

City of Austin

Neighborhood Housing and Community Development Department

Program Status Report

December 2009

**Housing Development**

**Owner-Occupied Services**

**Lead Hazard Control**

Program Description: Lead Hazard Control Grant, granted to the City in Spring 2007, provides lead hazard control services for 162 eligible households for the three year grant period targeting low-income, 80 percent or below of MFI, owner-occupied and rental units, housing children under the age of six and built prior to 1978.

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated
\$1,876,749	\$198,873	11%	\$472,437	\$0	\$0	\$1,205,439	36%

Production

% Median Family Income

Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
29	14	48%	2	Households	5	6	1	2	0

12/31/2009 Highlights: In December the LeadSmart Program decreased outreach efforts to allow time to prepare close out procedure. The Program continues to market in neighborhoods where abatements are being conducted by placing yard signs at job sites with contractors walking door to door and leaving program information. 8 calls were received from the 311 system and 6 applications were accepted. To date the Lead smart program has completed 142 Lead Hazard reductions.

**Other Housing**

***S.M.A.R.T. Housing***

**S.M.A.R.T. Housing**

Program 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.

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated
\$151,142	\$44,211	29%	\$419,939	\$0	\$0	(\$313,009)	100%

Production

% Median Family Income

Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
750	273	36%	125	Households	NA	NA	NA	NA	NA

12/31/2009 Highlights: The goal of the S.M.A.R.T. Housing program is to stimulate the production of new housing that is Safe, Mixed-Income, Accessible, Reasonably-Priced, Transit-Oriented, and meets Green Building standards and the accessibility standards reflected in the City's Visitability Ordinance. The annual goal is to complete 700 new single-family and multi-family units. With 44 single-family units and 81 multi-family units completed in the third month of the fiscal year, the completed units represents 36% of the annual goal. An additional goal is that 40% of the units serve families at or below 80% MFI. Through the current month of 2009, 58 percent of the units completed serve families at or below 80% MFI

## Holly Good Neighbor

### Holly Good Neighbor

**Program 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.

Budget		Expenditures		% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated
\$1,063,864		\$1,018		0%	\$1,627	\$0	\$0	\$1,061,219	0%
Production							% Median Family Income		
Goal	YTD	%	Month	Type	0-30 31-50 51-60 61-80 80+				
30	0	0%	0	Households	NA NA NA NA NA				

12/31/2009  
**Highlights:** In December four projects were re-bid and are awaiting contractor's to submit bids. Specifications are being completed for a service agreement solicitation for all remaining units. One hundred twenty four (124) homes have been repaired in the programs five year history

## Community Development

### Commercial Revitalization

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated
\$1,900,863	\$19,139	1%	\$191,967	\$0	\$0	\$1,689,758	11%

### E. 11th&12th Acquisition & Development

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

Production					% Median Family Income				
Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
7	0	0%	0	Jobs	NA	NA	NA	NA	NA
--	0	NA	0	People	NA	NA	NA	NA	NA

12/31/2009  
**Highlights:** For the month of December, no new jobs were created. An East 11th and 12th Street project, located in the 1200 Blk of E. 12th Street, is currently under construction and when completed and leased in 2010 will result in seven new jobs.

### E. 11th&12th Historic Preservation

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

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated		
\$477,332	\$4,673	1%	\$24,969	\$0	\$0	\$447,689	6%		
Production					% Median Family Income				
Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
2	0	0%	0	Businesses	NA	NA	NA	NA	NA

12/31/2009  
**Highlights:** For the month of December, no historic renovations were completed. Two projects that are underway is the historic renovation of the Detrick-Hamilton house to be utilized as the African-American Cultural and Heritage Facility and the Herman Schieffer, a.k.a. Eastroom, house that is currently owned by ARA and when completed will be utilized as office space.

## **E. 11th&12th Parking Facilities**

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

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated		
\$304,000	\$14,794	5%	\$8,397	\$0	\$0	\$280,810	8%		
Production					% Median Family Income				
Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
4668	4668	100%	0	People	NA	NA	NA	NA	NA

12/31/2009 Highlights: During the month of December, no new parking facilities were created.

## **Neighborhood Revitalization**

### **Child Care Services**

Program Description: This program, through contracts with the City of Austin's Health and Human Services Department (HHSD), increases the supply of quality child care by providing services to children from low-income families whose gross income is less than 80 percent of the MFI and who reside within the Austin city limits. The components of the program serve families in crisis, children of teen parents who are attending school, and families in work, school, or job training.

