

ACCOMPLISHMENT DESCRIPTION	
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."

FUNDING			
Fund Source(s) HOME, PI(HOME), ADDI, HTF			
Fiscal Year 2008-09 Total Funding \$1,610,175			
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		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

PROJECT PRIORITY: HOUSING
Housing Continuum Step: HOMEBUYER SERVICES

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.

ACCOMPLISHMENT DESCRIPTION
Proposed Accomplishment 50 Households

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

FUNDING			
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			
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		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

PROJECT PRIORITY: HOUSING			
Housing Continuum Step: HOMEBUYER SERVICES			
Anderson Hill Redevelopment - Homebuyer			
IDIS Project #:	3	Local ID:	2FTH
PROJECT DESCRIPTION			
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.			
ACCOMPLISHMENT DESCRIPTION			
Proposed Accomplishment		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.			
FUNDING			
Fund Source(s) PI (HOME), PI (CDBG)			
Fiscal Year 2008-09 Total Funding \$1,057,691			
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		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 9/30/2010	
		Citation 570.201m	
		Location Community Wide	

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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:		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				
<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>				
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

PROJECT PRIORITY: HOUSING
Housing Continuum Step: OWNER-OCCUPIED SERVICES

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

The Architectural Barrier Removal 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.

ACCOMPLISHMENT DESCRIPTION	
Proposed Accomplishment	300 Households

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

FUNDING			
Fund Source(s) CDBG, GF			
Fiscal Year 2008-09 Total Funding \$1,349,631			
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	Local Government
Suitable Living Environment ▼	Availability/Accessibility ▼	Expected Completion Date	9/30/2009
		Citation	570.202
		Location	Community Wide

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SECTION 4: HOUSING

Housing Activity Tables

PROJECT PRIORITY: HOUSING
Housing Continuum Step: OWNER-OCCUPIED SERVICES

Emergency Home Repair Program	
IDIS Project #: 16	Local ID: 2WNS
PROJECT DESCRIPTION	

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.

ACCOMPLISHMENT DESCRIPTION	
Proposed Accomplishment	475 Households

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

FUNDING			
Fund Source(s) CDBG, GF			
Fiscal Year 2008-09 Total Funding \$1,000,000			
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		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

PROJECT PRIORITY: HOUSING
Housing Continuum Step: OWNER-OCCUPIED SERVICES

Homeowner Rehabilitation Loan Program	
IDIS Project #: 21	Local ID: 2WNS
PROJECT DESCRIPTION	

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.

ACCOMPLISHMENT DESCRIPTION	
Proposed Accomplishment	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

PROJECT PRIORITY: HOUSING
Housing Continuum Step: OWNER-OCCUPIED SERVICES

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

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.

ACCOMPLISHMENT DESCRIPTION
Proposed Accomplishment 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.

FUNDING			
Fund Source(s) Lead Hazard Control Grant, Healthy Homes			
Grant Funding \$2,374,536			
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 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

PROJECT PRIORITY: HOUSING

Housing Continuum Step: OWNER-OCCUPIED SERVICES

Materials Grants Program

IDIS Project #: Non-Federal Funds

PROJECT DESCRIPTION

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.

ACCOMPLISHMENT DESCRIPTION

Proposed Accomplishment 20 Households

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

FUNDING

Fund Source(s) HTF

Fiscal Year 2008-09 Total Funding \$60,500

PROJECT INFORMATION

Project Primary Purpose:

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

Matrix Codes

Not Applicable with Non-Federal Funds

Priority Need Category

Not Applicable with Non-Federal Funds

Eligibility

N/A

Objective Category

Outcome Categories

Subrecipient

N/A

Decent Housing



Sustainability



Expected Completion Date

9/30/2009

Citation

N/A

Location

Community Wide

Fiscal Year 2008-09 Annual Action Plan

SECTION 4: HOUSING

Housing Activity Tables

PROJECT PRIORITY: HOUSING
Housing Continuum Step: OTHER

S.M.A.R.T. Housing™ Program
IDIS Project #: Other Federal Funds Local ID: 8SMT
PROJECT DESCRIPTION

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.

