

City of Austin Fiscal Year 2011-12 Action Plan

Providing Opportunities, Changing Lives



DRAFT



Neighborhood Housing and
Community Development Office

City of Austin, Texas

Fiscal Year 2011-12 Annual Action Plan

For Consolidated Plan Years
October 1, 2009 through September 30, 2014



Prepared by:
City of Austin
Neighborhood Housing and Community Development Office
PO Box 1088, Austin, TX 78767
512-974-3100
www.cityofaustin.org/housing

*The font that you will see throughout most of this document is "Spranq Eco-Font", a font type that is especially designed to save ink when printing. The City of Austin is committed to using as many sustainable and green practices as possible in an effort to responsibly conserve natural and financial resources.

Fiscal Year 2011-12 Action Plan

Table of Contents

Chapter 1: Executive Summary

Introduction	1-1
Lead and Participating Organizations	1-3
HUD and City of Austin Allocation Process.....	1-5
FY 2009-14 Consolidated Plan Priorities	1-6
Evaluation of Past Performance	1-8
Outcome Performance Measures	1-10
FY 2011-12 Action Plan Public Input Process	1-11
Community Needs Assessment Period	1-12
Draft Comment Period	1-14
Funding Allocation Results.....	1-16
Community Needs Assessment	1-18
City of Austin's Housing Continuum.....	1-27
Proposed New Funding Sources.....	1-28
City of Austin Investment.....	1-29
FY 2010-11 Project Updates.....	1-31

Chapter 2: Funding and Resources

Funding Sources	2-1
HUD Entitlement Funding	2-1
Additional Grant Funding	2-3
City of Austin Local Funding	2-4
Potential New Funding	2-5
Action Plan Budget – Federal Sources.....	2-2
Action Plan Budget and Proposed Accomplishments – All Funding Sources	2-10
Action Plan Budget – Local Sources	2-14
CDBG	2-16
CDBG-Revolving Loan and CDBG-Program Income.....	2-17
HOME Investment Partnership	2-18
HOME-Program Income	2-19
ESG and HOPWA	2-20
Section 108 and EDI.....	2-21
Sustainability Fund	2-22
Housing Trust Fund (HTF), Housing Assistance Fund (HAF), and UNO	2-23
GF-CIP, GO Bonds, AE	2-24
Stimulus Funds - HPRP, CDBG-R, and NSP	2-25
Administration Activity Tables	2-26
Leveraging	2-28
HOME Investment Partnership Matching Funds	2-29
Emergency Shelter Grant Matching Funds.....	2-30
Housing Tax Credits.....	2-31
Multi-family Bond Program	2-31
Housing Choice Voucher Program.....	2-32
McKinney-Vento Homeless Assistance Programs.....	2-22

Chapter 3: Federal and Local Objectives

Federal Objectives	3-1
Activities to Address Homelessness.....	3-20
HOPWA Report	3-23
Local Objectives.....	3-26
Promote Core Values	3-27
Encourage Private Sector Development of Affordable Housing	3-38
Expand Alternate Revenue Sources.....	3-45
Provide Leadership and Education for Affordable Housing and Community Development	3-51
Promote Sustainable Practices	3-59
NHCD Projects by Neighborhood Planning Area.....	3-68
FY 2011-12 Inventory Pipeline	3-75

Chapter 4: Fair Housing Report

Affirmatively Furthering Fair Housing Report	4-1
Policies and Programs to Enhance Accessibility for Person with Disabilities	4-9
Affirmative Marketing and Minority Outreach.....	4-14

Chapter 5: Activity Tables

Stimulus Project Updates	5-1
CDBG-R Stimulus Update	5-1
HPRP Stimulus Update	5-3
NSP Stimulus Update	5-4
Homeless/Special Needs.....	5-5
Renter Assistance	5-17
Homebuyer Assistance	5-21
Homeowner Assistance.....	5-24
Housing Developer Assistance.....	5-30
Commercial Revitalization	5-35
Small Business Assistance	5-40
Debt Service	5-45

APPENDICES

Appendix I:	Public Input Process
Appendix II:	Standard and Substandard Housing Definition
Appendix III:	Residential Anti-Displacement and Relocation Plan
Appendix IV:	Mueller Affordability Report
Appendix V:	Maps City of Austin's Analysis of Impediments to Fair Housing
Appendix VI:	City of Austin's Analysis of Impediments to Fair Housing (2009)
Appendix VII:	Resolutions

Table of Exhibits

Chapter 1: Executive Summary

HUD and City of Austin Allocation Process, Exhibit 1.....	1-5
City of Austin Con Plan Priorities and Proposed Accomplishments, Exhibit 2	1-7
Con Plan Priorities and Proposed Accomplishments, Exhibit 3	1-8
5-Year Priorities, Goals, and Accomplishments, Exhibit 4.....	1-9
Outcome Performance Measures, Exhibit 5	1-10
Funding Allocation Results, Exhibit 6.....	1-17
Austin Housing Gap Analysis, Exhibit 7.....	1-23
Unmet Needs for Persons Experiencing Homelessness, Exhibit 8	1-24
Estimated Production to Meet Forecasted Demand for Extremely Low-Income Renters (Units Renting at \$425 and less), Exhibit 9	1-24
Estimated Production to Meet Forecasted Demand for Homeownership at Affordable Levels, Exhibit 10	1-25
Housing Continuum, Exhibit 11.....	1-27
Proposed New Funding, Exhibit 12	1-27
Proposed FY 2011-12 Investment Plan, Exhibit 13	1-30
FY 2010-11 Project Updates, Exhibit 14.....	1-32
Council Resolutions Related to Pending NHCD/AHFC Projects, Exhibit 15	1-32

Chapter 2: Funding and Resources

Leveraging, Exhibit 16	2-28
HOME Match, Exhibit 17.....	2-29
ESG Match, Exhibit 18.....	2-30
City of Austin's Continuum of Care Application Awards, Exhibit 19.....	2-33
FY 2011-12 Continuum of Care Application for Funding, Exhibit 20	2-34
Continuum of Care Funding Remaining Active in FY 2011-12, Exhibit 21.....	2-35

Chapter 3: Federal and Local Objectives

AHFC Long-Term Lease Projects, Exhibit 22	3-28
Austin PSH, Exhibit 23.....	3-35
Sustainability Balance, Exhibit 24.....	3-59
FY 2011-12 Inventory Pipeline, Exhibit 25	3-76

Chapter 4: Fair Housing

Audit Checklist, Exhibit 26	4-18
-----------------------------------	------