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated		
\$688,250	\$123,774	18%	\$504,652	\$0	\$0	\$59,824	91%		
Production					% Median Family Income				
Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
324	127	39%	5	Persons	112	13	1	0	1

12/31/2009 Highlights: This program, through contracts with the City of Austin's Health and Human Services Department (HHSD), increases the supply of quality child care by providing service to children from low-income families whose income is 30% or less than the medium family income for the City limits of Austin. AISD Teen - 5, Child Inc. EHS -0, Child Inc Teen - 0, Family Connections - 0, Generations - 0. For the months thru December 2009, 127 children have been served. The 5 children accounted for at AISD Teen Parent is based on information from their November reports.

### **Senior Services**

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

Budget		Expenditures		% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated		
\$136,250		\$11,165		8%	\$122,835	\$0	\$0	\$2,250	98%		
Production							% Median Family Income				
Goal	YTD	%	Month	Type			0-30	31-50	51-60	61-80	80+
208	119	57%	0	Persons			112	7	0	0	0

12/31/2009 Highlights: The Health and Human Services Department (HHSD), via a contract with Family Eldercare, provides services that help prevent and protect seniors from becoming victims of abuse, neglect, or exploitation. Persons must meet income, age, & residential eligibility requirements. Bill Payer - 00, Elder Shelter - 00, Guardianship - 00, In-Home Care 00. Total for the month of December 00. Total clients served overall 119.

## Youth Support

Program Description: The Youth and Family Assessment Center (YFAC) provides access to holistic, wraparound services and support to youth who are designated at-risk and their families. The program has three components that provide differing levels of intervention and support: school-based intensive wraparound, community-based wraparound, and summer camps.

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated
\$234,331	\$25,147	11%	\$178,553	\$0	\$0	\$30,631	87%

### Production

### % Median Family Income

Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
159	61	38%	5	Persons	45	15	1	0	0

12/31/2009 Highlights: The Youth and Family Assessment Center (YFAC) provides access to holistic, wraparound services and support to youth who are designated at-risk and their families. The program has three components that provide differing levels of intervention and support: school-based intensive wraparound, community-based wraparound, and summer camps. For the month of December 2009, 05 clients were served. The total number of youth clients served for the year is 61.

## *Small Business Development*

### Community Development Bank

Program Description: The Community Development Bank's (CDB) purpose is to provide funds to a Community Development Financial Institution (CDFI) to administer a loan program that provides flexible capital and technical assistance to small and minority businesses that are expanding or relocating to low-income areas. The performance goal for this program is job creation or retention for low- to moderate-income individuals.

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated
\$159,264	\$0	0%	\$12,500	\$0	\$0	\$146,764	8%

### Production

### % Median Family Income

Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
6	0	0%	0	Jobs	0	0	0	0	0

12/31/2009 Highlights: The Community Development Bank's (CDB) purpose is to provide funds to a Community Development Financial Institution (CDFI) to administer a loan program that provides flexible capital and technical assistance to small and minority businesses that are expanding or relocating to low-income area. Due to a delay in receiving a Release of Federal Funds, the contract is the process of being signed and set up to receive performance numbers and reports.

### Microenterprise Technical Assistance

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

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated
\$200,000	\$0	0%	\$0	\$0	\$0	\$200,000	0%

### Production

### % Median Family Income

Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
33	0	0%	0	Businesses	0	0	0	0	0

12/31/2009 Highlights: The Microenterprise Technical Assistance (META) Program provides operational funds for the administration of training and technical assistance for qualified microenterprises in the City of Austin. HUD defines a Microenterprise as either a business which has five or fewer employees, one being the owner, or an individual who the subrecipient determines is actively working towards developing a business that is expected to be a Microenterprise. Due to a delay in receiving a Release of Federal Funds, the contract is the process of being signed and set up to receive performance numbers and reports.

## **Neighborhood Commercial Management**

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

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated
\$1,928,597	\$0	0%	\$204,331	\$0	\$0	\$1,724,266	11%

Production					% Median Family Income				
Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
14	0	0%	0	Jobs	0	0	0	0	0

12/31/2009 Highlights: There is one NCMP loan carried over from November 2009. There were zero -0- new applications taken. There were -0- zero files denied/cancelled. There is one loan in process to be carried over to January 2010.

## **Façade Improvement**

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

Production					% Median Family Income				
Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
7	0	0%	0	Businesses	NA	NA	NA	NA	NA

12/31/2009 Highlights: There were zero -0- files carried forward from November 2009. There were 2 new applications taken. There were -0- zero files denied/cancelled. There are two files carried over to January 2010.