ACCOMPLISHMENT DESCRIPTION
Proposed Accomplishment 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.

FUNDING			
Fund Source(s) GF-CIP, GF, EDI			
Fiscal Year 2008-09 Total Funding \$1,152,543			
PROJECT INFORMATION			
Project Primary Purpose:		Matrix Codes	
<input type="checkbox"/> Help the Homeless <input type="checkbox"/> Help Persons with HIV/AIDS <input type="checkbox"/> Help Persons with Disabilities <input type="checkbox"/> Address Public Housing Needs		Not Applicable with Non-Federal Funds	
		Priority Need Category	Eligibility
		Not Applicable with Non-Federal Funds	N/A
Objective Category	Outcome Categories	Subrecipient	N/A
Decent Housing ▼	Affordability ▼	Expected Completion Date	9/30/2009
		Citation	N/A
		Location	Community Wide

Fiscal Year 2008-09 Annual Action Plan

SECTION 4: HOUSING

Housing Activity Tables

PROJECT PRIORITY: HOUSING
Housing Continuum Step: OTHER

Holly Good Neighbor Program
IDIS Project #: Non-Federal Funds
PROJECT DESCRIPTION

The Holly Good Neighbor program provides repairs and rehabilitation to properties closest to the Holly Power Plant. Austin Energy funds the program, administered by the Neighborhood Housing and Community Development Office (NHCD), and facilitated by the Austin Housing Finance Corporation (AHFC). Some examples of home repairs include: exterior paint, roofing, electrical system work, plumbing, foundation work, HVAC system, and other interior and exterior repairs. Eligible income is 80 percent 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.

ACCOMPLISHMENT DESCRIPTION
Proposed Accomplishment 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

PROJECT PRIORITY: HOUSING
Housing Continuum Step: OTHER

Voluntary Compliance Agreement
IDIS Project #: Non-Federal Funds Local ID: 2REH
PROJECT DESCRIPTION

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).

ACCOMPLISHMENT DESCRIPTION
Proposed Accomplishment 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

PROJECT PRIORITY: HOUSING
Housing Continuum Step: OTHER

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

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.

ACCOMPLISHMENT DESCRIPTION
Proposed Accomplishment 15 Households

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

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

Fiscal Year 2008-09 Annual Action Plan

SECTION 4: HOUSING

Housing Activity Tables

PROJECT PRIORITY: HOUSING
Housing Continuum Step: OTHER

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

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.

ACCOMPLISHMENT DESCRIPTION
Proposed Accomplishment 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

Fiscal Year 2008-09 Annual Action Plan

Section 4: 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
1. Lack of accessible housing to meet the need of the disabled community in Austin.	
	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
2. Lack of affordable housing in Austin	
	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"> ▪ 50 percent or more of its households with incomes at 80 percent or below of MFI, or ▪ a poverty rate of at least 25 percent 	
	b. The City should work towards increasing affordable housing in census tracts that currently do not provide affordable housing for low-income citizens.

Fiscal Year 2008-09 Annual Action Plan

Section 4: HOUSING REPORTS

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.

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

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.

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

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.

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

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.

Impediments to Fair Housing Update

The City Council adopted the 2003 International Building Code on December 15, 2005	
IMPEDIMENT	RECOMMENDED ACTIONS
6. Predatory lending practices.	
	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
7. Disparity in lending practices.	
	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
8. Failure of mortgage lenders to offer products and services to very low-income and minority census tracts people (characteristics similar to traditional redlining).	
	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	

Fiscal Year 2008-09 Annual Action Plan

Section 4: HOUSING REPORTS

Impediments to Fair Housing Update

IMPEDIMENT	RECOMMENDED ACTIONS
9. Insufficient financial literacy education.	
	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
10. Insufficient income to afford housing.	
	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 th and 12 th 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

Fiscal Year 2008-09 Annual Action Plan

Section 4: HOUSING REPORTS

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.

Fiscal Year 2008-09 Annual Action Plan

Section 4: HOUSING REPORTS

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

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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.

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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.