Austin Housing Finance Corporation

# Program Status Report

December 2009

## Housing Development

### Assisted Housing

#### Tenant-Based Rental Assistance

**Program 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.

Budget		Expenditures		% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated
\$1,098,893		\$0		0%	\$0	\$0	\$0	\$1,098,893	0%
Production					% Median Family Income				
Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
115	10	9%	10	Persons	10	0	0	0	0

**12/31/2009 Highlights:** The TBRA program provides rental-housing assistance to homeless persons with incomes at 50 percent or below of MFI. All households served must be at 30 percent or below of the MFI. The TBRA program contracted with the Salvation Army to provide security deposits and first month's rent and contracted with the Housing Authority of the City of Austin (HACA) to provide monthly rental assistance payments and ensure property standards. The TBRA Program assists eligible individuals and households receiving assistance through one of the following participants: Salvation Army, Caritas, SafePlace, Foundation for the Homeless, Lifeworks, Austin Families and Foundation Communities.

### Rental Housing

#### Architectural Barrier Rental

**Program Description:** 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.

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated		
\$325,284	\$33,225	10%	\$39,390	\$0	\$0	\$252,669	22%		
Production					% Median Family Income				
Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
90	10	11%	4	Households	6	2	1	1	0

**12/31/2009 Highlights:** As of December 31, 2009, the Architectural Barrier Removal Program processed 17 applications from the previous month and received 3 new applications. During the month of December, AHFC completed 4 projects. AHFC has 16 applications in process and the year-to-date total of projects completed is 10.

## Rental Housing Development Assistance

**Program 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 50 percent or below of MFI with a target of serving households 30 percent or below of MFI. The General Obligation Bonds (GO Bonds) is one of RHDA's funding sources. The GO Bond funding and production is highlighted as a subset of this program.

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated
\$32,371,233	\$8,237,890	25%	\$3,366,516	\$0	\$0	\$20,766,827	36%

### Production

### % Median Family Income

Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
225	0	0%	0	Households	0	0	0	0	0

12/31/2009 Highlights: In December, projects currently underway include: Mary Lee Community (The Willows -- 64 units); Green Doors (Sweeney Circle/Manor Road Preservation & Revitalization -- 70 units); Vincare Services of Austin (St. Louise House -- 24 units); Austin-Travis County MHMR (East 15th Street Transitional Housing Facility -- 24 beds).

## -- RHDA - GO Bonds (Subset of RHDA)

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated
\$23,776,414	\$7,273,986	31%	\$3,273,266	\$0	\$0	\$13,229,162	44%

### Production

### % Median Family Income

Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
--	0	NA	0	Households	0	0	0	0	0

12/31/2009 Highlights: In December, with Council support, the NHCD Director ordered a pause in accepting new applications for G. O. Bond funding. The pause is necessary to receive community input on priorities for how the last \$15 million of the \$55 million affordable housing G. O. Bond funds should be spent. Two projects with applications submitted prior to the "pause" were approved: \$2 million for Wildflower Terrace, a 201-unit senior development at RMMA; and \$3 million toward the acquisition of the 248-unit Shady Oaks Apartments at South Congress and St. Elmo.

## First-Time Homebuyer Services

### Acquisition and Development

**Program 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 General Obligation Bonds (GO Bonds) is one of A&D's funding sources. The GO Bond funding and production is highlighted as a subset of this program.

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated
\$8,859,414	\$1,064,819	12%	\$799,641	\$0	\$0	\$6,994,953	21%

### Production

### % Median Family Income

Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
75	11	15%	5	Households	0	6	1	5	0

12/31/2009 Highlights: All homes sold in December were developed by Austin Habitat for Humanity.



## **-- A&D - GO Bonds (Subset of A&D)**

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated
\$3,001,467	\$880,162	29%	\$550,068	\$0	\$0	\$1,571,238	48%

### **Production**

### **% Median Family Income**

Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
--	0	NA	0	Households	0	0	0	0	0

12/31/2009  
Highlights: In December, with Council support, the NHCD Director ordered a pause in accepting new applications for G. O. Bond funding. The pause is necessary to receive community input on priorities for how the last \$13 million of the \$55 million affordable housing G. O. Bond funds should be spent.

## **Down Payment Assistance**

Program 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 AHFC 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, 0 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 AHFC 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.

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated
\$1,711,150	\$1,044,393	61%	\$67,991	\$0	\$0	\$598,766	65%

### **Production**

### **% Median Family Income**

Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
50	32	64%	6	Households	1	2	9	20	0

12/31/2009  
Highlights: As of December 31, 2009, the Down Payment Assistance Program processed twelve new applications from the previous month, and received eight new applications. During this month three applications were denied/canceled and six loans closed. YTD, thirty-two loans closed. Of these, twenty-one were shared equity loans.

## **Owner-Occupied Services**

### **Architectural Barrier Homeowner**

Program 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.

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated
\$1,207,429	\$122,084	10%	\$215,920	\$0	\$0	\$869,424	28%

### **Production**

### **% Median Family Income**

Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
360	41	11%	25	Households	19	10	6	6	0

12/31/2009  
Highlights: As of December 31, 2009, 140 applications carried-over from the previous month and received 19 new applications. For the month 11 applications were denied/ cancelled and 25 projects completed. Year to date, 123 applications are being processed and a year-to-date total of projects completed is 41.

## Emergency Home Repair

**Program Description:** The Emergency Home Repair (EHR) Program makes repairs to alleviate life-threatening living conditions, health and safety hazards, and major mechanical systems for low- and moderate-income homeowners, 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.

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated
\$1,179,079	\$0	0%	\$0	\$0	\$0	\$1,179,079	0%

### Production

Goal	YTD	%	Month	Type	% Median Family Income				
					0-30	31-50	51-60	61-80	80+
475	0	0%	0	Households	0	0	0	0	0

**12/31/2009 Highlights:** The purpose of the Emergency Home Repair Program is to provide repairs to the homes of low- and moderate-income home owners, alleviating health or safety issues as well as preserving the city's affordable housing stock. The home owners must have a total household income of less than 80% MFI (currently \$45,500 for a two-person household), and the homes must be owner-occupied. The program is operated with CDBG grant funds by the Austin Area Urban League. Per the Fiscal Year 2009-10 Action Plan, the annual goal is to serve 475 households.

## Homeowner Rehab

**Program 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.

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated
\$4,534,338	\$263,237	6%	\$240,207	\$0	\$0	\$4,030,894	11%

### Production

Goal	YTD	%	Month	Type	% Median Family Income				
					0-30	31-50	51-60	61-80	80+
25	7	28%	3	Households	2	2	2	1	0

**12/31/2009 Highlights:** Seventeen (17) Applications in process were carried over from November 2009. There were -0- zero new applications taken. There were two files denied/cancelled. Two Reconstruction loans went to bid but have not closed yet. There is one completed projects pending payment of retainage. Two Rehabilitation loans went to bid but have not closed yet. Construction has started but is not completed on one rehabilitation loan. There were three more completed projects this month. There are 7 completed projects YTD. Fifteen (15) HRLP Applications in process were carried over to January 2010.

## Materials Rebate

**Program 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.

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated
\$84,154	\$0	0%	\$0	\$0	\$0	\$84,154	0%

### Production

Goal	YTD	%	Month	Type	% Median Family Income				
					0-30	31-50	51-60	61-80	80+
20	12	60%	2	Households	12	0	0	0	0

**12/31/2009 Highlights:** The homes for which materials rebates were given this month were for work done by Austin Habitat for Humanities.

# Community Development

## Neighborhood Revitalization

### CHDO Operations

Program Description: The CHDO Operating Expenses Grant program provides funding for operational support to Community Housing Development Organizations (CHDOs). Under the terms of the grant, CHDOs must also access CHDO set-aside funds to produce affordable housing for the community.

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated
\$152,625	\$0	0%	\$0	\$0	\$0	\$152,625	0%

#### Production

Goal	YTD	%	Month	Type	% Median Family Income				
					0-30	31-50	51-60	61-80	80+
7	0	0%	0	Organizations	NA	NA	NA	NA	NA

12/31/2009 Highlights: In December, three organizations had provided all the necessary information to go to contract.

### Housing Smarts

Program Description: Housing Smarts, an AHFC housing counseling program, offers housing counseling to City of Austin residents at 80 percent or below of MFI. Class participants learn financial literacy skills, homebuyer education and foreclosure prevention. The program offers individual housing counseling sessions as needed and upon request. The program uses the Neighborworks America's housing counseling curriculum.

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated
\$256,892	\$16,995	7%	\$85,899	\$0	\$0	\$153,998	40%

#### Production

Goal	YTD	%	Month	Type	% Median Family Income				
					0-30	31-50	51-60	61-80	80+
320	60	19%	25	Persons	6	8	10	20	3

12/31/2009 Highlights: Housing Smarts completed the month of December with the largest December class in its history. Much of the increased participation can be attributed to the First Time homebuyer tax credit whose deadline was extended past December 1st.



# NHCD/AHFC Production Summary

October 1, 2009 - December 31, 2009

Housing Development	Annual Production Goal	Accomp. YTD 12/31/2009		% of Prod. Goal
Tenant-Based Rental Assistance	115	10	Persons	9%
Architectural Barrier Rental	90	10	Households	11%
Rental Housing Development Assistance	225	0	Households	0%
Acquisition and Development	75	11	Households	15%
Down Payment Assistance	50	32	Households	64%
Architectural Barrier Homeowner	360	41	Households	11%
Emergency Home Repair	475	0	Households	0%
Homeowner Rehab	25	7	Households	28%
Materials Rebate	20	12	Households	60%
Lead Hazard Control	29	14	Households	48%
	1,464	137		9%
Other Housing	Annual Production Goal	Accomp. YTD 12/31/2009		% of Prod. Goal
S.M.A.R.T. Housing	750	273	Households	36%
Holly Good Neighbor	30	0	Households	0%
	780	273		35%
Community Development	Annual Production Goal	Accomp. YTD 12/31/2009		% of Prod. Goal
E. 11th&12th Acquisition & Development	7	0	Jobs	0%
E. 11th&12th Historic Preservation	2	0	Businesses	0%
E. 11th&12th Parking Facilities	4668	4668	People	100%
CHDO Operations Loans	7	0	Organizations	0%
Child Care Services	324	127	Persons	39%
Fair Housing and Tenant Counseling	549	145	Persons	26%
Housing Smarts	320	60	Persons	19%
Elderly Services	208	119	Persons	57%
Youth Services	159	61	Persons	38%
Community Development Bank	6	0	Jobs	0%
Microenterprise Technical Assistance	33	0	Businesses	0%
Neighborhood Commercial Management	14	0	Jobs	0%
Community Preservation and Revitalization	2	0	Businesses	0%
	6,299	5,180		82%

*Public Facilities is not listed in the Action Plan for households served; however, it is included in the monthly status report.*

## Housing Demographics

October 1, 2009 - December 31, 2009

Goal	Total	0-30% MFI		31-50% MFI		51-60% MFI		61-80% MFI		81%+ MFI		Afro. Am	Hispanic	White	Asian	Other	Elderly	Female HH	Disabled
Assisted Housing																			
Tenant-Based Rental Assistance	115	10	10	0	0	0	0	0	0	5	2	2	1	0	0	0	0	6	0
Total	115	10	10	0	0	0	0	0	0	5	2	2	1	0	0	0	0	6	0
Rental Housing																			
Architectural Barrier Rental	90	10	6	2	1	1	0			7	1	2	0	0	0	4	2	8	
Rental Housing Development A	225	0	0	0	0	0	0			0	0	0	0	0	0	0	0	0	0
Total	315	10	6	2	1	1	0			7	1	2	0	0	0	4	2	8	
First-Time Homebuyer Services																			
Acquisition and Development	75	12	0	6	1	5	0			2	7	3	0	0	0	0	6	0	0
Down Payment Assistance	50	32	1	2	9	20	0			8	15	8	0	1	0	0	12	2	2
Total	125	44	1	8	10	25	0			10	22	11	0	1	0	0	18	2	2
Owner-Occupied Services																			
Architectural Barrier Homeowne	360	41	19	10	6	6	0			22	13	6	0	0	0	34	5	8	
Emergency Home Repair	475	0	0	0	0	0	0			0	0	0	0	0	0	0	0	0	0
Homeowner Rehab	25	7	2	2	2	1	0			3	4	0	0	0	0	5	0	0	0
Materials Rebate	20	12	12	0	0	0	0			7	4	1	0	0	0	16	1	8	
Lead Hazard Control	29	14	5	6	1	2	0			7	3	4	0	0	0	7	2	2	2
Total	909	74	38	18	9	9	0			39	24	11	0	0	0	62	8	18	
Total For All Housing Programs	1,464	138	55	28	20	35	0*			61	49	26	1	1	1	66	34	28	
Percent			40%	20%	14%	25%	0%			44%	36%	19%	1%	1%	1%	48%	25%	20%	

\*AFBR is a disability-based program

Neighborhood Revitalization	Goal	Total	0-30% MFI		31-50% MFI		61-60% MFI		61-80% MFI		81%+ MFI		Afro. Am	Hispanic	White	Asian	Other	Elderly	Female Disabled HH
Housing Smarts	320	47	6	8	10	20	3	14	18	14	0	1	2	11	6				
Total	320	47	6	8	10	20	3	14	18	14	0	1	2	11	6				

# 2009-10 Acquisition and Development Homeownership Projects

## 1ST QUARTER REPORT

### Current Projects

PROJECT NAME	Description	Developer	Location	Project Costs	Fund Source	AHFC Funds	%	Leveraged Funds	% Leveraged	Project Start Date	Projected Completion Date	# Units	Narrative
Frontier at Montana	Subdivision and development of 81 new construction single-family homes for low-mod buyers	American Youthworks, Inc.	78741	\$ 544,400	HOME	\$ 130,000	24%	\$ 414,400	76%	03/06/07	upon completion of all requirements	5	Construction of 3 houses underway
		Austin Neighborhood Alliance for Habitat, Inc.	78741	\$ 2,843,842	HOME CHDO	\$ 783,500	28%	\$ 2,060,342	72%	09/25/08	upon completion of all requirements	30	Develop 30 home ownership units. 28 homes completed and closed. Remainder under construction
		Austin Housing Finance Corp.	78741	\$ 2,802,733	HOME Program Income	\$ 2,802,733	100%	\$ -	0%	06/26/07	05/31/09	30	18 of the first 30 homes have been completed and sold. The remaining 12 are under contract or bid available
Camelia Vista Condominiums	Infrastructure development for 13 units. 10 to be sold to low-mod buyers	Austin Housing Finance Corp. (Infrastructure Development)	78741	\$ 2,336,862	HOME and HOME Program Income	\$ 2,336,862	100%	\$ -	0%	02/13/08	07/31/07	21	Infrastructure development completed. Number of units reduced to account for the lots already sold to Habitat and American Youthworks in addition to those being developed by AHFC.
		Hilltop Chateaux Corp.	78741	\$ 1,872,421	CDBG	\$ 200,000	12%	\$ 1,472,421	88%	06/17/03	upon completion of all requirements	10	As funds have been raised by the developer, infrastructure development completed. 5 affordable units sold. 4 other affordable units being marketed and constructed
		Casas Grandes LP	78745	\$ 2,468,180	Non-federal CIP	\$ 190,000	8%	\$ 2,278,180	92%	09/25/06	unknown	19	The non-performing loan was fully repaid with interest in January 2009. No units produced
Colony Park	Civil engineering and land planning for the 200 acre site	AHFC	78724	\$ 500,000	Non-federal CIP	\$ 500,000	100%	N/A	-	12/01/07	upon completion of contract	N/A	Engineering and land planning services only. Professional Service Agreement executed to begin Phase 1 of the planning
Devonshire Village	Infrastructure development of 43 units, all of which are to be sold to low-mod buyers	Austin Neighborhood Alliance for Habitat, Inc.	78723	\$ 4,600,574	CDBG	\$ 914,970	20%	\$ 3,685,604	80%	09/27/07	upon completion of all requirements	43	Infrastructure development completed. Houses under construction
Sentiero Hills Phase IV	Acquisition and infrastructure development for 15.3 acres	Austin Neighborhood Alliance for Habitat, Inc.	78724	\$ 5,722,182	G.O. Bond	\$ 2,000,000	35%	\$ 3,722,182	65%	TBD	upon completion of all requirements	not less than 50	Infrastructure work underway
Tillery Goodwin Development	Acquisition of 4 acres for homeownership	Guadalupe Neighborhood Development Corp.	78702	Not known at this time	G.O. Bond	\$ 1,000,000	-	-	-	TBD	upon completion of all requirements	21	Loan closed January 2009. Loan to Habitat closed. Sale to buyers to occur in January 2009
Tranvass Way Houses #1	Acquisition of 3 completed houses	Austin Neighborhood Alliance for Habitat, Inc.	78744	\$ 320,655	HOME CHDO	\$ 213,580	73%	\$ 86,106	27%	12/31/08	upon completion of all requirements	3	Loan to Habitat will close in April 2009. Sale to buyers to occur in summer 2009
Tranvass Way Houses #2	Acquisition of 2 completed houses	Austin Neighborhood Alliance for Habitat, Inc.	78744	\$ 213,790	HOME CHDO	\$ 154,380	73%	\$ 54,703	27%	TBD	upon completion of all requirements	2	

2009-10 Rental Housing Development Assistance  
1ST QUARTER REPORT  
2003 - Present

PROJECT NAME	Description	Developer	Location	Project Costs	AHFC Funds	%	Leveraged Funds	% Lev.	Project Start Date	Completion Date	# Units	Narrative
<b>Completed:</b>												
Blackland CDC	Families <50% & 60% MFI	Blackland CDC	78722	\$ 810,000	\$ 330,000	41%	\$ 480,000	59%	01/10/03	10/23/03	9	New construction - families
Oak Springs Villas	Elderly families <50% MFI	Volunteers of America	78702	\$ 4,148,415	\$ 466,715	11%	\$ 3,681,700	86%	05/15/03	07/22/04	56	New construction - elderly families
St. Louis House	Homeless families <50% MFI	VinCare Services of Austin	78751	\$ 598,810	\$ 169,810	28%	\$ 430,000	72%	02/13/03	08/01/04	11	Acquisition - transitional homeless families
Parlour House	Persons with disabilities <50% MFI	Volunteers of America	78723	\$ 988,260	\$ 260,860	26%	\$ 727,300	74%	08/24/01	08/15/04	11	Land acquisition/new construction - special needs families
Parlour of Shadow Creek	Elderly families <50% MFI	AHFC/Southwest Housing	78743	\$ 14,600,000	\$ 500,000	3%	\$ 14,100,000	97%	06/12/01	09/03/04	176	Land acquisition - elderly families
Cornerstone Apartments	Families with disabilities <50% MFI	Mary Lee Community	78741	\$ 1,084,502	\$ 1,009,502	93%	\$ 80,000	7%	11/21/02	10/26/04	30	Rehabilitation - special needs families
3100 Gardens	Elderly families <50% MFI	Family ElderCare	78702	\$ 5,590,500	\$ 800,000	14%	\$ 4,790,500	86%	04/23/03	11/18/04	54	New construction - elderly families
The Boulevard	Persons with disabilities <50% MFI	United Cerebral Palsy Texas	78741	\$ 598,870	\$ 181,717	30%	\$ 417,153	70%	02/28/05	05/27/05	6	Acquisition - special needs families
Sprig Terrace SRO	Homeless persons <50% MFI	Foundation Communities/AHFC	78752	\$ 4,783,936	\$ 2,000,000	42%	\$ 2,783,936	58%	12/22/05	06/30/07	140	Acquisition - homeless individuals
Villas on 5th Apartments	Families <40% MFI & mixed inc	AHFC/Campbell-Hogue	78702	\$ 1,568,949	\$ 500,000	31%	\$ 1,068,949	67%	12/01/04	08/31/07	180	Land acquisition - mixed income families
Blackland CDC	Families <50% & 60% MFI	Guadalupe NDC	78702	\$ 750,000	\$ 395,000	53%	\$ 355,000	47%	05/05/05	08/31/07	7	New construction - families
Veterans Transitional Housing	Families <50% & 60% MFI	Blackland CDC	78722	\$ 158,930	\$ 152,180	97%	\$ 4,750	3%	04/11/06	09/30/07	5	Rehabilitation - families
Veterans Transitional Housing	Homeless veterans <50% MFI	Community Partnership for the Homeless	78704	\$ 549,327	\$ 123,163	22%	\$ 426,164	78%	08/11/06	05/30/07	15	Rehabilitation - transitional homeless veterans
Seymour Terrace SRO	Homeless veterans <50% MFI	Community Partnership for the Homeless	78704	\$ 278,350	\$ 100,000	36%	\$ 178,350	64%	05/02/07	05/15/08	100	Acquisition/rehabilitation - homeless individuals
Garden Terrace II SRO Expansion	Homeless persons <50% MFI	Foundation Communities	78704	\$ 10,710,144	\$ 3,516,650	33%	\$ 7,193,494	67%	08/23/06	02/14/08	15	Rehabilitation - homeless individuals
Liveworks Transitional	Homeless persons <50% MFI	Foundation Communities	78704	\$ 800,000	\$ 500,000	63%	\$ 300,000	38%	10/30/07	05/02/08	12	Rehabilitation - transitional homeless individuals
City View at the Parks (Parker Lane Seniors Apt/Elderly <50% MFI & mixed inc)	Homeless persons <50% MFI	Parker Lane Seniors Apts	78704	\$ 603,664	\$ 303,664	50%	\$ 300,000	50%	05/04/06	06/30/08	12	Rehabilitation - elderly families
La Vista de Guadalupe	Families <30%, 50% & 60% MFI	Guadalupe NDC	78741	\$ 10,727,382	\$ 71,000	1%	\$ 10,656,382	98%	12/01/07	03/28/08	70	New construction - elderly families
Croft's House	Family <50% MFI	Guadalupe NDC	78702	\$ 5,921,000	\$ 2,138,239	36%	\$ 3,782,761	64%	12/12/07	09/26/08	22	New construction - families with \$445,000 investment pending clearing
CPH Neal Street	Single-parent families <50% MFI	Accessible Housing Austin Inc	78758	\$ 140,810	\$ 140,810	100%	\$ 0	0%	06/26/08	08/11/08	1	Acquisition accessibility modification for 1 single-family house
<b>Completed and Released:</b>												
Rivercrest Gardens Special Needs	Families with HIV/AIDS <50% MFI	Project Transitions	78756	\$ 630,000	\$ 390,000	62%	\$ 240,000	38%	12/30/84	04/18/06	22	Acquisition/rehabilitation - families with HIV/AIDS
Guadalupe NDC	Families <50% & 60% MFI	Guadalupe NDC	78702	\$ 21,600	\$ 20,000	93%	\$ 1,600	7%	07/30/03	11/17/03	10	Rehabilitation - families
Cobblestone Court	Elderly families <50% MFI	National Church Residences	78745	\$ 4,292,000	\$ 500,000	12%	\$ 3,792,000	88%	06/03/98	06/30/00	69	Land acquisition/new construction - elderly families
Veterans Transitional Housing	Homeless veterans <50% MFI	Community Partnership for the Homeless	78744	\$ 466,000	\$ 39,500	8%	\$ 426,500	92%	06/29/98	09/30/98	4	Acquisition - transitional homeless veterans
SafePlace Transitions	Homeless families <50% MFI	SafePlace	78741	\$ 2,931,200	\$ 500,000	17%	\$ 2,431,200	83%	06/18/98	09/30/01	05	Land acquisition - transitional homeless families
<b>Pending closing, in construction or lease-up:</b>												
NMF VI Special Needs	Persons with disabilities <50% MFI	Austin Travis Co. MHMR	78784	\$ 1,309,375	\$ 180,000	14%	\$ 1,129,375	86%	05/18/06	02/27/07	15	Rehabilitation - special needs families
NMF VII Special Needs	Persons with disabilities <50% MFI	Austin Travis Co. MHMR	78704	\$ 1,841,408	\$ 250,000	15%	\$ 1,591,408	85%	09/26/06		20	Rehabilitation - special needs families
Stonewall Apartments	Families <50% MFI	Arden Residential or Affiliates	78704	\$ 1,108,000	\$ 710,350	64%	\$ 397,650	36%			30	Rent buy down
UUP Austin Housing II	Persons with disabilities <50% MFI	United Cerebral Palsy Texas	78757	\$ 1,217,168	\$ 500,000	41%	\$ 717,168	59%	03/27/08		6	Acquisition - special needs families
Blackstar NDC Renale	Families <50% & 60% MFI	Blackstar NDC	78702	\$ 967,500	\$ 572,500	59%	\$ 395,000	41%			16	New construction for families <50% & 60% MFI
GNDC Goodwin	Families <50% & 60% MFI	Blackstar NDC	78701	\$ 2,668,500	\$ 510,000	19%	\$ 2,158,500	81%			21	Elderly families <50% MFI
Creation of NDC Elderly Housing	Elderly families <50% MFI	Guadalupe NDC	78723	\$ 3,000,000	\$ 750,000	25%	\$ 2,250,000	75%			2	Rehab and new construction for families <50% and 60% MFI
NrSA Rental Housing	Families <50% and 60% MFI	Neighborhood Housing Services of Austin	78752	\$ 245,238	\$ 110,000	45%	\$ 135,238	55%	04/16/08		64	Demolition of 2 existing building and new construction of 64 new apartment units
Wilcox-Mary Lee NDC	Families <30%, 50% & 60% MFI	Mary Lee Community	78704	\$ 4,472,960	\$ 2,250,000	50%	\$ 2,222,960	50%			1	New construction of 1 single-family rental unit
904-B Lydia Alley Flat	Families <30% MFI	Guadalupe NDC	78702	\$ 146,000	\$ 60,000	41%	\$ 86,000	58%			28	Pre-development & construction of transitional housing for homeless children
Austin Children's Shelter - Transitional	Families <30% MFI, homeless children	Austin Children's Shelter	78723	\$ 2,181,327	\$ 1,000,000	46%	\$ 1,181,327	54%	06/26/08		2	New construction serving families <50% & 60% MFI
Gu-HDC 1 Goodwin	Families <50% & 60% MFI	Guadalupe NDC	78702	\$ 90,000	\$ 90,000	100%	\$ 0	0%	02/06/08		2	New construction serving families <50% & 60% MFI
Gu-HDC 0 Goodwin	Families <50% & 60% MFI	Guadalupe NDC	78702	\$ 20,000	\$ 20,000	100%	\$ 0	0%	02/06/08		22	Acquisition accessibility modifications of transitional housing for homeless families
St. Louis House II	Families <30% MFI	VinCare Services of Austin Foundation	78745	\$ 1,850,709	\$ 1,765,294	95%	\$ 85,415	5%	05/26/08		6	Acquisition of single-family rental unit
SOL Rental Housing Project	Families <30%, <50% & 60% MFI	Guadalupe NDC	78721	\$ 1,701,760	\$ 650,000	50%	\$ 1,051,760	62%			150	Predevelopment services to assess rehabilitation of a lucky needed to be used for crisis respite transitional housing
Park Place - Todd Crt Mobile Loaves & Fishes	Families <30% MFI	Mobile Loaves & Fishes	78721	\$ 1,774,500	\$ 1,774,500	100%	\$ 0	0%			41	
Cross Residential Services	Persons with disabilities <50% MFI	Austin Travis County Mental Health Mental	78701	\$ 20,000	\$ 20,000	100%	\$ 0	0%	05/20/08			